MINUTES
BREVARD CITY COUNCIL
Regular Meeting
September 2, 2025 – 5:30 PM

The Brevard City Council met in regular session on Tuesday, September 2, 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 (left at 6:45 pm)

Staff Present – City Attorney Mack McKeller, City Manager Wilson Hooper, City Clerk Denise Hodsdon, Assistant to the City Manager Selena Coffey, Communications Coordinator Becky McCann, Human Resources Director Kelley Craig, Planning Director Paul Ray, Senior Planner Emily Brewer, Police Chief Tom Jordan, Public Works Director Wesley Shook, Wastewater Treatment Plant ORC Aaron Winans, Water Treatment Plant ORC Dennis Richardson, and Community Center Director Tyree Griffin

Press – Dave Bradley, Transylvania Times

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

B. Invocation – Pastor Ed Snipes of the Cove 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. Morrow moved, seconded by Mr. Wise to approve the agenda as presented. The motion carried unanimously.

F. Approval of Minutes

F-1. August 18, 2025 Regular Meeting – Mr. Daniel moved, seconded by Ms. Holder to approve the minutes of the August 18, 2025 Regular Meeting as presented. The motion carried unanimously.

G. Certificates / Awards / Recognition

G-1. Proclamation No. 2025-22 Childhood Cancer Awareness Month – Mayor Copelof read the proclamation aloud.

PROCLAMATION NO. 2025-22
CHILDHOOD CANCER AWARENESS MONTH

WHEREAS, the month of September is designated as National Childhood Cancer Awareness Month and serves as an outlet to honor the young lives taken too soon, and as a means to increase public awareness of this disease affecting children across the United States; and

WHEREAS, childhood cancer is the leading cause of death by disease in children with 1 in 285 children in the United States being diagnosed by their 20th birthday; and

WHEREAS, the average age of diagnosis is 6 years old, compared to 66 years for adults' cancer, and 80% of childhood cancer patients are diagnosed late and with metastatic disease; and

WHEREAS, 46 children per day or 16,790 children (age 0- 19) per year are diagnosed with cancer in the U.S. More than two-thirds of childhood cancer patients will have chronic health conditions as a result of their treatment toxicity, with one quarter being classified as severe to life-threatening; and

WHEREAS, approximately one half of childhood cancer families rate the associated financial toxicity due to out-of-pocket expenses as considerable to severe; and

WHEREAS, in the last 30 years only seven (7) new drugs have been approved by the FDA to specifically treat childhood cancer; and

WHEREAS, recognizing the unique research needs of childhood cancer and the associated need for increased funding is critical to allow healthcare professionals to work diligently dedicating their expertise to treat and cure children with cancer; and

WHEREAS, many parents and family members feel terrified and are overwhelmed following a child's cancer diagnosis, therefore it is important to encourage additional non-profit organizations at the local and national level to assist children with cancer and their families in coping through educational, emotional and financial support.

NOW, **THEREFORE**, I, Maureen Copelof, Mayor of the City of Brevard hereby proclaim the month of September 2025 as **"Childhood Cancer Awareness Month"** in the City of Brevard and I encourage citizens, government agencies, private businesses, nonprofit organizations, the media, and other interested groups to increase awareness of what citizens can do to support the fight against childhood cancer.

Proclaimed this the 2nd day of September, 2025.

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

H. Public Comments

Doug Powell of 170 Oakdale Rd. said we are only 15 days away from Constitution Day and the kickoff of Constitution Week in North Carolina. I would like to be the first person to wish you and everyone in this room a very Happy Constitution Day. Unfortunately, the latest statistics regarding constitutional and civic knowledge are quite startling. Currently only 30% of American adults and 3% of American high school students could pass a US citizenship test. So, why does this national statistic have any importance or relevance to Brevard and Transylvania County? Because Article VI states that the United States Constitution is the supreme law of the land. How can we expect our citizens to follow the laws and know what rights they contain if they aren't aware of what the document actually says? John Jay, our first Supreme Court Chief Justice puts it this way: "Every member of the State ought diligently to read and to study the Constitution of his country, and teach the rising generation to be free. By knowing their rights, they will sooner perceive when they are violated, and be the better prepared to defend and assert them." This is also why the framers of the Constitution considered it so important to acknowledge God in governing this country, and that is why our national motto is "In God We Trust". Was the founders' goal to establish a theocracy? No, and it shouldn't be ours either. But our civil rights must come from somewhere, and if our rights are God-given, then they are eternal and unimpeachable. That is why we often hear them referred to as natural rights. However, if American citizens falsely believe that their rights are given to them by government, then they can be taken away arbitrarily just as easily. This is why every authoritarian's first order of business is to do away with God, the churches, religious leaders, and our religious liberties as well. Then there is nothing left to stand in the way of taking our civil liberties too. This is one reason why George Washington, in his famous farewell address after serving 8 years as President of the United States, said the following: "Of all the dispositions and habits that lead to political prosperity, religion and morality are indispensable supports. In vain would that man claim the tribute of patriotism, who should labor to subvert these great pillars of human happiness". Lastly, we should celebrate on September 17th because this will be our 238th year under this Constitution, when the average longevity of all other constitutions is only 17 years. This stability provides every American citizen, whether they know it or not, a hope and foundation for security, prosperity, and most importantly God-given liberty.

I. Special Presentations – None.

J. Public Hearing(s) – None.

K. Consent and Information - Consent Agenda items are considered routine

and are enacted by one motion. Mayor Copelof read aloud the items listed and asked for a motion to approve the consent agenda. Ms. Holder moved, seconded by Mr. Baker to approve the consent agenda. The motion carried unanimously.

K-1. Property Tax Releases – August 2025

RESOLUTION 2025-52
A RESOLUTION APPROVING PROPERTY TAX RELEASES

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

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

The Tax Collector is hereby authorized to remove August 2025 property values from the tax scroll in the amount of:

2025: $ 3,962.79

Adopted and approved this the 2nd day of September 2025.

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

K-2. Award of Vacuum Truck Bid

RESOLUTION NO. 2025-53
RESOLUTION APPROVING THE PURCHASE OF A VACUUM TRUCK/SEWER CLEANER

WHEREAS, the City's current vacuum truck/sewer cleaner is approximately 20 years old and has reached the end of useful and reliable life; and

WHEREAS, a vacuum truck is essential for the operation and maintenance of sewer, domestic water, and stormwater systems; and

WHEREAS, the City solicited bids for the purchase of a 10 yard vacuum truck, received 5 bids, and selected the low bid to negotiate options to enhance the truck; and

WHEREAS, Joe Johnson Equipment was the low bidder.

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

The City Manager or his designee are authorized to proceed with the purchase of the vacuum truck as bid, with negotiated options from the low bidder Joe Johnson Equipment in the amount of $561,180.85 not including tax and title fees.

Adopted and approved this the 2nd day of September, 2025.

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

K-3. Council Downtown Master Plan Committee Minutes – May 14, 2025

K-4. Council Rosenwald Community Advisory Board Minutes – May 15, 2025

K-5. Council Public Works & Utilities Committee Minutes – June 4, 2025

K-6. Council Housing Committee Minutes – June 10, 2025

K-7. Council Downtown Master Plan Committee Minutes – June 11, 2025

K-8. Council Parks, Trails & Recreation Committee Minutes – June 18, 2025

K-9. Council Public Safety Committee Minutes – June 23, 2025

K-10. Council Public Works & Utilities Committee Minutes – June 24, 2025

L. Unfinished Business

L-1. Proposed Amendments to the City of Brevard Fee Schedule – Planning and Zoning Fees – Emily Brewer recalled that the Planning Department has transitioned to a new planning permitting and code enforcement software as of August 25th. With the new software comes a request from staff to review and update the City's fee schedule. Most of the proposed updates were clarifying in nature, but nine of the changes were either new or increased fees. Council approved the administrative updates at its August 18th meeting, and deferred consideration of these nine new/increased fees to this evening's meeting. In the interim, the Finance, Human Resources and Citizen Appointment Committee met and recommended the changes as proposed by staff to full Council, with the exception of the Public Art Permit fee, which they recommended be set at $50.

Mr. Baker moved, seconded by Mr. Daniel to adopt the new fees as presented. Vote on the motion was 4 in favor; 1 opposed (Holder). The motion carried.

ORDINANCE NO. 2025-47
AN ORDINANCE AMENDING THE FEE SCHEDULE OF THE
FY 2025-2026 CITY OF BREVARD BUDGET

WHEREAS, the City of Brevard adopted the FY 2025 budget on June 2, 2025, including a schedule of fees; and,

WHEREAS, the City of Brevard Planning Department has reviewed and refined its permitting requirements and procedures; and,

WHEREAS, it is the desire of the City Council of the City of Brevard that the FY 2025-2026 budget fee schedule be amended as outlined below.

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

SECTION 01. The City of Brevard FY 2025-2026 fee schedule is hereby amended as described in Exhibit A.

SECTION 02. The City Manager of the City of Brevard is hereby authorized to amend the official FY 2025-2026 budget to reflect the change as set forth herein.

SECTION 03. This Ordinance shall become effective upon its adoption and approval.

Adopted and approved upon first reading this the 2nd day of September 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 thanked everyone for coming.

Mr. Wise mentioned that there were number of committee meeting minutes included in tonight's agenda and noted that a lot is happening in the City. He encouraged members of the public to be more interactive and reach out and ask questions about what is going on. He said I have seen a lot of chatter on social media recently that contains a lot of inaccurate information that could be easily resolved if folks reached out to someone at the city and asked what was happening. Local governance is kind of holding the country together, in my opinion. We are kind of the line of this local community, and we need input from everyone to know what is important to you. He mentioned the upcoming Candidates' Forum on September 3rd and encouraged folks to attend.

Mr. Daniel thanked Mr. Wise for his comments and said I echo those comments.

Mr. Baker noted that the Candidates' Forum will be livestreamed on the

Chamber of Commerce Facebook page and broadcast on WSQL Radio. He said in my opinion it is the best way to learn about the candidates. He also noted Council's continued focus on the impact of the tax revaluation on the city's finances. He thanked the Manager for his transparency in the budget process and looking at the impact on residential and commercial properties, which first raised a red flag that a lot of the commercial properties would actually be paying less in taxes, while residential properties would be paying more. He said because most of these commercial properties are centered in the city, that makes the impact on the City's finances even greater. We can only control the tax; we don't have control over property revaluations, but I think because it impacts our finances so much, we have to explore this further. This goes right to the heart of affordability in our town, and it is somewhat hidden from view.

Mr. Hooper informed Council that we were notified today that the portion of the Estatoe Trail across from Lowe's near SECU will close tomorrow due to work related to R-5799. Unfortunately, there is no great detour route available, and the reopen date is unknown. Staff will work with the Forest Service and NCDOT and find out if there are places to erect signs directing people to other places to begin their ride and try to make the closure as user friendly as possible. Mr. Hooper also reported that thanks to an act of good citizenship by Rev. Dr. Rob Field, who noticed and reported a significant water leak off Deerwood Lane, the City will save approximately $700 per day in wasted water. The leak has been repaired, but despite this discovery our distribution system is still in need of attention as our ratio of the water we produce to the water we sell is below industry standards. We have been making small gains, but still have some work to do. In the weeks to come crews from the NC Rural Water Assoc. will be in town doing field work to see if they can discover other leaks.

Mayor Copelof reemphasized the number of committee reports on the Consent Agenda and encouraged people to come to committee meetings, where a lot of work is done before it comes to City Council. She said she looked forward to seeing everybody at the Candidates' Forum and expressed appreciation to the Chamber of Commerce for organizing the forum. She agreed with comments made by Mr. Powell about the Constitution and the importance of understanding the structure of our government. She noted that there will be a number of events going on during Constitution Week beginning September 17th, spearheaded by our America 250th Committee. She also mentioned several upcoming events.

O. Closed Sessions

O-1. Property Acquisition: GS §143 318.11.(a)(3)(5) – At 6:16 p.m. Mr. Morrow moved, seconded by Mr. Wise to go into closed session to discuss a property acquisition matter and to clear Council Chambers. The motion carried unanimously. Authorized to remain for the closed session with Council and Attorney McKeller were City Manager Wilson Hooper, City Clerk Denise Hodsdon, Planning Director Paul Ray, Senior Planner Emily Brewer and Transylvania Economic Alliance Executive Director Burton Hodges.

Council Returned to Regular Session – at 7:21 p.m. Council resumed the meeting in regular session. No official action was taken in closed session, and the minutes of the closed session are authorized to be sealed.

P. Adjourn – There being no further business, at 7:22 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: September 15, 2025