MINUTES
BREVARD CITY COUNCIL
Regular Meeting
February 2, 2026 – 5:30 PM

The Brevard City Council met in regular session on Monday, February 2, 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, Lauren Wise, Pamela Holder and Dean Lytle

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 Shawnee Cummings, Assistant Planning Director Aaron Bland, Police Chief Christy Wentzell, and Fire Chief Chase Owen

Guests/Presenters – Travis Keever, Gould Killian CPA Group (via Zoom)

Press – None.

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

B. Invocation – Pastor Veranita Alvord of Brevard First United Methodist Church offered an invocation.

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

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

E. Approval of Agenda – Mr. Baker requested to move Item K-2. Amendment to 2026 City Council Meeting Schedule from the Consent Agenda to New Business as Item M-2. Mr. Wise moved, seconded by Mr. Baker to approve the agenda as amended. The motion carried unanimously.

F. Approval of Minutes

F-1. January 20, 2026 Regular Meeting – Mr. Baker moved, seconded by Ms. Holder to approve the minutes of the January 20, 2026 Regular Meeting as presented. The motion carried unanimously.

G. Certificates / Awards / Recognition – None.

H. Public Comments

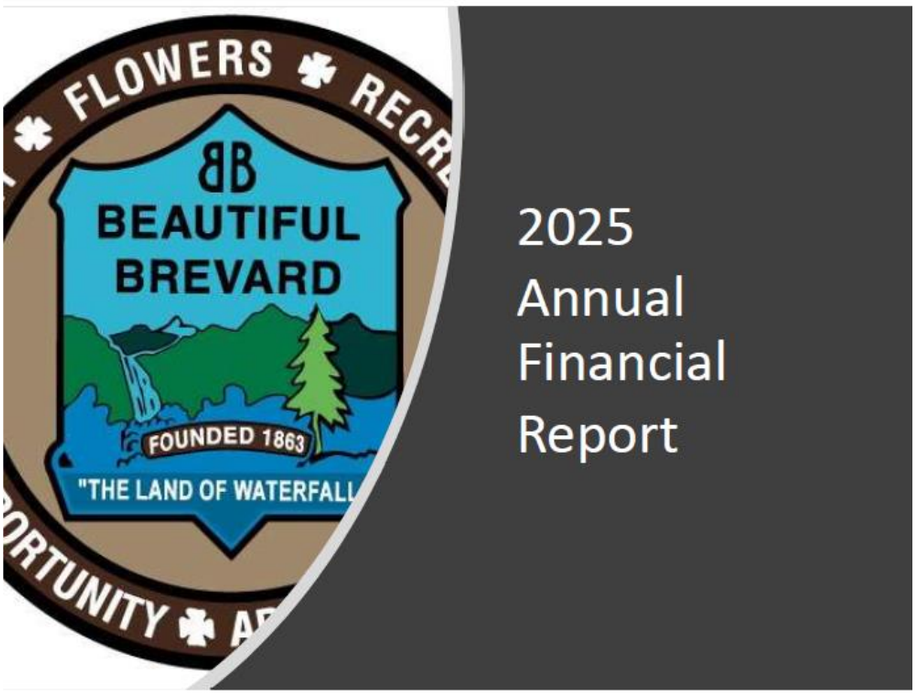
Doug Powell of 170 Oakdale Rd. wished everyone a Happy Black History Month and shared a few facts about America's rich Black history, specifically during the American Revolutionary period. He said although I received what I thought to be a very good public education, I feel a bit robbed by never being taught about these important heroes that I am so thankful for, and I hope the good citizens of Transylvania County will take time to learn about these Patriots too. Imagine what else we don't know about our rich American history.

Jeff Brewer of 93 Gigagei Ct. commented on the Wastewater Treatment Plant. He mentioned that on January 10th we had another spill of 3150 gallons of untreated wastewater hit a tributary of the French Broad River. He said if you're keeping track we are approaching a dubious milestone of 300 spills of untreated wastewater in excess of

1000 gallons hitting the French Broad River since 2013. He said he went to the City's website for updated numbers but found reports only through June 2024. He noted that the City website says that the wastewater plant is designed to treat an average flow of 2.5M gallons per day and said I believe there are plans in place to try to increase that capacity. I see that bids were let about a year ago on the Sewer Pump Rehabilitation Project, and on the Water Treatment Plant Improvement Project, both scheduled to be completed in late 2026. He requested monthly public updates on these projects so that people know their status.

I. Special Presentations

I-1. City of Brevard Annual Independent Audit for Year Ending June 30, 2025 – Travis Keever of Gould Killian CPA Group presented a summary of the results of their independent audit findings of the City's financial condition for the year ending June 30, 2025.



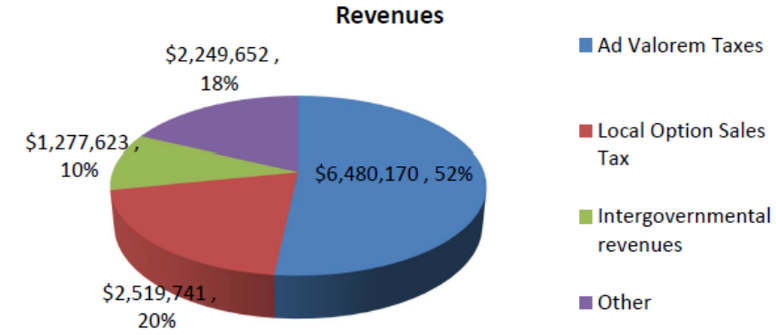
Audit Summary

- Thank you for allowing us to serve as your auditors
- Special thanks to Dean and the staff of the finance department for their hard work and cooperation in completing the audit
- We issued an unmodified (clean) opinion on the June 30, 2025 financial statements
- We reported no material weakness in internal control over financial reporting
- We reported no instances of material noncompliance with laws and regulations
- We also performed a single audit over ARPA funds which were passed through NC DEQ and Special Appropriation for the WWTP Upgrade
  - – no findings were noted related to compliance or internal control over compliance with these grants funds.

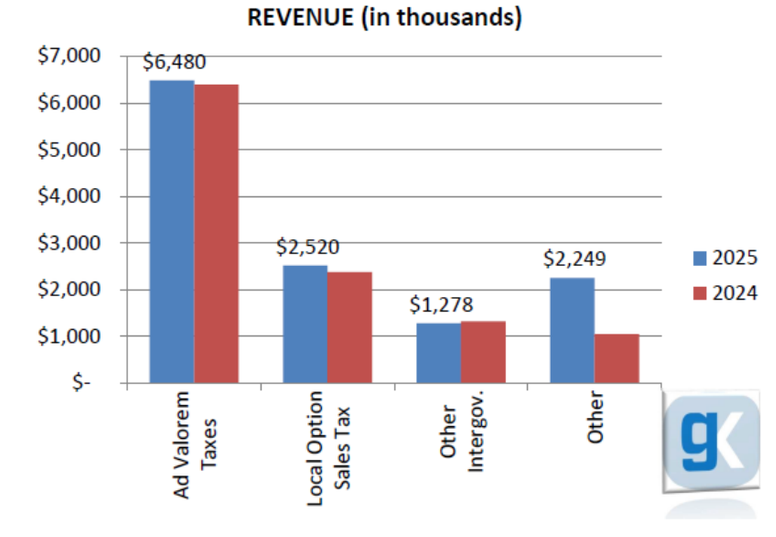
Financial Performance Indicators of Concern

- Budget Violation at the adopted ordinance level
  - Expenditures in the health insurance internal service fund exceeded authorized appropriations by $65,946

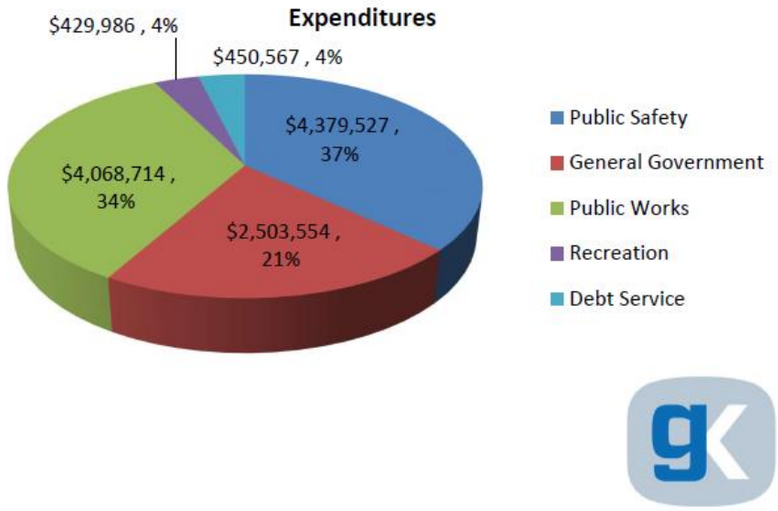
General Fund Summary



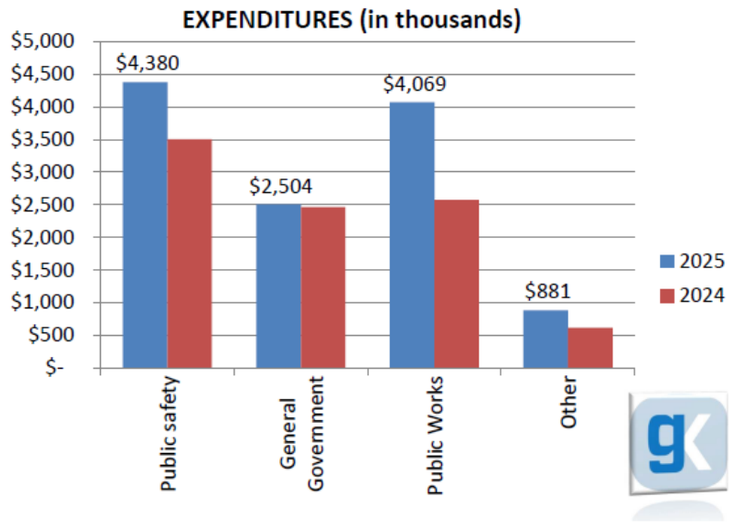
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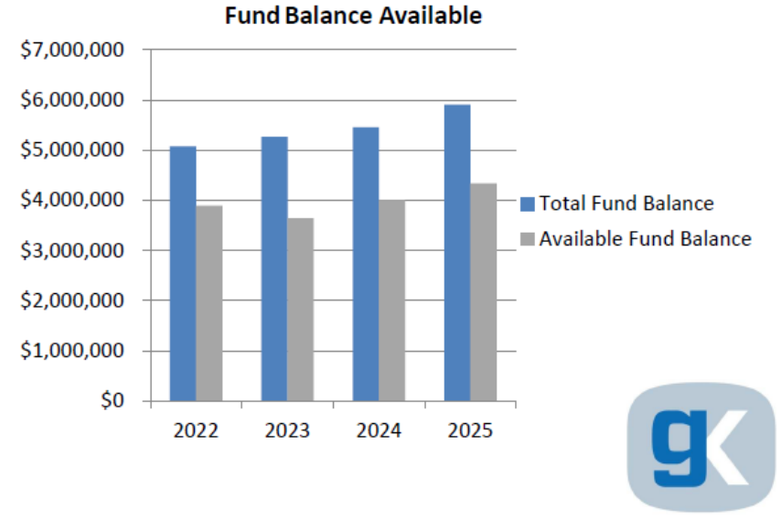
General Fund Summary



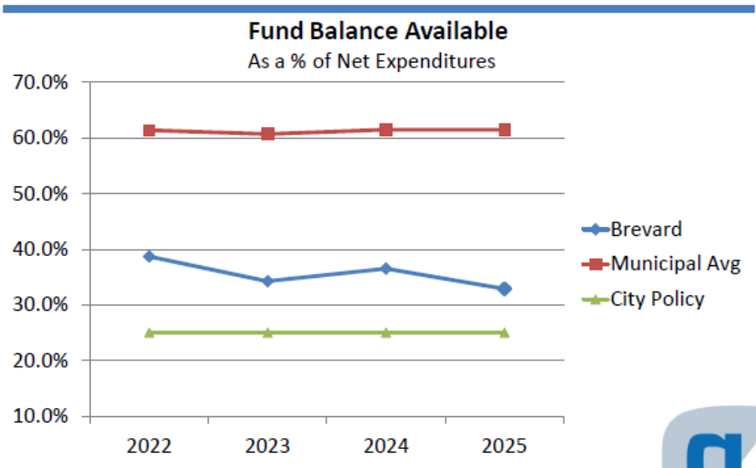
General Fund Summary



General Fund Summary



General Fund Summary



Property Tax Collection

	2023	2024	2025
Property Tax Rate	0.45	0.48	0.48
Prop Valuation	$1.311 B	$1.330 B	$1.361 B
Current year $ collected (incl. MV)	$ 5.8 M	$ 6.3 M	$ 6.4 M
Current year % collected (incl. MV)	99.03%	99.00%	98.49%

Utility Fund
As of June 30, 2025

Utility Fund	2022	2023	2024	2025
Unrestricted net position	$856,000	$1,587,000	$1,577,000	$2,449,000
Change in net position	439,000	1,910,000	4,244,000	1,572,000
Cash flows from operating activities	1.7 M	2.3 M	1.6 M	2.1 M
Acquisition/Construction of capital assets - Cash Out	($1.8 M)	($3.7 M)	($3.0 M)	($1.0 M)
Debt Issuance - Cash In	$947,000	$2.6 M	$1.8 M	$443 K
Debt Service – Cash Out	($1.6 M)	($1.5 M)	($1.7 M)	($1.7 M)

GOULD KILLIAN CPA GROUP, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

CITY OF BREVARD

2025 Annual Financial Report

I-2. Winter Storm Follow-up – Mr. Hooper explained that this update is for Winter Storm Fern and Winter Storm Gianna. He asked Fire Chief Chase Owen, Police Christy Wentzell, and Assistant City Manager David Todd to give an overview of each department's preparation and response to both storms.

Fire Chief Owen reported that during Winter Storm Fern the Fire Department answered 64 dispatched calls for service, a majority of which were for downed trees and power lines. There was a structure fire right at the height of the storm with minimal damage to the inside of the house, and a motor vehicle accident on Rosman Hwy that was caused by ice on the roadway. He noted that this was about triple the number of calls that the department would normally run during that time period. There were also 30 or more self-initiated calls that did not go through the dispatch center. During Fern the Fire Department operated a warming station in the lower bays from 9am to 7pm, but it was not highly utilized. Chief Owen reported that there were no department accidents or injuries to staff. During Winter Storm Gianna, the Fire Department responded to 28 calls for service, with only two being weather related.

Chief Wentzell reported that the Police Department maintained stable operations and had adequate staffing throughout both weekends. During Fern, the department had additional officers and assisted with providing security details at the warming center. She expressed gratitude to the public for heeding the warnings to stay off the roadways, adding that they only answered 18 dispatch calls for service during Fern, with a majority of those calls being welfare checks, hospital escorts, and one traffic crash that resulted in a DUI arrest. There were 18 self-initiated calls for service, which included checking on the safety of the city's unhoused population, monitoring slick roadways, and standing by for downed trees. Chief Wentzell noted that during Gianna, there were 34 dispatched calls for service, including 6 minor accidents. One officer had a minor vehicle accident with a deer, but the vehicle is still operable and will be repaired.

David Todd reported on Public Works and Utilities matters and expressed appreciation to staff for their willingness to do the hard work. The Water Treatment Plant lost power and operated on the 40-year-old backup generator, as we have not yet received the new generator, which is scheduled to arrive later this month. He noted that while power was maintained, the plant did lose a fuse that took out the controls to the raw water building preventing automatic operation, but staff were able to manually turn the pumps on and off and keep making water. In preparation for the storm, Public Works crews put out salt melt on crosswalks and handicap ramps and salt pretreatment on roadways. Once the ice hit, crews put down a chat and sand mix on hills and slick spots, and dealt with downed trees and branches. The Wastewater Treatment Plant did not lose power, and it functioned well. Several of the wastewater collection pump systems did lose power and those that have them were running on generator power. There was one problem with the Neely Rd. pump station where the transfer switch on

the generator experienced a surge and several pieces of the electronic equipment went down, requiring a manual reset. The problem resolved itself, but the switch will need to be replaced.

Mr. Hooper and councilmembers expressed gratitude to Staff for their work during both storms.

J. Public Hearing(s) – None.

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

K-1. Request to Endorse City of Hendersonville BUILD Grant Application

RESOLUTION NO. 2026-04
A RESOLUTION ENDORSING THE CITY OF HENDERSONVILLE'S FY2026 BUILD GRANT APPLICATION FOR DOWNTOWN STREETS MODERNIZATION PROJECT: NEW STREETS FOR NEW BUSINESS

WHEREAS, the City of Hendersonville, in partnership with Henderson County, the North Carolina Department of Transportation (NCDOT), and other local stakeholders, is submitting an application to the U.S. Department of Transportation for a FY2026 BUILD (Better Utilizing Investments to Leverage Development) Grant for the Hendersonville Downtown Streets Modernization Project: New Streets for New Business; and

WHEREAS, the Hendersonville Downtown Streets Modernization Project will improve safety and accessibility for pedestrians and bicyclists along two historic downtown corridors, create a more welcoming and accessible public realm, reconnect underserved neighborhoods to downtown, improve resilience to flooding, and enhance regional connectivity, including improved access to the Ecusta Trail linking the City of Brevard and the City of Hendersonville; and

WHEREAS, the City of Brevard recognizes the importance of coordinated regional transportation investments that improve quality of life, expand transportation choices, create local jobs, support local businesses, and strengthen economic opportunity across municipal boundaries; and

WHEREAS, the Hendersonville Downtown Streets Modernization Project aligns with federal transportation priorities by creating safer transportation systems, improving quality of life for residents and visitors, supporting local businesses, increasing tourism, and providing accessible, affordable, and connected transportation options.

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

Section 1. The City of Brevard hereby expresses its strong support for and endorsement of the City of Hendersonville's FY2026 BUILD Grant application for the Hendersonville Downtown Streets Modernization Project: New Streets for New Business.

Section 2. The City of Brevard respectfully encourages the U.S. Department of Transportation to give full and favorable consideration to this application in recognition of its regional benefits, its contribution to transportation safety and economic vitality, and its role in strengthening connections between communities in Western North Carolina.

Section 3. This resolution shall become effective upon adoption.

Adopted and approved this, the 2nd day of February 2026.

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

K-3. Capital Project Amendment – Estatoe Trail - $263,500

ORDINANCE NO. 2026-03
CAPITAL PROJECT ORDINANCE TO AMEND ORDINANCE NO. 2024-45 ESTATOE TRAIL PROJECT

BE IT ORDAINED by the City Council of the City of Brevard, North Carolina that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1: The budgeted expenditures and revenues related to the Estatoe Trail project will be increased by $263,500. The General Fund has transferred $95,000 to this project in both FY25 and FY26. These revenues need to be budgeted in the project fund. In January of 2025 the City received $25,000 from NCDOT related to Right of Way at Food Matters. In January of 2026, the City contracted with the Pisgah Conservancy in the amount of $48,411 for trail construction from the Davidson River pedestrian bridge to the sidewalk to be completed on the south side of US276 near the entrance to the Pisgah National Forest. The Transylvania County Tourism Development Authority contributed $25,000 on the contract with Pisgah Conservancy.

Section 2: The Estatoe Trail Project currently has a budget of $1,241,600 and this amendment will increase that budget to $1,505,100. The fund balance for the project is currently $851,286. The project also has $512,164 of current encumbrances, which leaves a spendable fund balance on the project of $339,122. The General Fund will be transferring an additional $47,500 to the Project prior to June 30, 2026.

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

Account Number	Account Name	Budget Amount
78-6300-4400	**Estatoe Trail Project**	**$263,500**
	TOTAL PROJECT APPROPRIATION	**$263,500**

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

Account Number	Account Name	Budget Amount
78-3750-0020	**Transfer from GF – Estatoe**	**$190,000**
78-3400-0000	**Reimb from NCDOT**	**$25,000**
78-3900-0200	**Contribution from TDA**	**$25,000**
78-3990-0000	**Fund Balance Approp**	**$23,500**
	TOTAL PROJECT REVENUE	**$263,500**

Section 5: The Finance Director is hereby directed to maintain within the capital project fund sufficient specific detailed accounting records to satisfy the disclosure requirements of all the contractual agreements, if applicable.

Section 6: Funds may be advanced from the General Fund or from any Enterprise Fund as necessary for the purpose of making payments as due. Reimbursement requests shall be made in an orderly and timely manner.

Section 7: The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and Section 4.

Section 8: The Finance Director is further instructed to include a detailed analysis of past and future revenues and expenses during each annual budget submission made to the Governing Board.

Section 9: Copies of this capital project shall be furnished to the City Clerk, Finance Director and City Manager for direction in carrying out this project.

ADOPTED by the City Council of the City of Brevard, North Carolina, on this 2nd day of February, 2026.

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

K-4. FY 202502026 Financial Report as of December 31, 2025

K-5. Rosenwald Community Advisory Board Minutes – November 20, 2025

K-6. Parks, Trails & Recreation Committee Minutes – December 17, 2025

K-7. Parks, Trails & Recreation Committee Minutes – November 19, 2025

L. Unfinished Business – None.

M. New Business

M-1. Public Art Application – Center of the Earth (44 Four Seasons Plaza) – Aaron Bland reviewed an application for a mural installation submitted by Jennifer Snowden, owner of Center of the Earth located at 44 Four Seasons Plaza. The mural is

proposed to be made up of multiple separate but cohesive paintings of serene outdoor scenes of local natural features such as mountains and waterfalls. Staff has reviewed the application for compliance, and the proposed mural complies with the standards of the Public Art Policy. Mr. Baker moved, seconded by Ms. Holder to adopt the resolution approving a mural at 44 Four Seasons Plaza. The motion carried unanimously.

RESOLUTION NO. 2026-05
A RESOLUTION APPROVING A MURAL AT 44 FOUR SEASONS PLAZA

WHEREAS, City Council has been presented with a proposal for the placement of a wall mural located at 44 Four Seasons Plaza on multiple exterior walls facing Four Seasons Plaza, and

WHEREAS, the mural shall depict serene mountain and forest scenes and depict silhouettes of people meditating, sitting around a campfire, and a stylized waterfall, and

WHEREAS, City Council believes the proposed mural is consistent with the stated goals outlined in the Public Art Policy, and

WHEREAS, City Council recognizes the value of publicly displayed art and the importance of promoting public and private economic development efforts, and

WHEREAS, local art, such as high-quality wall murals, create a sense of place for the residents of Brevard.

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

Section 1. City Council hereby approves an application for a multi-panel wall mural on the building at 44 Four Seasons Plaza, in accordance with Brevard City Code of Ordinances Chapter 42 and Brevard Unified Development Ordinance Chapter 12.

Section 2. This Resolution shall become effective upon its adoption.

Adopted and approved this the 2nd day of February 2026.

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

M-2. (K-2.) Amendment to 2026 City Council Meeting Schedule – March Priority Setting Retreat – Mr. Hooper explained that the retreat planning committee and the retreat facilitator were hoping to have a slightly longer session this year based on feedback from councilmembers about sessions over the previous few years. The original plan was to have an all-day session on Friday, March 6th and a half-day session on Saturday, March 7th. However, some councilmembers are unable to participate on Saturday. The facilitator has agreed to do a longer one-day session on Friday. Mr. Hooper suggested setting the schedule for Friday beginning at 8:30 am to 9:30 pm, and to keep the Saturday date on the schedule if needed. Mr. Baker moved, seconded by Mr. Wise to approve the amendment to the Council Calendar as described by the City Manager. During discussion, Ms. Holder said she would rather see another alternative to a long session on Friday and wondered if there was an option to look at another weekend. Mayor Copelof noted that the facilitator's availability is limited and that March 6th is one of the only dates that worked with everyone's schedule. Vote on the motion was 4 in favor; one opposed (Holder). The motion carried.

N. Remarks/Future Agenda Considerations.

Ms. Holder thanked Mr. Powell for his remarks regarding Black History Month. She challenged everyone to learn more about an African American person who added to this country. She said on a sad note I was watching out my window this morning as some people were sitting out there in the cold. It was never warm enough to sit outside and some of them don't have appropriate clothing. I challenge myself as well as this Council and Staff to find answers to help people who don't have traditional housing to have a place to go to when they have to come out of the shelter at 8:00 am.

Mr. Wise commented on the value of having public speakers. He thanked Mr. Powell for educating us and said I think there is a critical lack of understanding about how so many people in our great nation, especially Black Americans, who have been pivotal in transforming this country and making it what it is. I would hope we all

celebrate Black History Month in February. He addressed Mr. Brewer's comments and encouraged him to attend the monthly Public Works & Utilities Committee meetings where updates are provided every month for active projects. He also criticized Pisgah Piper's prediction for six more weeks of winter.

Mr. Baker said since my time on Council we have definitely emphasized the importance of getting information out to the public, even hiring the city's first public information officer, and putting an emphasis on transparency. I can confidently say that information about the city is more available today than it probably ever has been in our history. That doesn't mean that we can't do better, but I also think that citizens, especially those with concerns or questions, also have a duty to inform themselves using the tools that are already available out there, such as coming to committee meetings or reading meeting minutes online. If you have concerns about something, please take the time to find the right information or ask a question of staff.

Mr. Daniel said if you are as appalled as I am by the events that have taken place in this nation in the last two weeks, I would encourage you to write your congressman. It's pretty easy and it does matter.

Mr. Lytle thanked Mr. Powell and Ms. Holder for their comments. He said that African American history is American history and one of the things that resonated with me was these were facts that you didn't learn when you were growing up and neither did I. One of the things that I have always said is that bias can't withstand proximity, so when you are speaking to someone who may be different than you, when you are learning from them, it is hard to hold those biases against them. I think that also applies to unhoused folks who are often misunderstood, and I do think we've got the capacity in this city to fix that issue. I know there are lots of folks that have the will and I think that we need to come up with a comprehensive plan to make sure that we get that done.

Mr. Hooper noted that as a result of City Hall's closure last Monday due to the storm, two committee meetings had to be canceled. There were some items that were expected to come out of those committee meetings to Council at tonight's meeting, but those items are postponed until the committees' February meetings and will need to be brought to Council at a later date.

Mayor Copelof thanked Staff for an incredible job during the two weekend weather events, and for the wonderful audit results. She was sorry that the White Squirrel Day event had to be canceled but reported that Pisgah Piper did make her predictions from the safety of her home. She pointed out that another way of getting city information is by reading the "Talk of the Town" quarterly newsletter that is printed and published online. She said I am glad we opened the warming center even though it was only used by a few unhoused people. I want to thank the Fire Department, the Police Department and the Red Cross for providing blankets and snacks. I also want to point out that The Haven and Love and Respect are getting close to opening the new house they bought that will be a place during the day where people can go. We are fortunate because our non-profit partners are aggressively working on a lot of the concerns we all have and we are not doing it alone as the City.

O. Closed Sessions – None.

P. Adjourn – There being no further business, at 6:46 p.m. Mr. Baker moved, seconded by Mr. Lytle, to adjourn the meeting. The motion carried unanimously.

Maureen Copelof
Mayor

Denise Hodsdon, CMC
City Clerk

Minutes Approved: February 16, 2026