MINUTES
BREVARD CITY COUNCIL
Regular Meeting
October 19, 2026 – 5:30 PM

The Brevard City Council met in regular session on Monday, October 19, 2026, at 5:30 p.m. in the Council Chambers of City Hall with Mayor Copelof presiding.

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

Staff Present – City Attorney Mack McKeller, City Manager Wilson Hooper, City Clerk Denise Hodsdon, Assistant City Manager David Todd, Assistant to the City Manager Shawnee Cummings, Communications Coordinator Becky McCann, Human Resources Director Kelley Craig, Planning Director Paul Ray, Assistant Planning Director Aaron Bland, Senior Planner Emily Brewer, Police Chief Christy Wentzell, Fire Chief Chase Owen, Public Works Director Wesley Shook, Water Treatment Plant ORC Dennis Richardson, Wastewater Treatment Plant ORC Aaron Winans, and Public Works Department Staff Members

Guests and Presenters – Joe Smith and Family, Sara VanLear of UNC School of Government Development Finance Initiative (via Zoom)

Press – Vivian Bikulege, *Transylvania Times* and Jonathan Rich, *Brevard Beagle*

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

B. Invocation – Rev. Rob Field of the Center for Spiritual Wisdom offered an invocation.

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

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

E. Approval of Agenda – Mr. Baker requested to add an item regarding Fitch Irick Lease Amendment as Item L-1 and to renumber the remaining items under Unfinished Business. Mr. Baker also noted that Council needed to hold the Closed Session that had been labeled as tentative on the agenda. Mr. Wise moved, seconded by Mr. Daniel to approve the agenda as amended. The motion carried unanimously.

F. Approval of Minutes

F-1. October 5, 2026 Regular Meeting – Mr. Baker moved, seconded by Ms. Holder to approve the minutes of the October 5, 2026 Regular Meeting as presented. The motion carried unanimously.

G. Certificates / Awards / Recognition

G-1. Proclamation No. 2026-28 Declaring Joe Smith Day and Presentation of the Key to the City to Joe Smith – Mayor Copelof read the proclamation aloud and presented it together with a Key to the City to Joe Smith, who was accompanied by several family members.

PROCLAMATION N0. 2026-28
DECLARING OCTOBER 23, 2026 AS "JOE SMITH DAY"
AND BESTOWING JOE SMITH A KEY TO THE CITY

WHEREAS, the City of Brevard recognizes individuals whose lives reflect a steadfast commitment to service, hard work, faith, family, creativity, and dedication to their community; and

WHEREAS, Joe Smith, born in Transylvania County in 1933, has devoted his life to serving his family, his community, and the people of Brevard and Transylvania County; and

WHEREAS, Joe proudly served two years in the United States Army and later devoted many years to his career at Ecusta Paper Mill; and

WHEREAS, Joe served with distinction in the Brevard Fire Department from 1966 until his retirement in 1992, completing approximately 26 years of service and rising through the ranks to retire as Deputy Fire Chief. His leadership, dedication, and commitment helped establish a foundation upon which generations of Brevard firefighters have continued to build; and

WHEREAS, Joe exemplified the highest ideals of the fire service, taking great pride in his profession and demonstrating a deep commitment not only to the citizens he served, but also to the firefighters who served alongside and under his leadership; and

WHEREAS, Joe's commitment to public service continued after his retirement. He has been a loyal and faithful member of the Transylvania County Sheriff's Office VIP — Volunteers in Partnership — program for over 20 years; and

WHEREAS, Joe also volunteered with the City of Brevard Public Works Department, sharing his time and craftsmanship on numerous community projects, including shelters at the Dog Park and information boards at City facilities such as the Depot and Community Garden; and

WHEREAS, Joe's remarkable creativity and craftsmanship are reflected in his woodworking, carpentry, sewing, painting, stained glass, model building, and many other creations, which he has generously shared with others as expressions of friendship and care; and

WHEREAS, faith and family have remained central to Joe's life. He met his wife, Murle in Brevard, and they married in 1958, beginning a lifetime together filled with family, memories, and shared experiences. Joe has also been a faithful member of Temple Baptist Church for 67 years; and

WHEREAS, Joe Smith's decades of service have become an important part of the history and character of the Brevard Fire Department and the broader Brevard community. His approximately 26 years of fire service, leadership as Deputy Fire Chief, and continued commitment to serving others represent a lasting legacy of public service; and

WHEREAS, throughout his life, Joe Smith has exemplified service, dedication, faith, family, creativity, generosity, leadership, and love for his community, leaving a lasting impact on the people of Brevard and Transylvania County.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Mayor Maureen Copelof and the Brevard City Council hereby recognize and honor Joe Smith and proclaim Friday, October 23, 2026, as **"JOE SMITH DAY"** in the City of Brevard and commend its observance to all its residents.

AND FURTHERMORE, as a symbol of our city's highest esteem, admiration, and affection, I am proud to present Joe Smith with the **KEY TO THE CITY**, in recognition of his extraordinary commitment to public service and for the countless ways he has shared his time, talents, skills, and generosity with our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Brevard to be affixed on this 19th day of October, 2026.

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

H. Public Comments

Randy Lytle said I stand here before you tonight as Co-Chair of the Rosenwald Community Advisory Board, a committee appointed by the Council to represent interests and concerns of the Rosenwald Community. Tonight, I respectfully ask for the approval of our unanimous recommendation for allocating the $74,969.00 available in Fund 82. After carefully considering the proposed projects, the board unanimously agreed to prioritize three: Project 3 Silversteen Park Pavilion $41,469; Project 5 Carver St. paving $8500; and Project 6 Comporium Utility Pole Relocation $25,000. We also recommend that funding for the Cashiers Valley Rd. sewer extension be pursued

through the City's approximately $2.5M Utilities Fund. These recommendations reflect both immediate community needs and long-term priorities. However, I want to place particular emphasis on the Silversteen Park Pavilion. For years the Rosenwald Community has waited for this project to become a reality. More importantly, the City of Brevard has already made a formal commitment to its completion. A private donor has also stepped forward contributing $43,700 toward the pavilion's design. That contribution represents more than financial support. It demonstrates that others believe in this project and are willing to invest in its success. Now we are asking the City to build upon that commitment. The pavilion represents the final phase of the Rosenwald project. It will connect to the existing trail system, provide accessible restroom facilities, and create a gathering place for residents and visitors. For the children of Rise and Shine and many families throughout Transylvania County who use Silversteen Park daily, these improvements are especially important. With the estimated construction of $500,000 we recognize our proposed allocation of $41,469 would not complete the project, but it sends a powerful message to potential funding partners. The City of Brevard is financially invested in fulfilling its commitment. When seeking grants, foundation support, and additional private contributions, having funds already committed can strengthen our position and demonstrate that this project is a serious priority. Our remaining recommendations address immediate needs along Carver St. through paving improvements and relocation of utility poles that obstruct the sidewalk. Members of City Council, the Rosenwald Advisory Board was created to give this community a voice in decisions that affect its future. We have listened to that community, we have evaluated the priorities, and we have reached a unanimous decision. Tonight, we ask you to honor both the voice of the community and the commitment the City has already made.

Rodney Locks of S. Rice St. said I attended the Rosenwald committee meeting to discuss what should be done with the remaining $74,000 in the Rosenwald Fund 82. As you recall, there was something like $98,000 initially in the fund. The City created a menu of options of things that the City thought needed to be done. Some of these funds have already been committed, and some the options have already been funded from other sources. The remaining funds were discussed at the meeting I attended. Bathrooms in public parks are considered infrastructure support facilities and categorized as public facilities, civic infrastructure, or parks and rec infrastructure, and are eligible for state or federal funding if they meet certain program requirements. $25,000 was proposed to be taken from the sewer fund, which had $2.5M to cover the HAC sewer extension. You have the recommendation from the committee. Councilpersons Pamela Holder and Gary Daniel are on the committee. It was obvious to most of us that $74,000 was just seed money for whatever projects were recommended. I hope you will approve the recommendations and authorize staff to find the monies to complete the projects you approve. If the recommendations do not meet with Council's approval, I would hope Council identifies what they would approve to use the $74,000 for. I would also suggest that when you do your town hall meetings throughout the precincts you create similar menus of options and include them in the budget process so that a similar thing does not happen again.

Ella Jones of McMinn Ave. said the thing that I want to bring to your remembrance has already been spoken about, which is Items 3, the Silversteen Park Pavilion. This has been on the docket for some time, and I would be in hopes that we would do something to make sure that this comes to fruition. A lot of prayers and commitment has been given to this project. Also, the Carver St. supplementary paving from Jordan Lane to Oakdale St. - $8,500, and the Carver St. removal of Comporium utility poles from the sidewalks and relocate the utilities to the Duke power poles on the other side of Carver St. - $25,000. I'd also like to add that we petitioned the board several times about speed bumpers in the Hillview area, which has not come to be, and I'm asking and pleading with you all if you would consider that as well as the Silversteen St., which has been known as "Deadman's Curve". And, if nothing is done about that street I'm sure that that topic will become a reality. Because the street is sinking, it needs help. But my main thing for standing here is those 3 items that were mentioned before – Items 3 Silversteen Park Pavilion, Carver St. supplementary paving, and the Carver St. removal of those utility poles. There are some people on that street

who are in need of assistance and the poles are probably hindering that, so making those movements would also help with that. Also, the speed bumpers, we have children in that area that play every day, and people that come from other areas that play in that area. If nothing is done, I'm sure that we're going to have a safety hazard sooner or later. Please, I'm begging you, please.

Altha Mills Gordon of Hillview Circle said before I raise this issue before you once again, I want to think back as far as when my parents and the homes who are in this circle, they came before the city requesting speed bumps for the area. So, now my generation, we're the homeowners and the problem has not been solved. I've asked several times; I've done 3 petitions coming before you with this issue. The concern is the children who play at the playground. Not only that, adults walk in the area on the trails. There are speeders that come through our community, and it is dangerous for the residents that live over there and people who come into the park area to use the playground and the basketball court. I'm asking again; I'm requesting that speed bumps are placed near the playground and up on the upper road. It's very difficult for the residents to even back out into the street or pull out into the street because we can't; the speeders are there. It is very dangerous for the whole community. I'm asking once again—will you please give this your attention?

I. Special Presentations – None.

J. Public Hearing(s)

J-1. Proposed Amendment to the City of Brevard Code of Ordinances to Add Chapter 2-297 – Municipal Infrastructure Reimbursement Agreements – Mr. Hooper explained that reimbursement agreements are a tool that local governments can use to piggyback onto private develop for the provision of public infrastructure. It gives the City the ability to work with private developers to have them build public infrastructure on its behalf and at the City's expense. To legally participate in such agreements, NCGS 160A-499 requires a.) that the improvement in question be included in the city's capital improvement plan and b.) that the City Council codify, by updating the Code of Ordinances, its authorization to use the tool. The code language should also "set forth procedures and terms under which such agreements may be approved." The proposed language establishes Brevard's legal authority to enter into such agreements. It does not enumerate any conditions or limits on the agreement's terms other than what is required by statute. Other details will be negotiated on a case-by-case basis and be subject to the approval of Council.

At 6:04 p.m. Mr. Baker moved, seconded by Mr. Wise to open the public hearing. The motion carried unanimously.

Public Participation – None.

At 6:04 p.m. Mr. Baker moved, seconded by Mr. Daniel to close the public hearing. The motion carried unanimously.

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

ORDINANCE NO. 2026-45
AN ORDINANCE AMENDING THE CITY OF BREVARD CODE OF ORDINANCES CHAPTER 2 TO ADD NEW SECTION 2-297 - MUNICIPAL INFRASTRUCTURE REIMBURSEMENT AGREEMENTS

WHEREAS, NCGS §160A-499 permits municipalities to partner with private developers for the construction of public infrastructure under certain circumstances; and

WHEREAS, to legally participate in such agreements, NCGS §160A-499 requires that the improvement in question be included in the City's capital improvement plan, and that procedures and terms under which such agreements may be approved must be codified in the City's Code of Ordinances; and

WHEREAS, a public hearing was conducted on October 19, 2026, by Brevard City Council, and after review and consideration of the proposed amendments, it is the desire of the City Council of the City of Brevard that Section 2-297 – Municipal Infrastructure Reimbursement Agreements be added to the Brevard City Code of Ordinances.

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

SECTION 01. Chapter 2 of the City of Brevard Code of Ordinance is hereby amended as depicted in Exhibit A, which is attached hereto and incorporated herein by reference.

SECTION 02. 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 03. This Ordinance shall be in full force and in effect from and after the date of its adoption and approval.

Adopted and approved on the 19th day of October, 2026.

Attest: s/ Denise Hodsdon, CMC, NCCMC, 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. Ms. Holder moved, seconded by Mr. Lytle to approve the consent agenda. The motion carried unanimously.

K-1. Tax Settlement Report – September 2026

K-2. Proclamation No. 2026-29 Ordering the Flags Be Flown at Half-Staff on City Buildings in Honor of Former Mayor Jimmy Harris

PROCLAMATION NO. 2026-29
A PROCLAMATION ORDERING THAT THE UNITED STATES AND NORTH CAROLINA FLAGS BE FLOWN AT HALF-STAFF ON ALL CITY OF BREVARD GOVERNMENT BUILDINGS IN HONOR OF FORMER BREVARD MAYOR JIMMY HARRIS

WHEREAS, Jimmy Harris was elected as Brevard's youngest Mayor for the City of Brevard on November 2, 1999 and served for 22 years until December 2021, the longest in the City's history.

WHEREAS, Jimmy Harris spent a lifetime supporting this community constantly dedicating his time, effort, and commitment to the betterment of the City of Brevard.

NOW, THEREFORE, as a mark of respect for the memory of former Brevard Mayor Jimmy Harris, I hereby order, pursuant to the North Carolina State Government Flag Guide, that the United States and North Carolina flags shall be flown at half-staff on all City of Brevard government buildings from Saturday, October 10, 2026 through sunset Friday, October 16, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Brevard to be affixed this 10th day of October, 2026.

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

K-3. Public Works and Utilities Committee Meeting Minutes – September 2, 2026

K-4. Downtown Master Plan Implementation and Downtown Advisory Committee Meeting Minutes – September 9, 2026

K-5. Parks, Trails and Recreation Committee Meeting Minutes – August 24, 2026

L. Unfinished Business

L-1. Fitch Irick Lease Amendment – Mr. Hooper and Sara VanLear of the UNC School of Government Development Finance Initiative explained that this is a request

for Council to authorize Staff to approve an amendment of the City's agreement with Fitch Irick to give them more flexibility on the funding sources that they pursue for LMI housing on the City's Azalea Ave. site. The agreement authorized Fitch Irick to apply for funding through the 2026 Low-Income Housing Tax Credit program (LIHTC) with an option to secure a 99-year ground lease if awarded funds. The project – Azalea Place – was not awarded funds during this year's LIHTC competition. The agreement expires on December 31, 2026. However, there are a number of other funding possibilities that are available for 2027. Amendments to the option agreement are necessary in order to pursue any other funding sources. Fitch Irick is requesting the following amendments to the Option Agreement:

1. Extend the option period and Fitch Irick's site control through December 31, 2027.
2. Remove references to the LIHTC program and the requirement that they be awarded LIHTC before executing the option.

Mr. Daniel moved, seconded by Mr. Baker to approve the resolution authorizing Staff to amend the terms of the option agreement with Fitch Irick as presented. The motion carried unanimously.

RESOLUTION NO. 2026-55
A RESOLUTION AUTHORIZING CITY STAFF TO AMEND THE TERMS OF THE OPTION AGREEMENT WITH FITCH IRICK FOR PROPERTIES ON AZALEA AVENUE AND OLD HENDERSONVILLE HIGHWAY

WHEREAS, the City of Brevard is committed to expanding housing opportunities for all residents and is pursuing affordable housing initiatives in response; and

WHEREAS, the City contracted the Development Finance Initiative (DFI) to identify sites for a potential multi-family affordable housing project and identified 2.98 acres of land on Azalea Ave; and

WHEREAS, the City acquired the property to facilitate the development of a multi-family affordable housing project on the site and to leverage this development potential to secure funding to extend sewer to the entire Azalea / Rhododendron neighborhood; and

WHEREAS, the City of Brevard executed an option agreement to ground lease the property in January 2026 that gives Fitch Irick Corporation control of the property for up to one year for due diligence, which may be extended for an additional 98 years provided terms of the agreement are met; and

WHEREAS, Fitch Irick Corporation is a qualified development partner with deep experience in developing and operating housing projects funded by various public and private sources, including Low-Income Housing Tax Credits; and

WHEREAS, Fitch Irick must have legal control over the property to conduct due diligence activities, including but not limited to submitting applications for funding; and

WHEREAS, City Council heard a presentation on the amendments at its October 19, 2026, meeting.

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

Section 01. The following agreement provisions outlined herein are hereby endorsed:

- ***Extension***. Extend the option period and Fitch Irick's site control through December 31, 2027.
- ***Financing Flexibility***. Remove references to the low-income housing tax credit program and any requirement that Fitch Irick receive a low-income housing tax credit award before exercising the option. Fitch Irick may pursue financing from public, private, or other available sources.
- ***Ground Lease***. Revise the required commencement date for the ground lease as needed to align with the extended option period.

Section 02. All other terms of the agreement, including the property's exclusive use as affordable rental housing, shall remain unchanged.

Section 03. The City Manager is hereby authorized to execute the amendment with minor modifications, as necessary.

Adopted and approved this the 19th day of October, 2026.

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

L-2. Menu of Options for Surplus Fund 82 (Rosenwald) Dollars – Mr. Hooper informed Council that since this was last discussed on September 8th, there have been some developments: 1) at the last meeting, Council dedicated up to $14,000 for traffic calming for Carolina Avenue, taking the remaining Fund 82 balance to approximately $75,000; 2) award of a grant for the property tax relief program eliminates the need to tap Fund 82 for this program; 3) Staff negotiated a compromise solution with Duke and Comporium to improve the accessibility of the Carver St. sidewalk at a cost of $25,000; 4) Staff refined the numbers of the paving-related options after receiving bids that came in less than expected; and 5) the Rosenwald Advisory Board voted on their preferences and has referred them to Council for consideration. With that new information, the menu of options is revised as follows:

FUND 82 - Menu of Options			
Available balance as of 10/13/26			
$74,969			
#	Project Name	Amount	Description
1	~~Carolina Ave. traffic calming~~	~~$14,000~~	These funds will install up four speed humps between Shipman Rd. and Silversteen Dr. on Carolina Ave.; and up to one speed hump each on Washington, McMinn, and Silversteen, for a total of seven speed humps. Approved by Council 10/5/26 and purchased on 10/9/2026.
2	~~Tax rebate program~~	~~$30,000~~	Staff estimates this funding would be sufficient for 40-50 rebates. Program guidelines endorsed by HR/F Comm. at August meeting. The City was awarded funds for this purpose from Dogwood Foundation on 10/12/26
3	Siversteen Park Pavillion seed money	up to $74,969	Estimated project cost between $400k-$460k. The project could be implemented in two phases but the construction sequencing would require the bathrooms to be constructed first, and if done seperately this would result in an overall higher project cost due to multiple mobilizations, rework and potential escalation.
4	HAC/Cashiers Valley Rd. sewer extension	$25,000-$74,969	This funding would support the creation of 26 affordable homes in the Rosenwald neighborhood. A minimum of $25,000 for this project from Fund 82 preserves funding in other areas to address critical needs.
5	Carver St. supplementary paving	$8,500	These funds would pave the section of Carver St. not already scheduled for repaving with Powell Bill dollars, from Jordan Ln to Oakdale St. If Option No. 7 is not selcted, 3 of 4 sections of Caver St. will be paved early next year with current Powell Bill funding. If Option No. 7 is selected, all of Carver St. paving will be postponed until Option No. 7 is implemented.
6	Carver Street - Remove Comporium's utility poles from the sidewalk and relocate the utilites to the Duke Power poles on the other side of Carver street.	$25,000	Comporium has agreed to remove their poles from the Carve St. sidewalk if City funds relocation of the utilites to the exisiting Duke poles.

7	Carver St. sidewalk and street enhancements design/engineering	$60,000	These funds would be used to create engineered drawings for accesibility enhancements to the Carver. St. sidewalk, traffic calming on Carver St. itself, and safety improvemetns to the Oakdale/Carver intersection. This plan includes a wider, accessible sidewalk (except for grade), a potential planting strip between the road and sidewalk, a narrower street to aide in traffic calming, a contiguous sidewalk from Oaklawn to the Mary C Jenkins CC, and a greatly improved intersection at Oakdale St./Caver St. This work will require temporary and permnament easements from all of the residents on Caver St. between Oaklawn Ave.and Oakdale St.. This project would also repave all of Carver Street from Oaklawn Ave. to Cashiers Valley Rd.

New or Revised Option

David Todd reviewed the specifics of the new/revised options—pole removal and the Carver St. supplementary paving.

During discussion, Ms. Holder encouraged Council to follow the recommendation of the Rosenwald Community Advisory Board (RCAB), and to use $8500 for supplemental paving for Carver St., $25,000 for removing the utility poles from the Carver St. sidewalk, and the remainder as seed money for the Silversteen Park Pavilion. Ms. Holder noted that the vote of the RCAB was unanimous, including the representative from Council who was there. She noted that the pavilion/bathroom project was approved 6 years ago and that porta johns or walking to the MCJCCC restrooms should be a short-term alternative. She added that leaving the balance as seed money for the pavilion would show potential donors that the City has a vested interest in the project. She also advocated that the Cashiers Valley Rd. sewer extension be funded through the Water/Sewer fund balance.

Mr. Wise recalled how these funds ended up in the Rosenwald Fund, and that during a special budget meeting, Council unanimously agreed to use it for infrastructure projects. He noted that the $2.5M Water/Sewer fund balance is unallocated funds, not a surplus of money. He cautioned that the City maintains miles of sewer and water lines and that there are $50M to $80M of needs to keep that repaired and to update the Wastewater Treatment Plant. He said when we agreed to use the Fund 82 money for infrastructure, my understanding was some of the things that are critical on this list—housing, sidewalks and roads. Those are major items on this list that would be targeted specifically in the Rosenwald Community that beget real housing in that community and get some of the sidewalks and roads up to speed. My concern is we have so many needs right now that taking money and holding it in a reserve when we have so many other people who use all of our facilities as a city, I think is against the spirit of what Council agreed to during a special budget session.

Mr. Baker said Council agreed to keep this money in the Rosenwald Fund because we recognized there was a need for updated infrastructure and I remember it was the will of the Council to do real tangible good with the money—a new sidewalk, fixing the poles in the middle of sidewalks that prevent ADA access, repaving streets—and the reason we wanted those tangible things was because we wanted the community to see how that money was being put to use. He agreed that the Silversteen Park Pavilion does need to get completed at some point, but there are also a number of serious safety and maintenance issues at other parks that need to be addressed. He said we need to put this money toward projects that people can see and the water/sewer infrastructure for a housing initiative seems like a great use of infrastructure money.

Mr. Daniel explained that when he voted at the RCAB meeting, he made the comment that his vote was not in favor of the motion, but to allow the motion to send

this to Council. He said at the budget workshop I think it was clear that when we were talking about this money, it was for infrastructure and it is my understanding that did not include seed money for Silversteen Park. It's more for actual paving streets, things that need to be done in that neighborhood, which need to be done in several other neighborhoods. As far as seed money is concerned, I asked the City Manager for the amount of money that has been spent on the playground, on Mary C. Jenkins Community Center, and in the neighborhood in general. I would say that $7.5M is pretty good seed money, which is the amount that has been spent in Rosenwald in the last five years. I think our greatest need is housing and I'm more in favor of supporting the HAC Cashiers Valley Rd. sewer extension.

Mr. Lytle said we can make decisions based on a principle, but I think the better thing to do is base it on sound operational judgment and what the community is asking for. Having grown up in Rosenwald, I can tell you that it is not just a playground, it's a gathering place and event location. He said the way the Cashiers Valley Rd. sewer extension has been characterized bothers me, because I think the community and constituents have been given a false choice. Just because we may not allocate $25,000 to that project doesn't mean that we're voting not to do the project, and it also doesn't mean the project can't get done. There are water/sewer budgets that can pay for this project. $25,000 to $45,000 toward the pavilion will equal what would be the closing out of the overall phases of the project—let's finish it and move on. Because of the investment that has been made, the City has made that area an area for the entire community, and not just the Rosenwald Community. If we're going to use that as a gathering spot, people need to have a place where they can eat, have some shelter, and use the restroom.

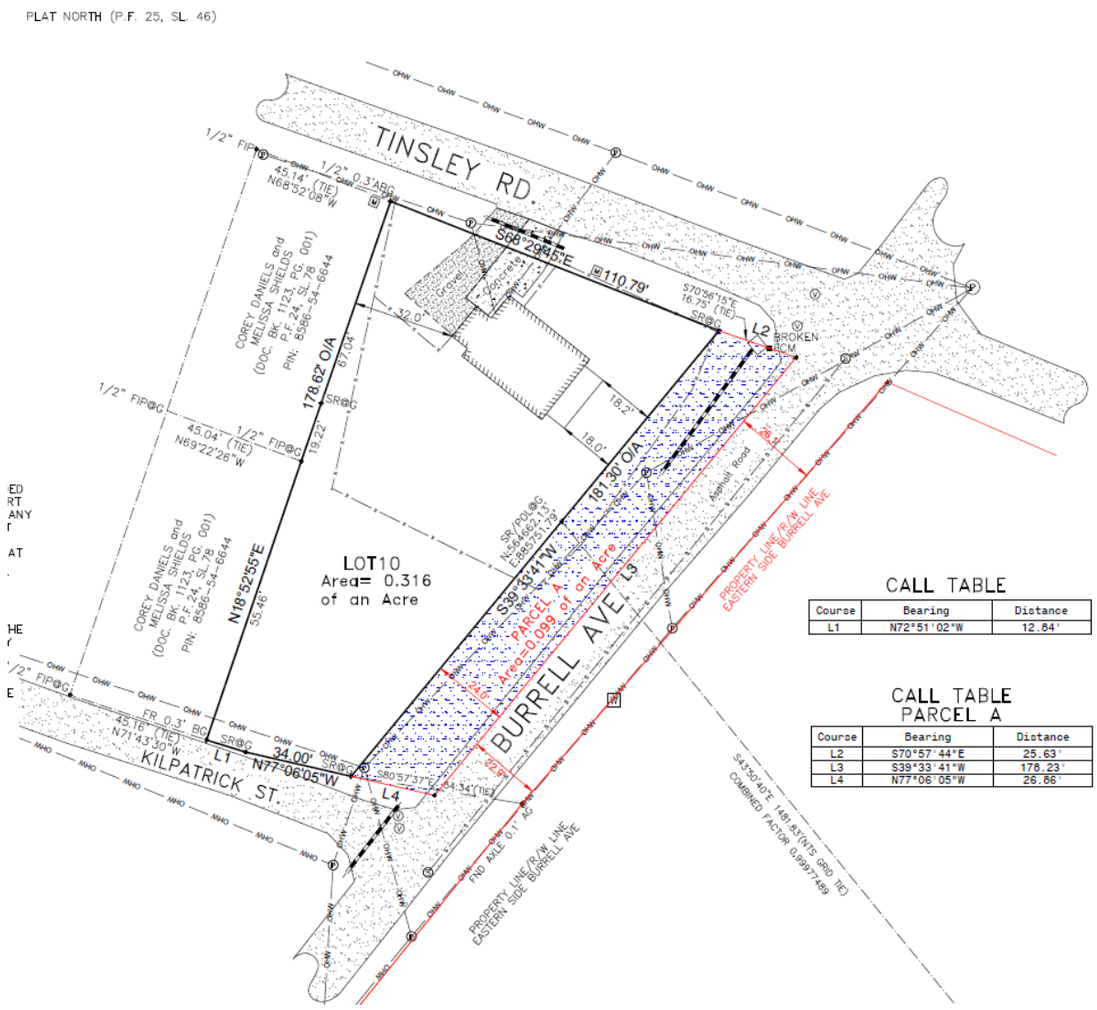
Following additional questions and comments, Mr. Baker moved, seconded by Mr. Wise to approve Option 5 and Option 6, the Carver St. supplementary paving and removing of utility poles and fixing the sidewalk on Carver St. The motion carried unanimously.

Mr. Daniel moved, seconded by Mr. Wise that the remainder of funds go to Option 4. Vote was 3 ayes (Baker, Daniel and Wise); 2 nays (Holder and Lytle). The motion carried.

~~ At 7:05 p.m. Mayor Copelof called for a 5-minute break. ~~
~~ The meeting was reconvened at 7:13 p.m. ~~

M. New Business

M-2. Request to Negotiate Conveyance of Unused Portion of City Utilities / Road Right-of-Way on Burrell Ave. – Aaron Bland explained that the City has received a request to consider relinquishing a portion of the street right-of-way for Burrell Ave., along the property of 930 Tinsley Rd., owned by Harley Raines. In 1973, previous owners of this parcel of land gave a 24-foot wide strip for the right-of-way of Burrell Avenue. The owners have requested that the City consider giving up a portion that has gone unused (the area in blue below) back to the 930 Tinsley Rd. property. There is a 6-inch water line that runs along the eastern edge.



Mr. Baker moved, seconded by Mr. Wise to direct Staff to begin the research and negotiations needed to negotiate relinquishment and conveyance of the property. The motion carried unanimously.

M-3. Resolution Authorizing Application for IMD Feasibility Study Grant Program – Aaron Bland explained that the Integrated Mobility Division (IMD) of the North Carolina Department of Transportation (NCDOT) has been allocated money for another round of the Paved Trails and Sidewalks Feasibility Studies Program. This funds feasibility studies for potential greenway or sidewalk connections. Feasibility studies bridge the gap between conceptual planning and programming of projects. They build upon higher-level planning efforts and take a comprehensive approach to identify possible route alternatives of multimodal corridors. The purpose of this type of study is to evaluate technical feasibility of a project from a design, permitting, and construct-ability perspective. Staff recommends applying for this grant for one of our more complex future greenway phases identified in the *Brevard Pedestrian and Bicycle Plan*:

1. A greenway along Asheville Highway, from Pisgah Highway to the existing Ecusta Trail crossing at Osborne Road, including rerouting the existing section from Osborne to McDonald's to improve user safety.
2. A greenway along Greenville Highway, from Gallimore Road to Hap Simpson Park.
3. A greenway along Greenville Highway, from Brevard Elementary School to Franklin Street.

Following questions and comments, Mr. Baker moved, seconded by Mr. Wise to ask staff to apply for Option 1. Vote was 4 ayes; 1 nay (Lytle). The motion carried.

RESOLUTION NO. 2026-56
A RESOLUTION AUTHORIZING STAFF TO APPLY TO
THE IMD FEASIBILITY STUDIES GRANT PROGRAM

WHEREAS, the IMD Feasibility Studies Grant Program has received funding for another round of applications, in order to develop feasibility studies for sidewalk and shared-use path projects in North Carolina; and

WHEREAS, it is the desire of City Council to apply to this program seeking funding for a feasibility study for a greenway adjacent to Asheville Highway, from Pisgah Highway to the existing Ecusta Trail crossing at Osborne Road, including rerouting the existing section from Osborne to McDonald's to improve user safety; and

WHEREAS, a greenway along Asheville Highway would provide additional connections to residential, employment, and recreation destinations; and

WHEREAS, a greenway along Asheville Highway is identified as a priority greenway in the 2022 Brevard Pedestrian and Bicycle Plan.

NOW THEREFORE, BE IT RESOLVED that the Brevard City Council supports the application to the IMD Feasibility Studies Grant Program for a study of a greenway along Asheville Highway and authorizes City Staff to submit all the required application documents and materials.

Adopted and approved this the 19th day of October 2026.

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

M-4. Approve Low-Income Homeowner Assistance Program and Accept Dogwood Health Trust Funds – Emily Brewer explained that the Housing Committee has discussed a potential property tax assistance program multiple times in recent years, but there has never been funding for such a project. In August 2026, the Committee endorsed the terms of a potential program in the hopes that establishing these guidelines in advance will allow staff to be nimble in applying for additional funds. Soon thereafter, the Brevard/Transylvania Housing Coalition responded to Dogwood Health Trust's Collaboration and Innovation request for proposals. The Coalition, where the City representatives serve as a core partner, submitted a large proposal for $500,000 to collaboratively address the City's affordable housing crisis through home repair, preservation, eviction diversion, rental assistance, property tax assistance, and seasonal emergency shelters. The partners include: The Haven of Transylvania County (the "Hub" applicant), the City of Brevard, Housing Assistance Corporation, Pisgah Legal Services, The Cove, and Sharing House. As part of this larger effort, $60,000 was requested to establish the Low-Income Property Tax Assistance Program. This program description endorsed by the Housing Committee was used as the foundation for the City's portion of the proposal. All grant dollars received for this program will be distributed to low-income homeowners over two years; all administration costs will be borne by the City with the support of the Coalition partners. Ms. Brewer reviewed the purpose, terms, and implementation process of the Low-Income Homeowner Assistance Program.

Mr. Baker moved, seconded by Ms. Holder to adopt the resolution endorsing the property tax assistance program and accepting the grant award. The motion carried unanimously.

RESOLUTION NO. 2026-57
A RESOLUTION AUTHORIZING THE ACCEPTANCE OF GRANT FUNDING AND ENDORSING THE LOW-INCOME HOMEOWNER ASSISTANCE PROGRAM

WHEREAS, Transylvania County conducted a county-wide property reappraisal, which resulted in an increase of property value assessments by 54% across the county; and

WHEREAS, the City of Brevard recognizes the financial challenges that property taxes may present for low-income homeowners, particularly those on fixed incomes or experiencing increasing housing costs; and

WHEREAS, the City supports efforts to promote housing stability and help eligible homeowners remain in their homes and communities; and

WHEREAS, the City is a member of the Brevard/Transylvania Housing Coalition, comprised of non-profit housing suppliers, support service providers, government agencies, and civic leaders committed to providing access to safe, affordable housing for all Transylvanians; and

WHEREAS, grant funding was made available through Dogwood Health Trust to support cross-sector collaborations in housing initiatives; and

WHEREAS, the Haven of Transylvania County, on behalf of the Coalition, submitted a proposal to collaboratively address the area's housing crisis through home repair, preservation, eviction diversion, property tax assistance, rental assistance, and seasonal emergency shelters; and

WHEREAS, the proposal included $60,000 for the City of Brevard to implement a Low-Income Homeowner Assistance Program; and

WHEREAS, the program is intended to provide financial assistance to eligible low-income homeowners to help offset increased property tax obligations resulting from the property reappraisal, subject to the eligibility criteria, funding limitations, and other terms established by the program; and

WHEREAS, the City Council finds that participation in the program is consistent with the City's commitment to supporting housing stability and addressing the financial burdens faced by eligible homeowners; and

WHEREAS, the City Council desires to accept the available grant funding and endorse the program terms necessary to implement and administer the assistance program.

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

Section 01. The City Manager is hereby authorized to accept the $60,000 in grant funding for the implementation of the Low-Income Homeowner Assistance Program.

Section 02. The City Council endorses the program terms and eligibility requirements for the Low-Income Homeowner Assistance Program attached hereto (Exhibit A) and authorizes City Staff to take the necessary administrative actions necessary to implement and administer the program.

Section 03. The City Manager is hereby authorized to accept the PRO Housing grant funding if awarded.

Adopted and approved this the 19th day of October 2026.

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

N. Remarks/Future Agenda Considerations.

Mr. Lytle said going back to the discussions about Fund 82, I would like to make sure I see tonight as a positive. What I heard is that although there was disagreement with where the spend the funds tonight, there is agreement that the funds need to be spent. I'm vying to do the hard work to try to do what we can to raise funds for the pavilion. At such time that we have some momentum, I would like to come back to Council to approve matching funds should we get to that point. All these things are important, and we have to find creative ways to make them work. I want to challenge both Staff and the Parks, Trails & Recreation Committee to come with a very comprehensive plan for our parks and recs—what gets measured gets managed. I think we owe it to ourselves based on the discussions we've had about Fund 82 and what we know is there is a great need in that area to understand exactly what is needed, how much it cost, so that Council can make a clear priority list to make sure everything that is important to constituents is on that list.

Mr. Wise said some of us were able to attend Jimmy Harris' memorial service yesterday and it was probably not surprising, but it was amazing to see how many people came out. It was also wonderful to be reminded how much he loved Brevard.

Ms. Holder said the Harris family remains in our thoughts and prayers. She said I had asked for additional options for funding the Cashiers Valley Rd. sewer extension

and we really didn't get that information prior to tonight. I would like to, if we can, get information in advance so that we are dealing with all of the facts and questions are answered prior to the time for a vote. The disproportionate number of taxes that were raised were mostly found in the Rosenwald Community and I'm glad to see these funds available for anyone to apply for. I'm baffled that we still live in a society like this. When I heard the report when the young lady came to Council and gave the numbers about how disproportionate the tax valuations were, it was shocking and disappointing. Gary said that $7.5M has been spent in Rosenwald and I would like to see what has been spent in other precincts in order to do comparisons—are we being fair; is more being spent in Rosenwald than somewhere else?

Mr. Baker expressed appreciation for the property tax assistance grant and noted that we are approaching the 4-year mark when the revaluations will happen again. He said I want to reiterate to Staff that I know that we've done what we can with that program but as Councilwoman Holder said, the tax valuation process in the state is completely broken. We've got one amendment on the ballot in a couple of weeks having to do with property tax rates, but I haven't heard anything out of Raleigh about tax revaluations, which was the much bigger problem here, and I suspect in a lot of places. I wholeheartedly agree with Councilman Lytle that a priority plan for parks and rec is much needed, and we've got a backlog of maintenance issues and problems at our parks. Our Parks and Rec Master Plan was done in conjunction with the County, but it's now over ten years old—too old to apply to some of the grants we want to go after. It's going to be tough to spend money on a master plan when we've got crumbling parks. I'll challenge Staff to be as creative as we can with the needs that we have. He mentioned that the Public Safety Committee will be looking at the speed data on Hillview Circle.

Mr. Hooper said the tax valuation question has been a frustrating pursuit. Everyone I have called either can't or doesn't seem to want to get to the core of the matter, but I made a connection last week and I will call to see if they can help us delve into the details of the statement of values and figure out if there are some tweaks we can propose the County make to that document before the next revaluation that might make the assessment a little fairer.

Mayor Copelof said I too am so pleased and proud that we got the grant funding for the low-income property tax assistance program. That tells me that persistence pays off and I have to thank Staff for being persistent in applying for the grant again this year. This is a local solution that is solving a problem for our community and hopefully it can be an example for other communities. When you build enough pressure with enough communities doing it themselves, then maybe we can get change at the state level. One of the reasons that the coalition got the grant is because Dogwood recognized the fact that we have worked together so well in partnership and collaboration over the last three years. We are going to show that persistence in finding new ways to fund the Silversteen Park pavilion. I look forward to working with elected officials and community members who have dedicated themselves to looking for funding to complete that project. I want to say we will miss Jimmy. I worked with Jimmy as an elected official for four years. I learned a lot from Jimmy. We didn't always agree on everything, but we always respected one another, and we both had our hearts in the right place in wanting to do the best for this community. It was an amazing service for him yesterday and it showed how well-loved he was.

O. Closed Sessions

O-1. Economic Development: NCGS 143-318.11(a)(4) – At 7:59 p.m. Ms. Holder moved, seconded by Mr. Baker to go into closed session to discuss an economic development matter, and to clear Council Chambers. The motion carried unanimously. City Manager Wilson Hooper and City Clerk Denise Hodsdon were authorized to remain for the closed session with Council and the City Attorney.

Council Returned to Regular Session – at 8:30 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 8:30 p.m. Mr. Baker moved, seconded by Ms. Holder, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof
Mayor

Denise Hodsdon, CMC
City Clerk

Minutes Approved: November 2, 2026