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

The Brevard City Council met in regular session on Monday, May 5, 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, Assistant to the City Manager Selena Coffey, Human Resource Director Kelley Craig, Communications Coordinator Becky McCann, 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, Fire Engineer Michael Owens, and Police Lt. Brent Sorrells

Guest/Presenter – Chris Owen, Transylvania County Tax Office

Press – Dave Bradley, Transylvania Times

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

B. Invocation – Reverend Elizabeth Roles of St. Philips Episcopal Church offered an invocation.

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

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

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

F. Approval of Minutes

F-1. March 7, 2025 Priority Setting Retreat – Mr. Morrow moved, seconded by Mr. Baker to approve the minutes of the March 7, 2025 Priority Setting Retreat as presented. The motion carried unanimously.

G. Public Comments

Peter Rossi of 154 White Oak Lane said I will start with a quote: "I'm proud of how our Police Department operates and I am proud of how we have been proactive in working to make it competitive". That is a quote from our Mayor during her last closing remarks at the last meeting. Two days later a lawsuit was filed against the Chief of Police and the City Manager for retaliatory firing of a Sergeant with an unblemished 12-year career who reported missing evidence in the Police Evidence Room that he was setting up an organizational system for an evidence room that had not been audited since 1996. They also tried to have this police officer's credentials stripped from him, but the State saw no evidence of wrongdoing to relieve him of his credentials. This is who the Mayor is proud of. During an interview on WLOS after a report of the missing evidence was leaked to the press, the Police Chief said no one told him about the missing evidence after he had started the disciplinary action against the Sergeant for advising him for the missing evidence through his attorney and the Police Benevolent

Association. This is who the Mayor is proud of. You protest the rights of people, while your Police Chief and City Manager are being sued for violating someone's Constitutional rights. This is who you are proud of. In a 2023 survey, only 12% of the officers felt heard in the department and 6% felt supported. The department lost good officers because of a toxic work environment, including accusations of sexual harassment. Our department is short around 10 to 12 officers, causing the Brevard Police Department to have to ask the County to cover the city during the night shift. They also cannot cover Brevard College during events and had to cancel a 5K fun. This is who the Mayor is proud of. "I am proud how we have been proactive in working to make it competitive" – nothing you have done for the department has been proactive; it has all been reactive to fill the gaps that the toxic work environment has created. Even some Councilmembers have tried to tout the good work that they have done. Quit lying to us and quit blowing smoke up our butts. This is not true; this has all been reactive stuff to try to rebuild the police force that this toxic environment has created. And, it is because of the actions of the Chief of Police, the City Manager, and the Council for letting this happen. "Continuing to employ a police officer with credibility issues could be problematic for law enforcement agencies and prosecutors". That is correct; that is a quote from the City Manager. I agree with you on that; that is a very good quote, and I say you should fire the Police Chief, and the board should fire the City Manager for causing the toxic work environment that is hampering our police force.

Theresa Wynn of 105 Hillview Circle said I have been living there awhile, but what I want to ask is, I know we pay taxes and still in the same area, why are city and county taxes separated. Why aren't they put together? Some people can't afford to do that, and some lose their homes, and it's not fair, because the ones that can afford it end up buying them out or sell it to somebody out of state. Most of the stuff we have here in this county…the gas company sold out, Duke Power sold out and went somewhere else, and most of them change their name. So, we are losing. If we haven't got enough money, how can we dig…there's more sidewalks and roads dug up, and the city has to pay for that. We didn't ask them to do that when the roads and stuff is already there, been there for years; I've been here all my life. I'm concerned about that, and it isn't fair to the poor and middle class. The others got theirs together. And, I just want to know why if we're paying all these taxes, where is all the money going? It's a question that should be answered.

Steven Keate of 269 Evergreen St. said I am here to urge you to reconsider the direction of your progressive agenda; an agenda transforming Brevard into a shadow of Asheville. Here are a few of your policy decisions that I find particularly troubling: first, allowing open outdoor drinking on city streets has normalized public alcohol consumption, changing the family-friendly atmosphere of Brevard; second, prioritizing bike trails over basic infrastructure like fixing potholes on city streets and repairing sinkholes impacting private property neglects the practical needs of residents; third, removing downtown parking spaces for aesthetic purposes has impacted local businesses. I am also concerned about the rise in homeless encampments you have allowed to take hold in our community. Additionally, your recent public statements perceived as welcoming to criminal illegal aliens have made it more likely that they'll move here. Meanwhile, you're pursuing big-government solutions putting taxpayers on the hook to solve housing issues that should be left to the private sector. Even the growth of hemp and cannabis retail outlets, while legal, represent a significant departure from Brevard's traditional values. But, nowhere is the impact of your priorities more alarming than on the Brevard Police Department. Public safety should be the highest priority of local government. Yet our Police Department continues to be understaffed, putting a strain not only on Brevard's police officers, but also on the County Sheriff's Office as they try to help. The recently filed lawsuit against the City underscores other potentially serious internal challenges, issues that cannot be ignored. Our officers and the public deserve leadership that prioritize keeping our streets safe. Mayor and Council, I ask you to pause this agenda, listen to the residents who cherish Brevard for its small-town nature, not those who see it as a testing ground for progressive experiments. Redirect your focus to practical solutions; strengthen our police force; protect the taxpayers; repair our roads; support our businesses; and

restore the values that make Brevard home. Please protect what makes this city special. Do not chase a vision that risks making it unrecognizable.

Dr. Paula Hartman-Stein of 249 Pine Mountain Trail said I am your Age Friendly Coordinator. Did you know that 2.5% of every NC driver's license fee that we all pay goes to the NC License to Give Trust Fund? I learned that a few months ago and with those fees, they provide free workshops to communities who simply ask them. I heard the speaker at Chapel Hill, NC and was wowed by her; and so we are having a free to the public advanced care planning workshop on Wednesday, May 28th from 10am to 12:30pm at the Library, and this is for all ages. The topics that will be covered include: what is involved in advanced care planning, why it's important, the NC advanced care planning forms, and an opportunity to complete the forms right then and there and have them notarized, and to upload and store these planning documents using what is called "Mind My Health", a safe digital platform. Just, as an aside, I asked if these documents from another state are valid, and the answer was "maybe, and if you're from another state, you should get them done here in North Carolina." This is something Age Friendly Brevard is sponsoring along with AARP and I hope you all come.

Ron Young of 77 Kaden Lane said I am here to talk about a development that is going in just off of Probart Street and I've got a little flyer I made out and I'm going to hand it out to each one of you (copy on file in the Clerk's Office). The development is 11½ acres just off of Probart, right behind Kaden Lane and they're going to be putting in 68 homes there. I think that is a very high-density development and we're all worried about it, the people that live up and down on Probart, and especially people on Kaden Lane that I know. The area I think, is susceptible to a lot of water coming off it. If you do the math on it, a 1-inch rain on 11 acres produces 300,000 gallons of water. So if you multiply that by 5 or 10 inches of rain, you've got a massive amount of water coming off of that hill, which they are going to flatten out and take all the tress off of. I think that is very dangerous for our neighborhood and according to the Brevard Land Use Plan, we're supposed to be preserving steep slopes and natural areas, which that area I believe certainly falls into that type. We also want to limit the size and scope of new developments. That's in your Plan for Brevard and I don't think that type of development is limiting in any way. If it was a lower density development, I still wouldn't like it, but I could understand it, and I think it would be a lot better for our community. When you look at the number of vehicles, and I got this from the City Planner herself, 650 more vehicles going up and down Probart every day, and that is a massive amount of traffic trying to go through downtown or turning left there on Railroad. I don't know how that's going to work; I just don't think it can. So, I hope that people here will get involved with this and find out what's going on. I do realize the tax base and businesses do need more population.

Laura Raintree of 70 Kaden Lane said I appreciate the opportunity to voice concerns about this new neighborhood that we just found out about called Burl Haven on 11½ acres behind our house on Kaden Lane. The history of the area was that John Taylor who owns OP Taylor's petitioned the City like 30 years ago to do a bumpout of our traditional downtown high-density area, which is supposed to be a one mile perimeter from downtown. So, when you look on the city website, it shows that perimeter and then it shows just this tiny little bumpout for Kaden Lane and the adjoining properties. So, he had planned a development, and I live there, my neighbors live there, and we have 8 houses on the street. Even though it might have been deemed high density back 30 years ago, that's the nature of our neighborhood and our neighborhood is uniquely positioned on Probart Street on the other side of the County extension. So, when you go down Probart, you jump into county from the Brevard Music Center, and after you pass through a very rural area with two intact old farms, it comes back into city. So, our street is the first street in the city limits, and we pay city taxes. Then you have Dr. Nash's office and the Hillview or the Crest public housing development, and then you hit Cashiers Valley. What we found out about, through the sale from a realtor who said, "we sold the property behind your house", is that some developer from Florida has drawn up plans to squeeze 68 homes in this 11½ acres between us and the Crest public housing development. We met the City Planner 10 days ago for her to show us the plans so we could understand what was going on. They

did say, from their math, that they give 10 trips a day per home, so that is 680 car vehicle trips increased on Probart, whether it goes out Cashiers Valley or out towards Caldwell and Railroad, that is a tremendous increase in traffic. The other problem is that part of Probart, even though we were bumped out and included in the city limits, is a state road, so we have no sidewalks, we have no bike lane. We're concerned because we went through the 10-year public commentary of building the Comprehensive Land Use Plan and we're just asking that this development be viewed in the lens of those goals that were put in there for preserving community integrity in neighborhoods. Ducktown is a neighborhood; it's rural; that we want livable healthy communities where people have multi modes of transportation. There is no way to safely walk or bike on that part of Probart and it is going to just incredibly increase the pressures for this small rural area and for the Rosenwald Community. So, we're really asking for help and for guidance.

Bruce Gleasman of 1012 Seven Springs Rd. in Pisgah Forest said this is Chapter 2 of a book that I'm going to start…there's 85 chapters to the book and it's about the treatment plant. I want to thank the Mayor for the email you sent on the Wastewater Treatment Plant project and the direction that it's going in the future, for flow and elimination of the smells. And I also want to thank Willmer of the NC Div. of Water Resources, which sent the permit limits of the treatment plant and also the current violations. Finding the cause of the hydrogen sulfide and emissions is a hard thing to solve and the program that is coming up is going to help do that for the community. And, the current engineer that is driving this down there, he's topnotch and exactly knows what needs to be done, but the one factor that he needs is cash. You've got to give him money to make it happen. Through the plant expansion you're going to have a lot more input and it's going to impact the community even more through flow through the plant and also smells. As you speed up there may be smells, so you have to get a handle around it before and then after. I hope the City Council keeps the people impact as a focal point because the state says what you discharge to the French Broad River is what your permit is. Your smells are not. You can smell all you want down there and they're not going to come after you. Thanks again for listening to this and I hope Brevard can keep it as a great place to visit; and I hope people that come to visit don't say "what's that smell?" – we don't want that.

Peter Reeves of 79 Kaden Lane said I am also here to talk about the same development that is coming in behind Kaden Lane. There is not much they haven't said. It doesn't make sense and that's basically all I could say. I would like you to look at it and to see if you would consider making it a low-density area, which I don't know what that number is, but if you drive over there, it is not something that I think the area can sustain and it doesn't really make sense for what Brevard has been about for many years.

Hannah Bowers of Elm Bend Rd. said I also brought handouts (copy on file in the Clerk's office) and I came to chat about property taxes. I know that this Council does not assess property values, but I think it is important that this Council understands the effects that assessment is having on members of the city. I did, we're not going to call it a study because it's not official yet, but basically I chose 20 properties from the Rosenwald neighborhood. I left out new construction; I chose properties that have been owned by the same person as far back as I could get records; 2014 are the furthest records back that I could get. I noted the new assessed values of those properties and also what they assessed for in 2014. Then I chose 20 properties from the East French Broad neighborhood – Franklin St., E. French Broad, that side of town – and I did the same thing. I looked at what they assessed recently and what they assessed for in 2014. Then I compared those, and what I found was that the French Broad properties experienced about 169% increase in their property taxes in that 10-year period of time. The Rosenwald Community experienced 209%, and those are averages over the 20 properties. That is a pretty big discrepancy. Granted, that's a small sample size, but it does illustrate that gentrification can be quantified and it is having real effects on our Black neighbors. Then I ran the numbers and said if the properties in Rosenwald had experienced that 169% increase, what would the values be like today? Their tax assessed value would be $25,000 less on average today. If the French Broad homes had

increased as much as the Rosenwald neighborhood did, those properties would be worth on average $75,000 more than they are today. So, again, gentrification can be quantified; it's having real effects on the people that live in these communities, and on the city and the county's tax base as well. At best, the neighbors in the Rosenwald Community are paying more than what you might consider to be their fair share in property taxes. We're seeing a shift in the property tax burden to the Black community, and at worst they are being displaced. I think that you have heard and will continue to hear stories about that. There are groups all over the country that are looking at this and deciding to change the way that they assess and the way that they collect taxes. I think that this reassessment is a really good opportunity to look at the way that we do this and work together to make it more equitable. Because again, small sample size, but I also have looked at larger studies that confirm that this exists, it's very real and it is affecting people in our community.

Ella Jones of 86 McMinn Ave. said I would like to compliment the young lady that spoke and I think the Rosenwald Community feels the same way as the evidence that she looked at was accurate in our feelings. First of all, I read where there was not going to be a property tax imposed in 2025 because the budget had already been set and they had not gone over that, whether that's true or not, that's what I read. However, there is going to be a property reassessment and in my way of thinking, if they do a reassessment it's the same the thing as the taxes going up, because the property would be revalued and taxed in a different way. There was supposed to be a reappraisal form sent out and I guess it was, and it was supposed to be sent out for a revaluation. I don't know if the property owners got it or not, but that is going to be important. Last year I came to the Council and talked about the people in the Rosenwald Community that could not afford to have their taxes go up because of money. I see a trend happening and I hope that I'm wrong, but my parents a long time ago told me that, back in the day they owned property in different areas in the city, and when the property taxes went up so high they could not afford to pay it, they wind up losing their property. So, what happens is, what I'm seeing now, if the property keeps going up, people are not able to pay for their property tax. It's moving us out so we would no longer have a Rosenwald Community. I'm not just speaking for Rosenwald Community, but the City needs to look at what's happening there. I know that she mentioned gentrification, yes it is happening, and we see a lot in our community, because we can't afford it, having moved out. So, we no longer have what used to be ours, or culturally speaking, our community. Please don't move us out; give us a chance to live.

Harvey Sankey of 51 Lake House Lane said I too want to tell everybody here how these property taxes that you set are going to hurt the middle-income and lower-income people in this city. I have a few figures here that were given out by the City Manager. Take for instance, this house got appraised in 2025 for 98,000 and now it is appraised at $192,000. That's a 94% increase in the valuation of that house and as a result if we use the revenue neutral tax rate, which is 33-cents per $100, and I'll explain what that is…a revenue neutral tax rate is the rate that would keep the countywide tax bill the same in FY 2026 as it was in 2025, despite the change in the tax base. Now, that property, based on 33-cents per $100, their tax rate is going to go up to $632. Last year they paid $475; that's a 33% increase in the taxes that they're going to have to pay just on the 33-cent revenue neutral tax rate. And now the City Council wants to increase that 33-cent tax rate to 35.75 cents – that's another 8.3% increase in the tax rate for these people. Total increase for that one household will be 44.3% over last year. There is another one also – appraised last year at $311,000, this year at $595,000 – that's a 48% increase. Fiscal year taxes that they paid last year was $1495; this year with a revenue neutral tax rate of 33 cents, they're going to pay $1963.50 – that's a 31% increase, and yet the City Council and the Mayor want to increase it by another 8.3%. Middle and lower-income homes face inflation right now; the people who own those homes. Their groceries are going up, their gas has gone up and there's a possibility there are going to be cutbacks in Medicare, Medicaid and Social Security. There are a lot of these people on fixed income and they can't afford that 8.3% increase that you're proposing.

Rodney Locks of 187 S. Rice St. said I would like to suggest some budget reductions to avoid a tax increase and implement revenue neutral and help citizens afford to live here. Number one is reduce the basic charge on the utility water bill. The basic charge is the amount we pay before we even turn the water faucet on and flush the toilet – it's $55 a month. The question is how much will the basic charge go up because of improvements to the Wastewater Treatment Plant and infrastructure. Council cannot reduce the basic charge; our only option is to conserve and ration the use of water to reduce our utility bill. Second recommendation is negotiate with DOT the 20% being charged to the City for roundabouts. Roundabouts are not the City's project and the City should not be charged 20% to help the State. Will the DOT start charging the City to help maintain the state roads? How much will we reduce the budget if this charge is eliminated and/or we not build the roundabouts. Review all your projects and only consider projects that have the most impact on the community and reduce the citizens' needs. There are 22 projects; I can recommend 9, but only have 3 minutes. I don't think spending $1.2M on the boardwalk is a necessity. The boardwalk may have to be fixed, it will be closed, torn down, repaired and even rebuilt and in the process people will have created an alternative and will no longer need the new boardwalk. The boardwalk will become a nice to have. You didn't recommend economic development, but you should create high paying job opportunities for residents that exceed the AMI to increase residents' wealth and reduce reliance on municipal assistance. Create jobs and opportunities for young people to live here; diversify your revenue streams; create a property management division to handle leases, rentals, disposals and sale and acquisitions of vacant and existing property; enhance public safety and emergency preparedness; and partner with the County on projects of shared interest – public safety, police and fire, vehicle maintenance, taxes, traffic control, transportation, economic development, and revenue streams.

Charles Gardin of 69 North Lane said I have an issue that I would like to address with Council because I haven't been able to get help from anyone else. I have been to the City Code Enforcement, he sent me to the County Code Enforcement. I have a new construction that has been built beside my property who was given a 2% back line. He has used every bit of the 2% back line and I have construction debris on my property. I cannot get anybody to address that. Also I am going to ask this question, I don't if anybody else has this question, but why are my county taxes higher than my city taxes? I have no explanation for that, but my tax bill was quite a bit higher from the County than it was from the City and I don't understand that. Also, I want to address Madame Mayor about that water drain that is still in my yard. If you come by and look at it, you will see it is still an issue and I have been at this for about 5…Mr. Wilson came out and said if it's not flooding, we won't worry about it, but it's in my yard and I would like to have it moved.

H. Certificates/Awards/Recognition

H-1. Proclamation No. 2025-12 Historic Preservation Month – Mayor Copelof read the proclamation aloud and presented it to John Koury of the Joint Historic Preservation Commission.

PROCLAMATION NO. 2025-12
HISTORIC PRESERVATION MONTH

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride, and maintaining community character while enhancing the livability of a community; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life, and all ethnic backgrounds; and

WHEREAS, in the City of Brevard it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, the City of Brevard has two National Register Districts and 18 of 23 Locally Designated Local Landmarks for Transylvania County; and

WHEREAS, May has been celebrated as National Historic Preservation Month throughout the United States of America since 1973; and

WHEREAS, This May there will be a host of events that have been prepared by local historical organizations and co-sponsored by Transylvania County Joint Historic Preservation Commission, whose mission is to help preserve the historic identity of the City of Brevard and Transylvania County.

NOW, THEREFORE, I, Mayor Maureen Copelof and the Brevard City Council do hereby proclaim and recognize the month of May 2025 as Historic Preservation Month.

Adopted and approved this the 5th day of May, 2025.

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

H-2. Proclamation No. 2025-16 National Bike Month, May 2025 – Mayor Copelof read the proclamation aloud and presented it to Nora Jane Montgomery and Eric Nicoletti of the Brevard Bike Alliance.

PROCLAMATION NO. 2025-16
NATIONAL BIKE MONTH

WHEREAS, the bicycle is an economical, healthy, convenient, viable, and environmentally sound form of transportation and an excellent form of recreation and enjoyment of Brevard and Transylvania County's scenic beauty; and

WHEREAS, Brevard and Transylvania County trails and roads attract bicyclists each year from across the country and the world; and

WHEREAS, Brevard hosts several major cycling races and events, including the Assault on the Carolinas, the WNC Flyer, and the Pisgah Stage Race; and

WHEREAS, these bicycling activities and attractions have great potential to have a positive impact on Brevard's economy and tourism industry, as well as to stimulate economic development by making the city attractive to businesses and citizens who enjoy the out of doors and healthy lifestyles; and

WHEREAS, creating bicycle-friendly communities has been shown to improve citizens' health, well-being, and quality of life, to boost community spirit, to improve traffic safety, and to reduce pollution and congestion; and

WHEREAS, May has been declared National Bike Month since 1956 and is so again in 2025; and

WHEREAS, the League of American Bicyclists, bicycle clubs, schools, parks and recreation departments, police departments, hospitals, companies, and civic groups throughout North Carolina will be promoting bicycling as a leisure activity as well as an environmentally-friendly alternative to the automobile during the month of May 2025; and

WHEREAS, the education of bicyclists and motorists as to the proper and safe operation of bicycles is important to ensure the safety and comfort of all users; and

WHEREAS, the City of Brevard Comprehensive Plan includes several objectives and policies aimed at improving cycling as both a form of recreation and transportation.

NOW, THEREFORE, I, Mayor Maureen Copelof and the Brevard City Council do hereby proclaim and recognize the month of May 2025 as National Bike Month and Bicycle Safety Month.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Brevard to be affixed this 5th day of May, 2025.

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

H-3. Proclamation No. 2025-13 National Police Week & Peace Officer's Memorial Day 2025 – Mayor Copelof read the proclamation aloud and presented it to Lt. Brent Sorrells of the Brevard Police Department.

Proclamation No. 2025-13
National Police Week and
Peace Officer's Memorial Day 2025
Brevard, North Carolina

WHEREAS, the Congress and the President of the United States have designated that there be a national Law Enforcement Officers Week; and

WHEREAS, the members of the law enforcement agencies of North Carolina play an essential role in safeguarding the rights and freedom of the citizens of the State; and

WHEREAS, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Brevard Police Department and the Transylvania County Sheriff's Office; and

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 37th Annual Candlelight Vigil, on the evening of Tuesday, May 13, 2025; and

WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their law enforcement offices and agencies, and that members of those agencies recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, the citizens of Brevard recognize and appreciate the contributions made by law enforcement officers at all levels of government.

NOW, THEREFORE, I, Mayor Maureen Copelof and the Brevard City Council, call upon all citizens to observe Thursday, **May 15, 2025**, as "**PEACE OFFICER'S MEMORIAL DAY**" and **May 11-17, 2025** as "**NATIONAL POLICE WEEK**" in Brevard, North Carolina, and that all of our people join in commemorating law enforcement officers, past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities. In so doing, they have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Brevard to be affixed this 5th day of May, 2025.

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

H-4. Proclamation No. 2025-14 Professional Municipal Clerks Week – Mayor Copelof read the proclamation aloud and presented it to City Clerk Denise Hodsdon.

PROCLAMATION NO. 2025-14
56th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK
May 4 - May 10, 2025

Whereas, the Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world; and

Whereas, the Office of the Professional Municipal Clerk is the oldest among public servants; and

Whereas, the Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels: and

Whereas, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

Whereas, the Professional Municipal Clerk serves as the information center on functions of local government and community; and

Whereas, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and

Whereas, it is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

Now, Therefore, I, Maureen Copelof, Mayor of the City of Brevard, do recognize the week of May 4 through May 10, 2025, as the 56th Annual Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerk, Denise Hodsdon, and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Brevard to be affixed on this 5th day of May, 2025.

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

I. Special Presentations

I-1. Transylvania County Tax Collector's Office re 2025 Revaluation – Mr. Hooper introduced Chris Owen, Transylvania County's Reappraisal Manager who gave a presentation on why they performed the revaluation, the methods they used, and the process for appeals. A copy of his presentation materials is attached. Mr. Owen explained that North Carolina law requires that all counties conduct a county-wide reappraisal at least once every eight years, but Transylvania County has moved to a four-year cycle in order to capture market value in a more accurate fashion. He explained that the overall county-wide property values came in at $11.68B after this 2025 reappraisal. That is an unprecedented increase in property tax base of over $4B from the prior tax base of approximately $7.5B. The City of Brevard is at $1.88B after the reappraisal, a 74% increase on any property that had a home, business or structure on it. Transylvania County is broken into 279 neighborhoods for tax valuation purposes, based on geographic lines and the types of residential/commercial structures, and the goal is to try to avoid inequities in assessment from one neighborhood to the next.

Mr. Owen explained that the informal appeal process for any property owner who disagrees with their 2025 assessed value opened up in January. Each appeal is reviewed by a Tax Administration Real Property Appraiser. They received approximately 2000 informal appeals this year and adjusted around 2/3 of those. They are currently in the formal process as the County Board of Equalization and Review convened on April 28th, but there is still time for property owners to appeal until that Board adjourns on May 27th.

Questions/Comments from Council: Mr. Baker remarked that Council was shocked with the difference in increased values between residential and commercial properties and noted that some of the larger commercial properties will see a decrease in their taxes. He said the shift of the burden from commercial properties to residential properties is a challenge for people and there is a concern it will cause displacement. He also asked questions as to how vacant commercial properties are appraised compared to occupied commercial properties. He suggested that this issue warrants a longer-term effort on the City's part to try to understand how the County is doing these reappraisals.

Mr. Daniel expressed concern regarding homes in the Rosenwald Community and said the revaluation is based on sales, which are primarily homes being built that are creating gentrification in that neighborhood. He said historically Black-owned properties value less than properties owned by Caucasian folks, so what you have is an artificial skewing of the data in my mind. You are basing your tax valuation on properties that are not owned by people that live in that neighborhood traditionally. He suggested that the Rosenwald Community Advisory Board could help make community members aware of their right to appeal and guide them in the process.

Ms. Holder said it feels like the residents of Rosenwald are being punished because of gentrification and asked if they evaluate every home or just a sampling. Mr. Owen explained that the goal of their office is to get to every neighborhood and do a physical review of every property on a 6-year basis.

Mr. Wise said I would like to reinforce that between some of our less affluent neighborhoods and some our most affluent, there was more than a 30% spread in increases. I would like for us to think about what we can do, or the County can to do, to get information to the public to help them understand what their options are, what the timelines are, and when they need to act.

~~ At 6:47 p.m. Mayor Copelof called for a five-minute break ~~

I-2. FY2026 Recommended Budget Presentation and Set Date for Public Hearing – Mr. Hooper presented his Recommended FY 2025-2026 Annual Budget to

Council (copy on file in the Clerk's Office). A copy of Mr. Hoopers PowerPoint presentation is attached.

The City of Brevard FY25-26 Recommended Budget is $27,663,815 across all funds, an increase of 6.1% overall compared to last year. Mr. Hooper noted that the proposed budget maintains service levels in all departments; focuses resources on providing fair compensation and benefits for our employees by increasing employee compensation by 3.5%; intentionally overbudgets water/sewer utilities to be prepared for future water/sewer utility projects; and continues contributions to the Housing Trust Fund, Multi-Use Path Find, and Downtown Master Plan Fund. Increased expenses far exceed our natural growth in revenue this year and to maintain our services we need more revenue. Following the 2025 reappraisal conducted by Transylvania County, the new revenue neutral tax rate is $.3282. Mr. Hooper explained that the revenue neutral rate is meant to describe a rate that brings in the same amount of revenue to the City; it does not denote a rate that keeps everyone's property tax bill the same. In order to fund the Recommended Budget Mr. Hooper is recommending increasing the tax rate to $.3575, and a 4% increase to utility consumption fees. He is recommending adopting the revenue neutral tax rate for Heart of Brevard.

Mr. Hooper reviewed the balances of the City's seven largest reserve funds. He is recommending an FY25 Supplemental Spending Plan that would use some of the existing dollars in these funds to pay for a downtown parking study, SCADA upgrades, and replacement of a dump truck.

Mr. Hooper then reviewed examples of the cumulative impact of the proposed tax rate and fee increases on taxpayers/ratepayers. He said as we heard from Mr. Owen earlier, residential properties were indeed the category that saw the largest jump in values countywide. He noted that the difference in tax bills that people see this year is mainly attributable to their new tax value, not our tax rate.

During Council comments/questions, Ms. Holder and Mr. Baker recalled that during the Budget Workshop Council recommended that in order to keep pace with the living wage in Brevard that some employees would receive a 3.5% COLA but all others would see a 2.8% increase. Ms. Holder asked to see calculations if all employees were to receive a 2.75% COLA.

Mr. Baker asked if staff could find some tax rate comparisons of similar-sized municipalities that have recently undergone a revaluation.

Mr. Morrow moved, seconded by Ms. Holder to set May 19, 2025 as the required public hearing date for the FY 2025-2026 Budget. The motion carried unanimously.

J. Public Hearing(s)

J-1. Ordinance – Voluntary Non-Contiguous Annexation – John Valenti and MTS Properties, 4 Parcels on Reservoir Road and Hampton Road – Aaron Bland explained that on February 24, 2025 John Valenti and MTS Properties, LLC submitted a petition for a voluntary non-contiguous annexation for four properties located between Reservoir Road and Hampton Road, identified by PINs 8586-24-2193-000, 8586-24-3036-000, 8586-24-3061-000, and 8586-24-3984-000. The subject properties are located within the City's ETJ in close proximity to the corporate limits. City staff have confirmed the eligibility of the properties for voluntary non-contiguous or "satellite" annexation under the provisions of NCGS 16-A Article 4A. The Planning Board discussed this matter at their March 25, 2025 meeting and unanimously recommended approval.

At 8:25 p.m. Mr. Morrow moved, seconded by Mr. Baker to open the public hearing. The motion carried unanimously.

Public Participation: None.

At 8:25 p.m. Mr. Morrow moved, seconded by Mr. Baker to close the public hearing. The motion carried unanimously.

J-2. Request to Rezone 4 Parcels on Reservoir Road and Hampton Road from GR4 to GR8 – John Valenti and MTS Properties – Aaron Bland explained that this is a concurrent rezoning request by John Valenti for the same four parcels. They are currently zoned General Residential-4 (GR-4) and the request is to rezone these parcels to General Residential-8 (GR-8). The requested rezoning only changes maximum dwelling unit density and the maximum ground floor area for principal structures. Mr. Bland noted that typically properties located within the corporate limits of the City of Brevard are zoned GR-8. The Planning Board discussed this matter at their March 25, 2025 meeting and unanimously recommended approval.

At 8:28 p.m. Mr. Wise moved, seconded by Mr. Morrow to open the public hearing. The motion carried unanimously.

Public Participation: None.

At 8:28 p.m. Ms. Holder moved, seconded by Mr. Morrow to close the public hearing. The motion carried unanimously.

J-3. Proposed Installment Financing Contract with United Community Bank to Purchase Azalea Avenue Property – Mr. Hooper explained that at its April 21st meeting Council agreed to accept the terms of a $925,000 loan offer made by United Community Bank to purchase three adjacent parcels off Azalea Ave. for a future low-to-moderate income housing complex. This public hearing is a procedural step needed to legally enter into an installment financing contract for the purchase of real property. Council is asked to pass the resolution reaffirming its April 21, 2025 acceptance of the loan, and instructing staff to execute the purchase of Azalea Ave. properties

At 8:30 p.m. Mr. Daniel moved, seconded by Mr. Morrow to open the public hearing. The motion carried unanimously.

Public Participation: None.

At 8:30 p.m. Mr. Morrow moved, seconded by Mr. Daniel to close the public hearing. The motion carried unanimously.

Mr. Wise moved, seconded by Mr. Baker to adopt the resolution affirming acceptance of the loan and instructing staff to execute the purchase of the Azalea Avenue properties. The motion carried unanimously.

RESOLUTION NO. 2025-33
RESOLUTION ACCEPTING LOAN OFFER FROM UNITED COMMUNITY BANK INC. FOR THE PURCHASE OF REAL PROPERTY OFF AZALEA AVENEUE FOR LOW-TO-MODERATE INCOME HOUSING, AND INSTRUCTING STAFF TO EXECUTE PURCHASE OF SAID PROPERTY

WHEREAS, the City of Brevard wishes to acquire developable property for the construction of low-to-moderate income housing; and

WHEREAS, in late 2024 the City, after consultation with Development Finance Initiative (DFI) on the developability of three adjacent parcels off Azalea Ave, entered into a Purchase Option agreement with the properties' owners so as to have some control over the property in order to conduct further due diligence; and

WHEREAS, in the interim geotechnical analysis, architectural renderings, community engagement, and preliminary financial proforma have been conducted, each affirming that the property is a good candidate for low-to-moderate income housing development; and

WHEREAS, the balance of the City's Housing Trust Fund is not adequate enough to purchase the property outright, so the purchase must be financed; and

WHEREAS, this information was shared with City Council at its April 7, 2025 meeting, and the Council agreed to accept a loan offer from United Community Bank and proceed with the purchase pending the completion of a required Public Hearing; and

WHEREAS, a Public Hearing was held on May 5, 2025.

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

Section 1. The City Council reaffirms its acceptance of the terms and conditions of the $925,000 loan offered by United Community Bank, Inc.

Section 2. The City Manager or his designee is authorized to take necessary steps to finalize the loan and purchase parcels 8596-05-5538-000, 8596-05-6391-000, and 8596-05-8315-000 according to the terms memorialized in the October 2024 Purchase Option.

Adopted and approved this the 5th day of May, 2025.

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

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. Ms. Holder moved, seconded by Mr. Morrow to approve the consent agenda. The motion carried unanimously.

K-1. Proclamation No. 2025-15 Public Service Recognition Week

PROCLAMATION NO. 2025-15
PUBLIC SERVICE RECOGNITION WEEK
May 4-10, 2025

WHEREAS, Americans are served every single day by public servants at the federal, state, county and municipal levels. These unsung heroes do the work that keeps our nation working; and

WHEREAS, public employees take not only jobs, but oaths; and

WHEREAS, many public servants, including military personnel, police officers, firefighters, border patrol officers, embassy employees, health care professionals and others, risk their lives each day in service to the people of the United States and around the world; and

WHEREAS, public servants include teachers, doctors and nurses, scientists, social workers, train conductors and astronauts, safety inspectors, laborers, computer technicians, and countless other occupations. Day in and day out they provide the diverse services demanded by the American people of their government with efficiency and integrity; and

WHEREAS, without these public servants at every level, continuity would be impossible in a democracy that regularly changes its leaders and elected officials.

NOW THEREFORE, I, Maureen Copelof, Mayor of the City of Brevard, do hereby announce and proclaim to all citizens, that May 4-10, 2025 is Public Service Recognition Week in Brevard, North Carolina. All citizens are encouraged to recognize the accomplishments and contributions of government employees at all levels – federal, state, county and municipal.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Brevard to be affixed on this 5th day of May, 2025.

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

K-2. Resolution Adopting Rotary Club Peace Poles as Official Government Speech

RESOLUTION NO. 2025-34
RESOLUTION ADOPTING ROTARY CLUB OF PISGAH FOREST'S PEACE POLES AS GOVERNMENT SPEECH AND APPROVING THEIR INSTALLATION

WHEREAS, at the March 2025 meeting of Brevard's Parks, Trails, and Recreation Committee, the group heard a proposal from the Rotary Club of Pisgah Forest to promote peace and unity by installing "Peace Poles" at visible locations through the city; and

WHEREAS, two of the proposed locations were on city-owned property, specifically the right-of-way for the Estatoe Trail at its junction with the Cherry St. connector and near the dog park/pollinator garden; and

WHEREAS, the poles would be between four and eight feet tall and bear the message "May Peace Prevail on Earth"; and

WHEREAS, the poles would be installed and maintained by the Rotary Club of Pisgah Forest under the supervision of the City; and

WHEREAS, the Parks, Trails, and Recreation Committee endorsed the installation at their April 16, 2025 meeting.

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

Section 1. The Brevard City Council adopts the "May Peace Prevail on Earth" slogan displayed on Peace Poles as described above as official government speech.

Section 2. The Brevard City Council approves the installation of poles bearing this message at the above-mentioned locations.

Adopted and approved this the 5th day of May, 2025.

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

K-3. Council Housing Committee Meeting Minutes – January 14, 2025

K-4. Council Parks, Trails & Recreation Committee Meeting Minutes – February 19, 2025

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

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

K-7. Council Downtown Master Plan Committee Meeting Minutes – March 18, 2025

K-8. Council Parks, Trails & Recreation Committee Meeting Notes – March 19, 2025

K-9. Correspondence *(No Action. Offered as information only.)*

K-9-a. ABC Board Meeting Minutes – March 27, 2025

L. Unfinished Business

L-1. Proposed Text Amendment to City of Brevard Unified Development Ordinance Chapters 3 and 19 – New Flea Market Retail Land Use – Aaron Bland recalled that Council held a public hearing on the proposed staff-initiated text amendment on April 14th. The text amendment is to clarify two definitions in the UDO as follows:

Abandonment: This is a critical definition that is currently not included in the definitions chapter of the UDO. The importance of defining the word "abandoned" is due to its use as a trigger for compliance with nonconforming land uses. Because the continuance of a nonconforming land use hinges on whether it was "abandoned for 180 consecutive calendar days," the definition of what it means to "abandon" a use is important.

Retail Land Uses: Currently, the UDO groups most retail land uses into one "catchall" use and definition. This definition is open to including temporary outdoor-based retail uses that are markedly different from typical brick-and-mortar retail uses. In fielding questions about potential retail uses, the need to add a definition for outdoor or "pop-

up" retail uses became clear. To this end, the "Flea Market" land use has been added to the use matrix.

Mr. Bland noted that in response to Council's discussion following the public hearing, Staff has amended the proposed flea market definition by removing the word "occasional" to clarify the types of operations that would fall into this new category. He added that Council did not discuss in what zoning districts the new flea market use is an appropriate land use. As written, this use would only be allowed in the Corridor Mixed Use district upon the issuance of a Special Use Permit by the Board of Adjustment. Staff recommends that Council carefully consider this aspect of the proposed amendments and discuss if any changes wish to be made.

Mr. Morrow moved, seconded by Mr. Wise to approve the amendment as presented. During discussion, Mr. Daniel said that limiting the flea market use to Corridor Mixed Use seems restrictive and suggested amending the motion to allow flea markets in all mixed use districts. Mr. Morrow and Mr. Wise agreed to amend the motion to include all mixed use districts. Vote on the motion as amended was unanimously in favor; the motion carried.

ORDINANCE NO. 2025-19
AN ORDINANCE AMENDING CITY OF BREVARD UNIFIED DEVELOPMENT ORDINANCE CHAPTER 2 – DISTRICTS AND GENERAL PROVISIONS, CHAPTER 3 – USE DEFINITIONS AND STANDARDS, AND CHAPTER 19 – DEFINITIONS TO CODIFY NEW DEFINITIONS AND A NEW LAND USE

WHEREAS, the City of Brevard Planning Board has recommended that the Brevard City Code, Unified Development Ordinance be amended; and,

WHEREAS, the City Council of the City of Brevard finds that the proposed amendment is neither consistent nor inconsistent with adopted plans and policies of the City of Brevard; and,

WHEREAS, a public hearing was conducted on Monday, April 21, 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 Unified Development Ordinance 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, Unified Development Ordinance is hereby amended as depicted in Exhibit A and Exhibit B, which are 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 5th 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 – None.

N. Remarks/Future Agenda Considerations.

Ms. Holder said I want to go back to the report we got tonight and it is something to seriously consider and think about. I know this is going on in many areas of the country, but as Brevardians, what are we going to do to make it right? I am looking forward to working with the community to do that. I am excited about the Azalea Ave. project and affordable housing.

Mr. Wise thanked everyone that spoke tonight. He said that input is vital for the Council and we take it very seriously. We heard a lot of stuff today from a lot of talented people and I thank them. But, I think one of the things that we did learn is that revaluation, as a system, is fatally flawed and is not sustainable. I also realize that Transylvania County is not going to be the spearhead to change that; they don't have the power, but we can work to make it a better system and we can give tools to our public to help them make sure they are taxed and assessed fairly. I think that is something we can do and we should do. Unfortunately, we don't hold a lot of the tools to change our own fate, thanks to being a Dillon Rule state, but we can do that.

Mr. Baker asked for an update on the Mills Avenue culvert and when the residents might expect that to be reopened. Mr. Todd said we had initially proposed a repair to the culvert, but based on the 2007 Stormwater Master Plan's identification of the culvert being undersized for a 100-year flood and in need of replacement, the Public Works Committee decided to investigate the cost of replacement of the culvert vs. a repair and to see if FEMA would help us fund the replacement. A repair was in the neighborhood of $200,000 and replacement of the culvert is more in the neighborhood of $1.5M. Staff has been in discussions with FEMA and it appears that that cost would very likely be covered. Mr. Todd said I have been working with a designer to get a proposal finalized to design a replacement. That design will include a certified cost estimate that we will send to FEMA. Mr. Todd estimated that it will take a couple months to get the full design, then it will need to go to bid, and with construction time, we are looking at an approximate timeline of six to eight months. Mr. Baker said t does have an impact and we owe it to the public to communicate to them, and asked if there was a way to post an update physically near the barricades. Mr. Baker added that we do need an ongoing effort to study tax revaluation and there is a firm that operates out of Asheville called Urban 3 that has actually studied inequity in tax valuations in Buncombe County and other places, so I would recommend that staff reach out to them.

Mr. Hooper reported that he has signed the loan documents for the Fairhaven Meadows and hopefully there will be a groundbreaking ceremony there soon.

Mayor Copelof mentioned that City Hall is lit up with green lights in support of Mental Health Awareness Month. Although it is important for everybody, I think for our community the fact that we recently have had a tragedy with some of our youth taking their lives, makes it that much more important that we take time to raise our awareness and get rid of the stigma attached to mental health. She reported that the America 250th American Revolution poetry contest was very successful, with over 60 entries. There will be a ceremony on Saturday at the Mary C. Jenkins Community Center, and the winners will be honored during White Squirrel Weekend. Mayor Copelof commended staff on the budget and noted that this was a tough year. She agreed with looking at the revaluation, how it is done, and what we can do as a city to push back to the County. She said I am so thrilled we are moving forward with two affordable housing projects.

O. Closed Session

O-1. NCGS 143-318.11(3) Pending Litigation - NCDOT v. Cottages at Brevard, LLC Et Al. – At 8:57 p.m. Mr. Baker moved, seconded by Ms. Holder to go into closed session to discuss pending litigation matter NCDOT v. Cottages at Brevard, LLC et al. and to clear Council Chambers. The motion carried unanimously. Authorized to remain for the closed session with Council and the Attorney were City Manager Wilson Hooper and City Clerk Denise Hodsdon.

Council Returned to Regular Session – at 9:01 p.m. Council resumed the meeting in regular session. No official action was taken in closed session, and the minutes of the closed session are authorized to be sealed.

O-2. NCGS 143-318.11(3) Pending Litigation - City of Brevard v. Brevard Board of Adjustment – At 9:01 p.m. Mr. Wise moved, seconded by Mr. Daniel to go into closed session to discuss pending litigation matter City of Brevard v. Brevard Board of Adjustment. The motion carried unanimously. Authorized to remain

for the closed session with Council and the Attorney were City Manager Wilson Hooper and City Clerk Denise Hodsdon.

Council Returned to Regular Session – at 9:03 p.m. Council resumed the meeting in regular session. No official action was taken in closed session, and the minutes of the closed session are authorized to be sealed.

O-3. NCGS 143-318.11(3) Pending Litigation - Bunn/SSPBA v. Brevard/Jordan/Hooper – At 9:03 p.m. Mr. Daniel moved, seconded by Mr. Baker to go into closed session to discuss pending litigation matter Bunn/SSPBA v. Brevard/Jordan/Hooper. The motion carried unanimously. Authorized to remain for the closed session with Council and the Attorney were City Manager Wilson Hooper, City Clerk Denise Hodsdon, Police Chief Tom Jordan, and Human Resources Director Kelley Craig.

Council Returned to Regular Session – at 9:49 p.m. Council resumed the meeting in regular session. No official action was taken in closed session, and the minutes of the closed session are authorized to be sealed.

P. Adjourn – There being no further business, at 9:49 p.m. Mr. Daniel moved, seconded by Mr. Baker, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof Mayor	Denise Hodsdon, CMC City Clerk

Minutes Approved: May 19, 2025