Thursday – February 19, 2026 - 11:00 a.m.

Agenda Briefing Worksession - For February 24, 2026, Council Meeting

Present: Mayor Esther E. Manheimer, Presiding; Vice-Mayor S. Antanette Mosley; Councilman Bo Hess; Councilwoman Kim Roney; Councilwoman Sheneika Smith; Councilwoman Sage Turner; Councilwoman Maggie Ullman; City Manager DK Wesley; City Attorney Brad Branham; and City Clerk Magdalen Burleson

City Council held an agenda briefing worksession to discuss the upcoming and future agenda items. In addition, City Council reviewed upcoming City Council committees that will be taking place during the next two weeks.

Closed Session

At 11:39 a.m., Councilman Hess moved to go into closed session for the following reasons: (1) To prevent disclosure of information that is privileged and confidential, pursuant to the laws of North Carolina, or not considered a public record within the meaning of Chapter 132 of the General Statutes. The statutory authorization is contained in N.C. Gen. Stat. § 143-318.11(a)(1). The laws that make the information privileged and confidential are N.C. Gen. Stat. § 143-318.10(e); and (2) To consult with an attorney employed or retained by the City about matters with respect to which the attorney-client privilege between the City and its attorney must be preserved, including, but not limited to, the handling or settlement of a claim regarding the following: Hebb v. City of Asheville; Case Number 1:22-cv-00222. The statutory authorization is contained in N.C. Gen. Stat. § 143-318.11(a)(3). This motion was seconded by Councilwoman Ullman carried on a 7-0 roll call vote.

At 12:01 p.m. Councilwoman Ullman moved to come out of closed session. This motion was seconded by Councilwoman Smith and carried on a 7-0 roll call vote..

At 12:01 p.m., Mayor Manheimer adjourned the agenda briefing worksession.

Tuesday – February 24, 2026 - 5:00 p.m

Regular Meeting

Present: Mayor Esther E. Manheimer, Presiding; Vice-Mayor S. Antanette Mosley; Councilman Bo Hess; Councilwoman Kim Roney; Councilwoman Sheneika Smith; Councilwoman Sage Turner; Councilwoman Maggie Ullman; City Manager DK Wesley; City Attorney Brad Branham; and City Clerk Magdalen Burleson

PLEDGE OF ALLEGIANCE

Mayor Manheimer led City Council in the Pledge of Allegiance.

Mayor Manheimer read a statement regarding Chamber decorum.

I. PROCLAMATIONS:

A. PROCLAMATION PROCLAIMING FEBRUARY, 2026, AS “BLACK HISTORY MONTH”

Mayor Manheimer read the proclamation proclaiming February, 2026, as "Black History Month" in the City of Asheville. She presented the proclamation to Ms. Oralene Simmons,

President and Founder of the Martin Luther King Jr. Association of Asheville & Buncombe County, and Board members, who briefed City Council on some activities taking place during the month.

B. PROCLAMATION PROCLAIMING FEBRUARY 23-27, 2026, AS "INVASIVE SPECIES AWARENESS WEEK"

Mayor Manheimer read the proclamation proclaiming February 23-27, 2026, as "Invasive Species Awareness Week" in the City of Asheville. She presented the proclamation to Kym Valdastri, Executive Assistant, Raven Invasive Plant Management, who briefed City Council on some activities taking place during the week..

II. CONSENT AGENDA:

A. APPROVAL OF THE COMBINED MINUTES OF THE AGENDA BRIEFING WORKSESSION HELD ON JANUARY 22, 2026, AND THE FORMAL MEETING HELD ON JANUARY 27, 2026

B. RESOLUTION NO. 26-22 - RESOLUTION RATIFYING THE EXECUTION OF ALL NECESSARY DOCUMENTS WITH THE HOUSING ASSISTANCE CORPORATION TO PROVIDE HOME FUNDING FOR THE DEVELOPMENT OF APPLE RIDGE AFFORDABLE RENTAL HOUSING CONSTRUCTION PROJECT; AND AUTHORIZE THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO GIVE EFFECT TO THIS RESOLUTION

Action Requested: Authorize the City Manager to ratify a HOME loan agreement with the Housing Assistance Corporation DBA Apple Ridge, LLC for the full amount of $940,000, and authorize the City Manager to execute any and all documents necessary to give effect to this resolution.

Background:

- The City of Asheville is the participating jurisdiction with the US Department of Housing and Urban Development and receives formula funding through the HOME Investment Partnership Program (HOME).
- The City receives these allocations annually through a federal formula allocation process.
- HOME funds support affordable housing activities within the four-county Consortium region, including Buncombe, Madison, Transylvania, and Henderson counties.
- The Housing Assistance Corporation was awarded $600,000 in HOME funds in 2024 for its Apple Ridge multifamily construction project, a 60-unit 100% affordable apartment complex located at 114 Preston View Way in Hendersonville, NC.
- City Council approved the funding of Apple Ridge for $600,000 in Resolution 24-167 on July 23rd, 2024 as part of the 2024-2025 Annual Action Plan.
- The Asheville Regional Housing Consortium voted on June 11th, 2025, to add an additional $300,000 to the total award amount to Apple Ridge, using rescinded funds from the Meribel project.
- City Council approved the additional $300,000 in HOME funding for Apple Ridge on June 24th, 2025 in Resolution 25-145 as part of the 2025-2026 Annual Action Plan, bringing the total award amount to $900,000.
- City Staff are requesting that the City Council approve an additional $40,000 in HOME funds to cover additional underwriting costs and authorize the City Manager to execute all necessary documents to finalize the HOME award to the Housing Assistance Corporation in the updated amount of $940,000 for the Apple Ridge project.
- This item was originally scheduled for the 2/10/2026 council meeting, prior to the closing of the deal on 2/18/2026, thus the need for ratification

Vendor Outreach Efforts:

- N/A

Council Goal(s):

- Quality Affordable Housing

Committee(s):

- Asheville Regional Housing Consortium - 7/8/2024 - Recommended funding Apple Ridge ($600,000) - Unanimous approval
- City Council - 7/23/2024 - Approved the initial funding for Apple Ridge ($600,000) - Unanimous approval of Resolution 24-167
- Asheville Regional Housing Consortium - 6/11/2025 - Voted to recommend additional funding of $300,000 using rescinded funds from the Meribel project - Unanimous approval
- City Council - 6/24/2025 - Approved the additional $300,000 for Apple Ridge, bringing total to $900,000 - Unanimous approval of Resolution 25-145
- Asheville Regional Housing Consortium - 8/27/2025 - Informed of an additional $40,000 added to the project to cover underwriting costs. The additional funding will come from program income.

Pro(s):

- Funding supports the construction of affordable rental housing in the Asheville Regional Housing Consortium service area.

Con(s):

- None

Fiscal Impact:

- The proposed projects are fully funded from the federal HOME entitlement grants, unspent funds from prior-year allocations, and program income.
- Staff costs to administer the program are paid from federal sources.
- The award is structured as a loan, which will generate program income over time that can be used for other projects.

Motion:

- Motion to authorize the City Manager to execute a HOME Agreement with the Housing Assistance Corporation DBA Apple Ridge, LLC for the full amount of $940,000, and authorize the City Manager to execute any and all documents necessary to give effect to this resolution.

RESOLUTION BOOK NO. 46 - PAGE 238

C. RESOLUTION NO. 26-23 - RESOLUTION TO PERMIT THE POSSESSION AND CONSUMPTION OF MALT BEVERAGES AND/OR UNFORTIFIED WINE AT THE CHAI PANI HOLI CELEBRATION TO OCCUR ON MARCH 6, 2026

RESOLUTION NO. 26-24 - RESOLUTION TO PERMIT THE POSSESSION AND CONSUMPTION OF MALT BEVERAGES AND/OR UNFORTIFIED WINE AT THE DOWNTOWN AFTER 5 EVENTS TO OCCUR ON APRIL 17, MAY 15, JUNE 19, AND AUGUST 21, 2026

Action Requested: Adoption of resolutions to permit the possession and consumption of malt beverages and/or unfortified wine at the Chai Pani Holi Celebration and Downtown After 5.

Background:

- N. C. Gen. Stat. sec. 18B-300(c) authorizes the City by ordinance to regulate or prohibit the consumption and/or possession of open containers of malt beverages and unfortified wine on the public streets and property owned, occupied, or controlled by the City and to regulate or prohibit the possession of malt beverages and unfortified wine on public streets, alleys or parking lots which are temporarily closed to regular traffic for special events.
- The City Council of the City of Asheville has adopted an ordinance pursuant to that statutory authority; and that ordinance, codified as Section 11-11 in the Code of Ordinances of the City of Asheville, provides that the City Council may adopt a resolution making other provisions for the possession of malt beverages and/or unfortified wine at a special event or community festival.
- Asheville Downtown Association has requested that City Council permit them to serve beer and/or unfortified wine at the Chai Pani Holi Celebration on March 6, 2026, on Banks Avenue, and at Downtown After 5 on April 17, May 15, June 19, and August 21, 2026, at Pack Square Park, and allow for consumption at the events.
- Alcohol boundaries are defined as per the accompanying event site maps.

Council Goal(s):

- A diverse community
- Thriving local economy
- Connected and engaged community

Committee(s):

- None

Pro(s):

- Allows fundraising opportunities for the sponsoring nonprofit organizations.

Con(s):

- None

Fiscal Impact:

- This action requires no City resources and has no fiscal impact.

Motion:

- Motion to adopt a resolution to permit the possession and consumption of malt beverages and/or unfortified wine at the Chai Pani Holi Celebration, and at Downtown After 5.

RESOLUTION NO. 26-23 - RESOLUTION BOOK NO. 46 - PAGE 239
RESOLUTION NO. 26-24 - RESOLUTION BOOK NO. 46 - PAGE 242

D. RESOLUTION NO. 26-25 - RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A GENERAL SERVICES CONTRACT WITH CITY WIDE FACILITIES SOLUTION FOR CLEANING SERVICES AT THE WNC NATURE CENTER

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a general services contract with City Wide Facilities Solutions for cleaning services at the Western North Carolina Nature Center with total contract amount not to exceed $142,500 over the five year term

Background:

- With over 192,000 guests annually, the Nature Center is a popular destination for locals as well as visitors from throughout the Southeastern US.

- The facility features over 42 acres of exhibits, including several restroom facilities, offices and indoor public spaces.
- The Center recently added a new “Gateway to the Southern Appalachians" exhibit area with new butterfly gardens, a new 10,000 sq ft event courtyard space and a new 800 sq ft gift shop.
- In order to keep the facilities clean and safe, the Center utilizes a contracted custodial service five days per week to clean restrooms, visitor spaces and offices as well as remove trash and recycling from receptacles throughout the grounds.
- The service contract allows the City Maintenance and Exhibits team to focus on repair of current amenities as well as aid in the construction of new experiences for our many audiences.

Vendor Outreach Efforts:

- Staff performed outreach to minority and women owned businesses, through solicitation processes using the State’s interactive Purchasing System.
- Eight companies participated in site visits to review the project.
- Eight companies formally submitted a Request for Proposal for the project with City Wide Facilities Solutions being the lowest responsible bidder in the amount of $28,500 per year.
    i. City Wide Facilities Solutions, Spartanburg, SC, $28,500
    ii. Asset Commercial Services, Asheville, NC, $31,140
    iii. Esther & Mays Group, LLC, Charlotte, NC, $48,300.00
    iv. Gracious Cleaning Company, LLC, Gastonia, NC., $129,600
    v. Hadasah, LLC, Cherryville, NC, $84,480
    vi. Harper Cleaning Group, Swannanoa, NC, $62,400
    vii. Raynetta And Company Enterprise, LLC, Asheville, NC, $76,381.20
    viii. SYMPL, LLC, Charlotte, NC, $56,000

Council Goal(s):

- A well planned and livable community
- Thriving local economy
- Fiscally resilient city

Committee(s):

- NA

Pro(s):

- A custodial contract ensures that the WNC Nature Center’s facilities are kept in sanitary conditions for our guests.
- By utilizing an outside company for custodial duties, the Center maintenance team is freed up to focus on upgrades and repairs throughout the Center - making it as safe and as aesthetically pleasing as possible.

Con(s):

- none

Fiscal Impact:

- Funding for Year 1 of this contract is available in the Nature Center’s operating budget. Funding for future years will be included in subsequent years operating budgets.

Motion:

- Motion authorizing the City Manager to enter into a general services contract with City Wide Facilities Solutions for cleaning services at the Western North Carolina Nature Center with total contract amount not to exceed $142,500 over the five year term.

RESOLUTION BOOK NO. 46 - PAGE 245

E. RESOLUTION NO. 26-26 - RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE HARRAH'S CHEROKEE CENTER ASHEVILLE'S CONTRACT WITH LABOR FINDERS INC. FOR STAFFING SERVICES TO EXTEND THE CONTRACT LENGTH BY 4 MONTH

Action Requested: Adoption of a resolution authorizing the City Manager to amend the Harrah's Cherokee Center Asheville's contract with Labor Finders Inc. for staffing services to extend the contract length by 4 months.

Background:

- The City's contract with Labor Finders began in February 2023 with a 1 year term and two additional 1 year extensions. Labor Finders has provided staff consistently through the term and both extensions have been utilized.
- HCCA staff planned to issue an RFP for staffing services in the fall of 2025 to begin in March 2026; however, due to administrative staffing changes within the HCCA the issuance of the RFP was delayed.
- Staff is proposing to extend the current agreement by a 4 months (through the end of June 2026) to allow time to issue an RFP and set up a new contract with the lowest responsive, responsible bidder beginning July 1, 2026.
- Funding is available as there is $70,000 encumbered on the contract which is more than enough to cover staffing services through the end of the current fiscal year.
- The amendment to this contract would extend the contract period by 4 months with no other changes made to the contract.

Vendor Outreach Efforts:

- When initially contracted, staff followed the city's Asheville Business Inclusion (ABI) process and Labor Finders was selected.
- They were the lowest, most responsive bidder; however, they are not minority owned.

Council Goal(s):

- A Thriving Local Economy
- A Financially Resilient City

Committee(s):

- None

Pro(s):

- Creates the ability to fully staff event related needs at the facility through the end of the contract.

Con(s):

- Temporary Staffing through agencies is more expensive than City employees.

Fiscal Impact:

- Funding for this contract is available in the Harrah's Cherokee Center - Asheville operating budget.

Motion:

- Motion to adopt a resolution authorizing the City Manager to amend the Harrah's Cherokee Center Asheville's contract with Labor Finders Inc for staffing services to extend the contract length by 4 months.

RESOLUTION BOOK NO. 46 - PAGE 246

F. RESOLUTION NO. 26-27 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH CHONZIE, INC. TO PERFORM THE PREDICTIVE MODELING SERVICE LINE INVENTORY FOR THE WATER RESOURCES DEPARTMENT

Action Requested: Adoption of a resolution authorizing the City Manager to execute a contract with Chonzie,Inc to perform the predictive modeling service line inventory by potholing or excavating to verify service line type for the Water Resources Department.

Background:

- Water Resources is required to build a water service line inventory per US EPA & NC Department of Environment Quality (NCDEQ) regulations.
- Water Resources service line inventory currently has 37,000 service lines classified as unknown sites, which must be determined by October 2027.
- Water Resources is currently under contract with VODA.ai to provide predictive modeling services to help meet the service line inventory deadline requirements.
- Currently the predictive modeling process requires 385 locations to be investigated to supply the predictive modeling software data to determine next steps in the inventory process.
- Chonzie, Inc. was selected to perform the service line inspections required for the project after Water Resources performed the Informal Construction Bid process.

Vendor Outreach Efforts:

- Vendor outreach was performed following the City of Asheville Vendor outreach requirements.
- A search for utilities contractors was performed on the city's vendor list, NCDOT DBE list and NC HUB lists. All vendors were emailed from the list.
- The Informal Construction Bid was posted on the City website and NC DOA HUB websites.

Council Goal(s):

- Improve/Expand and Maintain Core Services

Committee(s):

- N/A

Pro(s):

- This project is aligned with the City and the Water Resources Department goal of continued investment and improvement of the City's water system, in order to provide safe and reliable service.
- The inventory project will reduce the amount of unknown service line material throughout the City's water distribution system.
- The project will also help determine future funding needs to meet the Lead and Copper Rule Improvement (LCRI) regulations posed by the USEPA.

Con(s):

- There are no cons with entering into this contract.

Fiscal Impact:

- Funding for this contract was budgeted and is available in the Water Resources Capital Projects Fund.

Motion:

- Motion to adopt a resolution authorizing the City Manager to sign a contract with Chonzie, Inc. to perform the predictive modeling service line investigations by potholing or excavating to verify service line type for the Water Resources, the services not to exceed $140,200.00.

RESOLUTION BOOK NO. 46 - PAGE 247

G. RESOLUTION NO. 26-28 - RESOLUTION IN SUPPORT OF BUNCOMBE COUNTY'S PARTICIPATION IN THE COMMERCIAL PROPERTY ASSESSED CAPITAL EXPENDITURE PROGRAM

Action Requested: Adoption of a resolution in support of action taken at Buncombe County Commission's February 3, 2026 meeting authorizing county-wide participation in the Commercial Property Assessed Capital Expenditure (C-PACE) program.

Background:

- NC Senate Bill 802 was ratified in July of 2024, establishing the statewide Commercial Property Assessed Capital Expenditure(C-PACE) Program.
- The C-PACE program is a statewide voluntary program that provides access to private financing mechanisms for designated commercial, industrial or multi-family property upgrades.
- Financing is repaid through a special assessment on the property tax bill over a long term period.
- The administrative activity required to support this program will take place at the county level and at the Economic Development Partnership of North Carolina. There will be no staff resource needs from the City.
- Action is required at the local level to enable program participation; a resolution of intent, a public hearing and a resolution to participate have been completed at the Buncombe County Commission.
- C-PACE program priorities include support for economic development, clean energy, energy efficiency, resilience and water conservation projects.
- This activity supports Municipal Climate Action Plan (MCAP) Goal 2 Activity 15 "Monitor and Engage in State-Level and Utility Policies on Climate and Sustainability"

Vendor Outreach Efforts:

- Not applicable

Council Goal(s):

- Equitable and Diverse Community
- A Clean and Healthy Environment

Committee(s):

- Planning, Economic Development, and Environment, Feb 17, 2026 - Voted 3-0 to approve

Pro(s):

- Action prioritized in the Municipal Climate Action Plan
- Supports resolution 20-25 Declaration of a Climate Emergency and the City's support of Buncombe County's 100% Renewable Energy Community-wide Goal

- Timely and important opportunity to advance affordable, resilient, low carbon, renewable energy and resilience projects for City of Asheville commercial property owners
- Direct community-wide and resident benefits include potential for energy and cost savings passed along to tenants, indirect benefits include community-wide greenhouse gas emissions reductions, enhanced water efficiency, and increased resilience
- Collaborative effort with Buncombe County in coordination with other NC local governments and with support of the Economic Development Partnership of North Carolina maximizes impact

Con(s):
- None

Fiscal Impact:
- This action requires no City resources and has no fiscal impact.

Motion:
- Motion to adopt a resolution in support of action taken by Buncombe County Commission authorizing county-wide participation in the Commercial Property Assessed Capital Expenditure (C-PACE) program.

RESOLUTION BOOK NO. 46 - PAGE 248

H. RESOLUTION NO. 26-29 - RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT THE FISCAL YEAR 2024 ASSISTANCE TO FIREFIGHTERS GRANT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY

ORDINANCE NO. 5197 - BUDGET AMENDMENT TO EXPEND GRANT FUNDS FOR WILDLAND PERSONAL PROTECTIVE EQUIPMENT

Action Requested: Adoption of a resolution to accept grant funds from the FEMA Assistance to Firefighters Grant program as well as a budget amendment, in the amount of $74,949.10, for the FY 2024 Assistance to Firefighters grant to purchase wildland personal protective equipment (PPE).

Background:
- Asheville Fire Department (AFD) applied for the FEMA Assistance to Firefighters Grant during FY 2024, and was awarded the grant in October 2025.
- The primary focus of FEMA's Assistance to Firefighters Grant program is to provide assistance in funding for firefighting safety and protective equipment that can reduce the risk of exposure to carcinogens.
- The goal of the current request is to increase the safety and health of our firefighters by increasing the accessibility of wildland PPE within the AFD.
- This grant will be used to purchase wildland PPE including helmets, boots, pants and shirts.
- The overall request for funding via FEMA's Assistance to Firefighters Grant is to increase the safety for all members by providing increased access to wildland PPE.
- All purchasing from this grant will follow the City's Purchasing Policy.

Vendor Outreach Efforts:
- N/A

Council (Goal(s):
- Fiscally Resilient City
- Clean, Safe and Healthy Environment

Committee(s):
- N/A

Pro(s):
- Firefighter safety would be increased significantly

Con(s):
- N/A

Fiscal Impact:
- The grant is for $68,135.54 in federal funding with a 10% required local match.
- Funding for the required 10% local match ($6,813.56) has been identified within the current fiscal year departmental operating budget.

Motion:
- Motion to adopt a resolution authorizing the acceptance of grant funds from the Federal Emergency Management Agency Assistance to Firefighters Grant Program and a budget amendment, in the amount of $74,949.10, authorizing the Asheville Fire Department to expend grant funds for wildland personal protective equipment, with the required 10% local match of $6,813.56 to be funded by the Fire Department's existing operating budget.

RESOLUTION BOOK NO. 46 - PAGE 249
ORDINANCE BOOK NO. 36 - PAGE 383

I. ORDINANCE NO. 5198 - BUDGET AMENDMENT FOR FIRE DEPARTMENT TO EXPEND DONATION FUNDS FOR APPROVED SPECIAL PROJECTS AND INTERNAL DEPARTMENTAL INITIATIVES

Action Requested: Adoption of a budget amendment in the amount of $45,266.38 authorizing the Asheville Fire Department (AFD) to expend donation funds for approved special projects and internal departmental initiatives.

Background:
- The Asheville Fire Department has accumulated donation funds from various sources totaling $45,266.38, which are currently being held in a special revenue fund.
- These donations were made and received in accordance with the City of Asheville Donations Policy and without any restrictions on their use.
- A budget amendment is required for the Department to utilize these funds.
- AFD is seeking authorization to use these donation funds to support internal initiatives and special projects that enhance departmental operations and workforce support.
- Funds will be in alignment with the following four pillars: Response, Resilience, Recognition, and Remembrance.
- In the near term, funds will support the annual Appreciation Banquet on May 1 and cover medals, ribbons, and awards (Recognition), with a portion allocated for station improvements such as workout equipment (Resilience). Remaining funds will honor the families of fallen firefighters through meals with their loved ones' crews on the anniversaries of their deaths (Remembrance).

- This request provides formal approval for AFD to expend the available donation balance for special projects in a manner consistent with donor intent and City financial policies, while maintaining appropriate oversight and accountability.

Vendor Outreach Efforts:
- N/A

Council Vision 2036 Focus Area(s):
- Fiscally Resilient City

Committee(s):
- N/A

Pro(s):
- Authorizes appropriate use of donated funds consistent with donor intent
- Enhances transparency and accountability for special project expenditures
- Provides flexibility to address internal departmental needs not funded in the adopted budget
- Supports workforce engagement, recognition, and operational improvements

Con(s):
- **N/A**

Fiscal Impact:
- Donation funds totaling $45,266.38 will be used for approved special projects and internal departmental initiatives at the discretion of the Department Director and in accordance with City financial policies. No new funding is requested, and there is no impact to the General Fund.

Motion:
- Motion to adopt the Budget Ordinance Amendment authorizing the Asheville Fire Department to expend donation funds, in an amount not to exceed $45,266.38, for approved special projects and internal departmental initiatives.

ORDINANCE BOOK NO. 36 - PAGE 384

J. RESOLUTION NO. 26-30 - RESOLUTION AUTHORIZING THE PURCHASING MANAGER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THE DONATION AND TRANSFER OF OWNERSHIP O SURPLUS, UNUSED, OR OTHERWISE OBSOLETE EQUIPMENT, SPECIFICALLY A 2018 ELECTRIC GEM CAR, TO MARS HILL UNIVERSITY, A NONPROFIT ORGANIZATION

Action Requested: Adoption of a resolution authorizing the donation of a used 2018 Electric GEM car to Mars Hill University.

Background:
- N.C.G.S. § 160A-280 authorizes a city to donate personal property that the governing board determines to be surplus, obsolete, or unused to a nonprofit organization incorporated in the United States.
- Item to be donated is: 2018 Electric GEM Car, VIN: 52CG2DGA4J5017963
- The 2018 Electric GEM vehicle is obsolete compared to newer electric vehicle platforms currently in service.

- The Asheville Police Department is no longer utilizing this vehicle and has transitioned to electric golf carts for downtown operations.
- Additionally, the City of Asheville Fleet Manager has determined the vehicle will not be repurposed for other municipal use.
- Mars Hill University has requested the vehicle to enhance public safety operations on its campus.
- Mars Hill University is recognized by the IRS as a 501(c)(3) nonprofit organization.
- While the vehicle has an estimated surplus resale value of approximately $5,000, donating this asset will provide greater public benefit than resale.
- Mars Hill University currently has only one vehicle in its fleet, which is nearing the end of its service life.
- Donating this vehicle will improve patrol reliability, enhance campus safety operations, and extend the service life of the university's existing fleet.
- Donating this surplus asset supports collaboration and promotes continued public safety benefits for our broader community.

Council Goal(s):
- Connected and Engaged Community

Committee(s):
- None

Pro(s):
- Continue a partnership with a local university that has expressed a need for an electric GEM car for its campus security.

Con(s):
- The City will not receive the vehicle's resale value, which is expected to be a maximum of $5,000.

Fiscal Impact:
- While this equipment has nominal resale value as surplus property, this donation will enhance the local university's capacity to perform campus-related tasks.
- The donated item is obsolete relative to current electric vehicle platforms, and it is not used by the Asheville Police Department.
- Mars Hill University is recognized by the IRS as a 501(c)(3) nonprofit organization.

Motion:
- Motion to authorize the City of Asheville to donate a used 2018 Electric GEM car to Mars Hill University.

RESOLUTION BOOK NO. 46 - PAGE 250

K. RESOLUTION NO. 26-31 - RESOLUTION RATIFYING THE SUBMISSION OF AN APPLICATION FOR A 2026 BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT GRANT FROM THE US DEPT. OF TRANSPORTATION FOR A PLANNING GRANT TO STUDY MULTIMODAL IMPROVEMENTS FOR THE HILLIARD AVENUE CORRIDOR STUDY, AND IF AWARDED, AUTHORIZING THE CITY MANAGER TO SIGN ALL NECESSARY RELATED DOCUMENTS TO GIVE EFFECT TO THE GRANT

Action Requested: Adoption of a resolution ratifying the submission of an application for a 2026 Better Utilizing Investments to Leverage Development (BUILD) grant for $650,000 from the United States Department of Transportation (USDOT) for a planning grant to study multimodal

improvements for the Hilliard Avenue corridor, and if awarded, accept the funds and authorize the City Manager to sign all necessary documents to effect the grant.

Background:

- The call for projects is for funding through the 2026 Better Utilizing Investments to Leverage Development (BUILD) grant program, a nationally competitive grant for which all government entities are eligible to apply.
- Eligible activities for BUILD planning grants include feasibility studies, small-area plans, conceptual designs, bike/ped plans, transit plans, traffic studies, local transportation asset inventories, economic impact analyses for transportation investments, and more, as defined by federal eligibility.
- The submitted project for the grant is a feasibility study for multimodal transportation improvements to Hilliard Avenue. This plan is intended to examine the existing extents of the Hilliard Avenue corridor from Clingman Avenue to Biltmore Avenue for future improvements, as well as coordinate future changes associated with NCDOT's I-26 Connector project, specifically addressing functionality changes on Patton Avenue and surrounding streets, including improvements at the Clingman Avenue and Hilliard Avenue intersection.
- The study will also investigate assessments of rights-of-way, above-ground and subsurface utilities, topography, accessibility needs, intersection improvements, and possible reconfigurations, along with planning-level cost estimates. This project is intended as a scoping analysis for future capital projects in the corridor.
- Hilliard Avenue is a top-ranked corridor for ADA improvements in the GAP Plan Prioritization List.
- The total cost of the proposed planning study is $650,000, with a grant amount of $585,000. Although the BUILD program does not require a match due to Hilliard Avenue's location in an Area of Persistent Poverty and an Opportunity Zone, the City of Asheville will provide $65,000 in matching funds to increase the City's competitiveness in this grant program. This match amount will be allocated from the CIP.
- The deadline for submitting the grant application is February 24, 2026.
- The Transportation Department recently requested that Council approve a similar grant application through the MPO for the Unified Planning Work Program (UPWP) submitted in January. Asheville did not win that award, so this is the same request from a different funding source.

Goal(s):

- Well-Planned and Livable Community
- Transportation and Accessibility

Committee(s):

- NA

Fiscal Impact:

- If awarded, the City of Asheville will provide a $65,000 local match. If needed, the City will allocate funds from the General Capital Projects Fund.

Motion:

- Motion to ratify the submission of an application for grant funding from the USDOT's Better Utilizing Investments to Leverage Development (BUILD) grant program, and if awarded, accept the funds and authorize the City Manager to sign all necessary documents to effect the grant, and fund the local match in an amount up to $65,000.

RESOLUTION BOOK NO. 46 - PAGE 251

L. RESOLUTION NO. 26-32 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A TEN-YEAR INTERLOCAL AGREEMENT BETWEEN THE CITY OF ASHEVILLE, BUNCOMBE COUNTY TOURISM DEVELOPMENT AUTHORITY (TDA), TOWN OF BLACK MOUNTAIN, TOWN OF WEAVERVILLE, TOWN OF WOODFIN, AND BUNCOMBE COUNTY FOR THE REGIONAL WAYFINDING PROGRAM; AND TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE TDA TO EFFECTUATE THE PROCESS AND REQUIREMENTS FOR PLACING NEW WAYFINDING SIGNS IN THE CITY'S RIGHT-OF-WAY

Action Requested: Adoption of a resolution authorizing the City Manager to execute a ten-year interlocal agreement between the City, the Buncombe County Tourism Development Authority (TDA) and the Town of Black Mountain, Town of Weaverville, Town of Woodfin, and Buncombe County for the Regional Wayfinding Program; and to execute a Memorandum of Understanding with the TDA to effectuate the process and requirements for placing new Wayfinding signs in the City's right-of-way.

Background:

- The Tourism Development Authority (TDA) is a public body created by the state legislature for the purpose of promoting tourism in the Buncombe County area, including to the City.
- In 2008, the TDA engaged with local public entities within Buncombe County to develop a comprehensive signage and wayfinding program.
- Wayfinding refers to a program of signs, kiosks, gateways, and design elements to help visitors and residents locate and travel to destinations.
- The City signed an interlocal agreement with the TDA and other local jurisdictions in April 2009 that described the ongoing management and maintenance of the wayfinding signage program, including the maintenance of the signs themselves, regulations regarding placement of new signs, and funding responsibilities.

Vendor Outreach Efforts:

- Not required for Interlocal Agreements.

Council Goal(s):

- Transportation and Accessibility

Committee(s):

- No committees were consulted.

Pro(s):

- The new agreement will: establish that the TDA is responsible for paying for, and conducting, sign maintenance and repair; clarify that TDA is responsible for paying for new signs and changes to signs (e.g. sign messages); and add a provision that allows each local public entity the option to create a separate MOU with TDA that specifically details the process and requirements for which TDA will seek approval for the placement of new signs in the right-of-way (or relocation of existing signs).

Con(s):

- None

Fiscal Impact:

- None.

Motion:

- Motion to adopt a resolution authorizing the City Manager to execute a ten-year Interlocal Agreement between the City, the TDA and the Town of Black Mountain, Town of Weaverville, Town of Woodfin, and Buncombe County for the Regional Wayfinding Program; and to execute a Memorandum of Understanding with the TDA to effectuate the process and requirements for placing new or relocating existing Wayfinding signs in the City's right-of-way.

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M. RESOLUTION NO. 26-33 - RESOLUTION AUTHORIZING THE CITY MANAGER TO INCREASE THE EXISTING CONTRACT WITH CMV SYNCROMATICS FOR DIGITAL SIGNAGE AT THE ASHEVILLE RIDES TRANSIT TRANSIT CENTER AT 49 COXE AVENUE AND EXTEND THE CONTRACT BY ONE YEAR

Action Requested: Adoption of a resolution authorizing the City Manager to extend the existing contract between the City of Asheville and GMV Syncromatics for digital signage at the Asheville Rides Transit (ART) Transit Center at 49 Coxe Avenue for one year.

Background:
- The City of Asheville currently contracts with GMV Syncromatics for digital signage at the Asheville Rides Transit (ART) Transit Center at 49 Coxe Avenue.
- The contract was entered into May 26, 2020, with a three-year term plus two optional years for a total contract cost of $188,068.
- Digital signage provides riders with real-time transit arrival and departure information, as well as rider alerts and messages.
- The digital signage improves the rider experience and provides additional opportunities for the City and ART to communicate with riders.
- The City's current contract with GMV Syncromatics will expire at the end of February 2026.
- Staff is requesting a one-year extension to ensure the continued use of the digital signage and allow staff sufficient time to conduct a request for proposals (RFP) in the summer of 2026.

Vendor Outreach Efforts:
- N/A, this is a current contract.

Council Goal(s):
- Transportation and accessibility

Committee(s): N/A

Pro(s):
- Ensure that there is uninterrupted messaging to transit users
- Allow time for a procurement process to be undertaken to solicit bids for a future contract

Con(s):
- None.

Fiscal Impact:
- None. The contract amount is not changing and funding is available in the transit operations fund.

Motion:

- Adoption of a resolution authorizing the City Manager to execute an amendment to the existing contract with GMV Syncromatics to extend the contract period for one additional year for $8,818, which addition will not bring the contract total beyond the original $188,068; and to execute all documents necessary to effect this amendment.

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N. RESOLUTION NO. 26-34 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH FRENCH BROAD PAVING INC. FOR THE FISCAL YEAR 2026 ASPHALT RESURFACING CONTRACT

Action Requested: Adoption of a resolution authorizing the City Manager to execute a contract and any associated change orders with French Broad Paving, Inc. in the amount of $2,745,113.30 plus a 15% contingency of $411,767.00 ($3,156,880.30 budget total) for the FY 26 Asphalt Resurfacing contract.

Background:

- The project scope consists of resurfacing 15 streets for a total of 5.24 miles, upgrading of 41 ADA ramps in the work zone and installation of traffic calming on four roads.
- An inventory of the streets was provided..
- The project was advertised on October 22, 2025, and bids were received on November 13, 2025. On an initial advertisement at least three submittals are required to open bids and only two submittals were received.
- The project was advertised again on November 17, 2025 and bids were received on December 4, 2025.

Vendor Outreach Efforts:

- Staff performed outreach to minority- and women-owned businesses through solicitation processes which include posting on the State's Interactive Purchasing System and requiring prime contractors to reach out to Minority & Women-Owned Business Enterprise (MWBE) service providers for subcontracted services.
- Staff also checked the NC Historically Underutilized Business and NCDOT MWBE databases for potential contractors along with the City of Asheville ABI database.
- Two companies from an identified disparity group (Black American and Native American) were found in the ten-county area and staff directly contacted those companies.
- Neither company submitted a bid.
- Two women-owned businesses were also directly contacted and one company (French Broad Paving) submitted a bid.
- Two women-owned companies (Appalachian Paving and Concrete of Swannanoa, NC and Hickory Sealing and Striping of Connelly Spring, NC) will be operating as subcontractors on the project.
- The following bids were received:

French Broad Paving, Inc. of Marshall. NC	$2,745,113.30
Tarheel Paving and Asphalt, Inc. of Hendersonville, NC	$2,808,316.13
APAC-Atlantic, Inc., Asheville Division of Asheville, NC	$3,667,867.71

- French Broad Paving, Inc. was determined to be the lowest, responsive, responsible bidder.
- French Broad Paving, Inc. anticipates expending 27.0 percent of the total dollar amount of the contract with these companies.

Council Goal(s):
- A Well-Planned and Livable Community

Committee(s):
- None

Pro(s):
- The award of this contract will result in the resurfacing of 5.24 miles of City streets.
- ADA ramps in the work zone will be upgraded.

Con(s):
- Construction will cause temporary disruptions in the impacted neighborhoods.

Fiscal Impact:
- Funding is available in the General Capital Projects Fund through a mix of CIP, bond, and traffic calming funds.

Motion:
- Motion to adopt a resolution authorizing the City Manager to execute a contract and any associated change orders with French Broad Paving, Inc. in the amount of $2,745,113.30 plus a 15% contingency of $411,767.00 for a total not-to-exceed budget amount of $3,156,880.30 for the FY 26 Asphalt Resurfacing.

RESOLUTION BOOK NO. 46 - PAGE 254

O. RESOLUTION NO. 26-35 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AMENDMENT WITH HAZEN AND SAWYER, P.C. AND TO ENTER INTO CHANGE ORDERS NOT TO EXCEED THE CONTINGENCY AMOUNT, FOR THE EDWIN PLACE, CELIA PLACE AND CANTERBURY DRIVE DRAINAGE IMPROVEMENTS PROJECT

Action Requested: Adoption of a resolution authorizing the City Manager to execute a contract amendment and any associated change orders with Hazen and Sawyer, P.C. increasing the contract amount to $932,832.34 with a contingency amount of $51,671.55 (15%) for a total revised budget amount of $984,503.89 for the Edwin Place, Celia Place and Canterbury Drive Drainage Improvements Project.

Background:
- The City Council initially authorized the City Manager, through Resolution No. 16-245 on November 8, 2016, to execute a contract for $602,000 with Hazen and Sawyer. This authorization included the power to approve change orders up to 15% of the original contract amount, or $90,300 and time extensions for construction support tasks.
- The contract has been previously amended as follows:
    - Amendment 1 (August 2018): Modified the scope of services only.
    - Amendment 2 (July 2019): Revised the project limits, necessitating additional field survey work. This amendment increased the contract amount to $685,980, utilizing available contingency funds.
    - Amendment 3 (November 10, 2020): Via Resolution No. 20-201, the scope was amended to divide the project into three plan sets. This increased the contract amount by $97,833.58 to a new total of $783,813.58. A new 15% contingency of $117,572.00 was also established, bringing the total revised project budget to $901,385.58.
- Current status of the project:

    - The larger project was divided into 3 phases to better distribute funding across multiple years.
    - All phases are at 90% complete.
    - Extensive community engagement and input has previously been provided. Another community meeting will be scheduled to inform and update the community on the current status and next steps.
    - Staff must apply for and obtain regulatory and environmental permits.
    - Once final comments have been obtained from regulatory agencies, plans for all phases will be finalized to 100% complete.
- The three phases have also been submitted to FEMA for potential HMGP funding.
- Construction administration was removed from the contract and amendment 4 pending the result of the FEMA application for funding. Staff is expecting another future contract amendment to include construction administration services.
- Although the project was initiated almost nine years ago, it has been on hold for over four years due to several factors, including the COVID-19 pandemic, staffing vacancies, bond projects delivery priorities, and recovery efforts following Tropical Storm Helene. City staff are now prepared to resume and complete the work.
- The Consultant has received payment for all work performed to date and has been reengaged to continue with completing the work.
- The negotiated Amendment will increase the contract's total not-to-exceed amount to $932,832.34 by utilizing previous contingency of $117,575.04 and an additional $31,446.76 of funding from other projects' savings.
- Due to the complexities of the projects and permitting, staff is requesting a 15% contingency of $51,671.55 increasing the total budget amount to $984,503.89.

Vendor Outreach Efforts:
- Hazen and Sawyer, P.C. is already under contract.
- As this is a contract amendment, no further outreach was performed. All work described was contemplated in the original Request for Qualifications (“RFQ”) under which Hazen and Sawyer was awarded the contract.

Council Goal(s):
- Infrastructure & Environment

Committee(s):
- N/A

Pro(s):
- Project goals include:
    - Reducing roadway flooding and protecting historic properties.
    - Reducing downstream flooding and erosion.
    - Preserving the historic and community character of the neighborhood.
    - Improving overall basin water quality.

Con(s):
- Construction impacts and detour routes for residents and property owners

Fiscal Impact:
- The additional funds needed have been identified within the Stormwater Capital Projects Fund.

Motion:
- Motion authorizing the City Manager to execute a contract amendment and any associated change orders with Hazen and Sawyer, P.C. increasing the contract amount to $932,832.34 with a contingency amount of $51,671.55 (15%) for a total revised budget

amount of $984,503.89 for the Edwin Place, Celia Place and Canterbury Drive Drainage Improvements Project.

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P. ORDINANCE NO. 5199 - ORDINANCE AMENDING SECTION 10-85 OF THE CODE OF ORDINANCES REGARDING PROHIBITED ACTS RELATED TO NOISE REGULATION

Action Requested: Adoption of amendment to Section 10-85 of the Code of Ordinances regarding prohibited acts related to noise regulation.

Background:

- The City Asheville currently regulates noise in Chapter 10, Article IV of the City Code of Ordinances.
- Specific noise related prohibitions are outlined in Sec. 10-85.
- The City has received a legal challenge related to the current ordinance language.
- This proposed amendment will add additional language to Sec. 10-85 of the City's Code of Ordinances to further clarify prohibition number (2), which regulates amplified sound.
- This amendment will remove ambiguity in the existing ordinance, and enhance the legal defensibility of the provision with language which has been judicially upheld.

Vendor Outreach Efforts:
- Not Applicable

Council Goal(s):
- A Well Planned and Livable Community

Committee(s):
- N/A

Pro(s):
- Adds clarity and legal defensibility to the City's ordinance while maintaining existing prohibition.

Con(s):
- May increase allowance for some noises in limited circumstances.

Fiscal Impact:
- This action requires no City resources and has no fiscal impact.

Motion:

- Move to approve the amendment to Chapter 10, Article IV, Section 10-85 of the Code of Ordinances to further specify the prohibition on amplified sound as more particularly described in the proposed amendment included with the staff report.

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Q. MONTHLY MUNICIPAL PROPERTY TAX REFUNDS OR RELEASES PER N.C. GEN. STAT. SEC. 105-381

Action Requested: Adoption of City of Asheville property tax refunds and releases for the months of December 2025 and January 2026.

Background:

- Buncombe County currently bills and collects City property taxes
- At the August 22, 2023, meeting, City Council approved an addendum to the existing tax collection agreement with Buncombe County to ensure that it fully conforms to the provisions of Chapter 105 of the North Carolina General Statutes, entitled The Revenue Act.
- As part of that compliance, the City Council must, on a monthly basis, approve all property tax releases and refunds that have been approved by the Buncombe County Board of Commissioners.
- City of Asheville refunds and releases for December 2025 and January 2026 are included in the document.

Council Goal(s):

- A Financially Resilient City

Pro(s):

- Ensures compliance with provisions of Chapter 105 of the North Carolina General Statutes, entitled The Revenue Act.

Con(s):

- None

Fiscal Impact:

- None.

Suggested Motion:

- Motion to adopt City of Asheville property tax refunds and releases for the months of December 2025 and January 2026.

Mayor Manheimer asked for public comments on any item on the Consent Agenda, but received none.

Mayor Manheimer said that members of Council have been previously furnished with a copy of the resolutions and ordinances on the Consent Agenda and they would not be read.

Councilwoman Roney moved for the adoption of the Consent Agenda. This motion was seconded by Councilwoman Turner and carried unanimously.

ITEMS REMOVED FROM THE CONSENT AGENDA FOR INDIVIDUAL VOTES

III. PRESENTATIONS & REPORTS:

A. MANAGER'S REPORT

2nd Quarter Financial Report

Budget and Performance Manager Lindsay Spangler outlined the following key takeaways from her presentation: (1) Overall revenues remain on target to meet budget estimates but revenue growth remains stagnant; (2) Sales taxes are expected to come in slightly

under budget based on prior year trends; (3) Spending is occurring as expected; and (4) Based on current year end projections, staff estimate fund balance usage will be slightly less than budgeted (approximately $1.6 million compared to the $2.2 million budgeted).

Regarding the General Fund revenues, (1) Property tax payments are due in January and are expected to come in at the normal collection rate. Through December, 77% has been collected; (2) 5 months of sales tax data (July-November) - Collections are higher than last year as the city continues to recover from Helene but still trending below budget; and (3) There are projected changes to other revenues but the total remains more or less flat compared to last year at this time.

The chart below shows the Fiscal Year 2026 project Fund Balance usage:

General Fund	FY26 Adjusted Adopted Budget*	FY26 Q2 Projection
Revenues	$175.0M	$172.8M
Expenses	$177.2M	$174.4M
Fund Balance Used	**$2.2M**	**$1.6M**
Fund Balance %	**14.0%**	**14.1%**

- Reflects change in accounting for cost allocation charges.

Regarding personnel and operating expenses, (1) Overall, actual expenses tracking budget as anticipated; (2) APD is trending over budget due to increased personnel costs; and (3) Staff continues to monitor health care costs after ending last FY higher than expected.

Regarding Enterprise Fund revenues, most funds are trending similar to prior years and are on track to end the year close to budget - (1) Parking Fund revenues are trending over budget. Halfway through the year we have collected 53% of budgeted revenue; and (2) Harrah's revenue is also trending over budget. We are planning to take a budget amendment to Council soon to budget the additional revenue and associated event costs.

Quarterly Capital Projects Update

Interim Capital Management Department Director Walter Ear provided Council with the following key takeaways from his presentation: (1) the capital update framework: our Capital and Bon program are about creating a future for Asheville that is stronger, safe, and more connected; (2) we're building intentionally, and a stronger, safe, and more connected community requires both time and temporary disruption to ensure meaningful, lasting improvements; and (3) recovery projects are underway. Federal processes will take time to ensure cost recovery . "Steady State" capital improvements updated this April.

He then reviewed the capital budget worksession on April 14, project communications, and framework. He then reviewed the Steady State for Capital and Bond programs, deep dive

project of the Walton Street Park Pool area, and downtown focus - Coxe Avenue; Lexington Avenue; Parking garage repairs; downtown signals; College/Patton improvements; and Eagle Street and South Market Street. He also reviewed the infrastructure recovery program - process reminder that the process is defined by the federal funding sources, and the City's priority on maximizing cost recovery within the requirements of that funding, federal funding sources, and riverfront recovery projects - Azalea Park and Infrastructure Recovery; and French Broad Parks Recovery Project.

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Mr. Ear responded to various questions/comments from Council, some being, but are not limited to: what is the cost for the parking garage repairs; explanation of College/Patton Improvements Project scope, which bids were over budget; reasoning why we don't do more work in-house on roads and sidewalks; and could traffic calming be funded with transportation bond money.

IV. PUBLIC HEARINGS:

A. PUBLIC HEARING ON THE PROPOSED 2025-2029 CONSOLIDATED PLAN AMENDMENT TO ADD AFFORDABLE RENTAL CONSTRUCTION AS A PRIORITY NEED AND GOAL

Community Development Division Manager James Shelton said that this is the consideration of a public hearing on the proposed 2025-2029 Consolidated Plan amendment to add affordable rental construction as a priority need and goal. This public hearing was advertised on February 13, 2026.

Background:

- The City develops a Consolidated Plan every five years, which establishes the five-year needs, priorities, strategies, and performance targets for housing and community development for implementing federal formula grant funding from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) and HOME Partnership Act (HOME) programs.
- City Council approved the submission of the City's 2025-2029 Consolidated Plan in Resolution 25-145.
- The 2025-2029 Asheville Area Housing Needs Assessment (the Bowen Report) indicated a profound need for new affordable rental units.
- Currently, the 2025-2029 Consolidated Plan does not include Affordable Rental Construction as a goal and priority need, meaning no such projects, like multifamily new construction, may be undertaken.
- This activity type was not included because other activities (down payment assistance, rental assistance, and homeowner rehab/repair) were prioritized in the 2025-2026 program year, however, new rental construction will be prioritized in future years of the plan.
- On January 14th, 2026, the Asheville Regional Housing Consortium voted unanimously to recommend amending the 2025-2029 Consolidated Plan to add Affordable Rental Construction as a goal and priority need.
- At this hearing, City Staff are requesting council feedback and public comment on the proposed amendment. The matter will come before City Council again at its meeting on March 10, 2026, for a final vote.

Vendor Outreach Efforts:

- N/A

Council Goal(s):

- Quality Affordable Housing

Committee(s):

- Asheville Regional Housing Consortium - 1/14/2026 - Voted unanimously to have the City of Asheville, as the participating jurisdiction for the Asheville Regional Housing Consortium, amend the 2025-2029 Consolidated Plan to add Affordable Rental Construction as a goal and priority need.

Pro(s):

- Adding affordable rental construction as a priority need and goal to the Consolidated Plan would allow projects, like multifamily new construction, to be undertaken.

Con(s):

- None

Fiscal Impact:

- None

Mr. Shelton provided the following key takeaways from his presentation: (1) The 2025-2029 Consolidated Plan, which guides the City's CDBG and HOME programs, does not currently include Affordable Rental Construction as a goal and priority need; (2) For the HOME program specifically, other activities (like homeowner rehab/repair) were prioritized in the 2025-2026 program year; (3) Staff are recommending an amendment to the 2025-2029 Consolidated Plan to add Affordable Rental Construction as a priority need and goal; (4) On January 14th, 2026, the Asheville Regional Housing Consortium voted unanimously to recommend amending the 2025-2029 Consolidated Plan to add Affordable Rental Construction as a goal and priority need; and (5) Staff are requesting council feedback and public comment on the proposed amendment. Regarding addressing the need for rental housing, (1) Identified Need: The 2025-2029 Asheville Area Housing Needs Assessment (the Bowen Report) indicated a profound need for new affordable rental units in the Asheville area; (2) Current Plan Limitation: The existing 2025-2029 Consolidated Plan does not include Affordable Rental Construction as a priority, currently prohibiting projects like new multifamily construction from being undertaken with the HOME Program; and (3) Purpose of Amendment: To officially add rental construction as a priority need and goal, enabling the prioritization of new rental construction in future years of the plan to address the urgent housing gap. Regarding the amendment to the Consolidated Plan, (1) Recommendation: The Asheville Regional Housing Consortium (HOME Consortium) voted unanimously on January 14, 2026, to recommend this amendment to add affordable rental construction as a priority need and goal; (2) Public Input: A public comment period is being held from January 30th to March 6th, including tonight's public hearing (a) Written comments can be submitted to: CommunityDevelopment@ashevillenc.gov; (b) Or by writing to: Community Development Division, PO Box 7148, Asheville, NC 28802; and (c) Or in person here at City Hall: 5th Floor, 70 Court Plaza, Asheville, NC 28802; and (3) Final Step: Staff will compile all comments received and bring them back to council along with a request to authorize staff to formally submit the proposed amendment to HUD on March 10th.

Mayor Manheimer opened the public hearing at 5:51 p.m., and when no one spoke, she closed the public hearing at 5:51 p.m.

Mayor Manheimer said that the accompanying resolution would be considered by City Council on March 10, 2026.

V. UNFINISHED BUSINESS:

VI. NEW BUSINESS:

A. ORDINANCE NO. 5200 - ORDINANCE AMENDING THE FISCAL YEAR 2025-26 FEES & CHARGES MANUAL TO INCREASE FEES AT ASTON PARK TENNIS CENTER

ORDINANCE NO. 5201 - BUDGET AMENDMENT FOR ADDITIONAL ANTICIPATED REVENUE

Director of Community & Regional Entertainment Facilities Chris Corl said that this is the consideration of an ordinance amending the Fiscal Year 2025-26 Fees and Charges Manual to increase fees at Aston Park Tennis Center, and approval of an associated budget amendment of $12,100 account for additional anticipated revenue.

Background:

- Aston Park Tennis Center is a General Fund division of the Community & Regional Entertainment Facilities department.
- Rates have remained unchanged at the tennis center since 2018.
- Inflation in operating expenses and labor costs have led to the need to increase rates for the upcoming tennis season.
- Staff benchmarked pass rates with five other clay court sites in the southeast; two in Charleston, SC, two in North Carolina and one in Atlanta, GA. Proposed rate adjustments are in line with benchmark tennis centers.
- Staff has communicated with the Asheville Tennis Association the intent to raise fees and has been met with support.
- Approximately 65% of participants in the annual Asheville Open Tennis Championships are visitors from outside of the Asheville area; Asheville Open entry fees are in line with other similar sized tournaments throughout North Carolina.
- The following fees are proposed for increase;
    - Annual Passes ($50 increase) *No fee increase for passholders 22 and under.
    - Ball Machine rental fees ($5 increase)
    - Asheville Open Tennis Championships entry fees ($5 increase)
- Annual pass sales occur in March and April each year, adjusting the 2026 fee and charges manual will allow changes in fees to take effect in the upcoming tennis season.
- On average annual pass fees are increasing by 13%
- Staff anticipates $12,100 in additional revenue generated by these increases.
- Additional revenue will be utilized to support the ‘on court’ experience; increasing available clay and other maintenance materials needed throughout the playing season.

Vendor Outreach Efforts:

- NA

Council Goal(s):

- A Thriving Local Economy
- A Clean and Healthy Environment
- Fiscally Resilient City

Committee(s):

- None

Pro(s):

- Helps ensure general fund support of the facility remains consistent with previous budget years.

Con(s):

- Increases in annual pass fees may result in some pass holders electing not to renew their pass.

Fiscal Impact:

- This increase will result in approximately $12,100 in additional revenue to the General Fund annually, beginning in FY 2025-26.

When Mayor Manheimer asked for public comments, none were received.

Mayor Manheimer said that members of Council have previously received a copy of the two ordinances and they would not be read.

Vice-Mayor Mosley moved to adopt an ordinance amending the FY 2025-26 Fees and Charges Manual to increase fees at Aston Park Tennis Center, and approval of an associated budget amendment of $12,100 account for additional anticipated revenue. This motion was seconded by Councilwoman Turner and carried unanimously.

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B. PUBLIC COMMENT ON FISCAL YEAR 2026-2027 BUDGET

Budget and Performance Manager Lindsay Spangler said that the purpose of this action is to conduct a public comment session prior to development of the City of Asheville's Fiscal Year (FY) 2026-27 Proposed Annual Budget.

Background:

- City Council will be holding budget worksessions during the winter and spring months in the lead up to the planned presentation of the City Manager's Fiscal Year (FY) 2026-27 Proposed Annual Budget on May 12, 2026.
- Having a public comment is an opportunity for City Council and staff to receive input from the community as they develop the budget for the upcoming year.

Council Goal(s):

- A Financially Resilient City

Pro(s):

- Provides the opportunity for the public to comment on their priorities for the upcoming FY 2026-27 budget cycle.

Con(s)

- None

Fiscal Impact:

- No impact to conducting the public comment.

Budget and Performance Manager Lindsay Spangler provided Council with the following key takeaways from her presentation: (1) This year we have a balanced budget, however looking forward, we must move towards long-term fiscal stability while providing core and quality of life services to the community; (2) We are anticipating a large gap between revenues and expenses next year, which will require us to explore a mix of revenue increases and budget cuts; (3) Tonight

provides an opportunity to receive community input early in the budget development process; and (4) The City Manager's Proposed Budget will be informed by community input from this early public comment opportunity and direction received from City Council. She reviewed the General Fund revenue sources, along with the General Fund expenditure categories. She outlined the budget process to date. She said the Fiscal Year (FY) 2027 budget priorities are (1) achieve a budget that is structurally balanced; (2) aim for long-term fiscal stability instead of relying on short-term fixes; (3) prioritize Helene recovery; and (4) focus on providing reliable service to the community, emphasizing both core services and quality of life. Budget communication goals include (1) inform the community about our current budgetary constraints and our plan of action to address them; (2) provide meaningful information on the budget process and how it relates to services the City of Asheville provides; and (3) offer residents the opportunity to share their thoughts with decision makers. Communication tools include City newsletters; City website and project page; print media; local talk radio; City social media platforms; and City Council formal meetings, including May 26 public comment. Regarding the FY 27 budget outlook overview, (1) We are starting the process with a large gap between revenues and expenses, due to: (a) One-time strategies from this year that cannot be repeated; (b) Lingering impacts of Helene; and (c) Inflationary increases in areas such as health care and transit provision; and (2) We will need to consider a mix of revenue increases (property taxes and fees) and budget cuts (service reductions) to balance the budget.

____ individuals spoke to Council about their budget comments, some being, but are not limited to: concern that property taxes seem to be the only revenue Council is using to balance our budget; need more sustainability efforts; need more ways to fund transit; we are facing a structural deficit and need a structural reform; concern over spending money on surveillance and drones; adopt a living wage for all City employees; budget priorities should be the most vulnerable, senior citizens, and children; transportation is important for coverage and frequency; look closely at increasing staff if we don't have the fund to support them; and how can we comment on the budget when we can't see it.

C. BOARDS & COMMISSIONS

Due to no applications received for the Asheville-Buncombe Riverfront Commission (Housing Authority resident/staff or voucher recipient seat), the City Clerk's Office will readvertise.

RESOLUTION NO. 26-36 - RESOLUTION APPOINTING MEMBERS TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE

Vice-Mayor Mosley said that this is the consideration of appointing members to the Affordable Housing Advisory Committee.

Barbara Philip has resigned as a member of the Affordable Housing Advisory Committee, thus an unexpired term until September 1, 2028. In addition, Rita Lee has resigned, thus leaving an unexpired term until September 1, 2026. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, "notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [Affordable Housing Advisory Committee was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027."

The following individuals applied for these vacancies: Will Duncan, Joel Henderson, Mike Holmes, Michael Edward Pesant and Mark Whyman.

The Chair and staff liaison of the Affordable Housing Advisory Committee recommended Mike Holmes and Michael Pesant.

Councilwoman Roney moved to appoint Mike Holmes to fill the vacancy left by Barbara Philip, with a term lasting until September 1, 2028, or until a successor has been appointed or unless modified by Council action; and (2) appoint Michael Pesant to fill the vacancy left by Rita Lee, with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilwoman Smith and carried on a 6-1 vote with Councilman Hess voting "no.".

RESOLUTION BOOK NO. 46 – PAGE 256

RESOLUTION NO. 26-37 - RESOLUTION APPOINTING A MEMBER TO THE AUDIT COMMITTEE

Vice-Mayor Mosley said that this is the consideration of appointing a member to the Audit Committee.

Deb Evenchik (CPA or CPA-retired seat) resigned as a member of the Audit Committee, thus leaving an unexpired term to May 1, 2026. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, "notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [Audit Committee was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027."

The following individual applied for the vacancy: Randall Chris Hall.

The Chair and staff liaison of the Audit Committee recommended appointment of Randall Hall.

Councilwoman Turner moved to appoint Randall Hall to fill the vacancy left by Deb Evenchik (CPA or CPA-retired), with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilman Hess and carried unanimously.

RESOLUTION BOOK NO. 46 – PAGE 257

RESOLUTION NO. 26-38 - RESOLUTION APPOINTING A MEMBER TO THE BOARD OF ADJUSTMENT

Vice-Mayor Mosley said that this is the consideration of appointing a member to the Board of Adjustment.

Elliot Smith's term as a regular member of the Board of Adjustment is not eligible to continue serving since Board of Adjustment member appointments from the City of Asheville must be City residents, thus leaving a vacancy January 21, 2029.

The following individuals applied for the vacancies: Joseph Fitzgerald, Billy Bruce Johnson Jr. and Michael Edward Pesant.

The Chair and staff recommend appointing Billy Johnson Jr. to a regular seat to fill the vacancy left by Elliot Smith.

Councilwoman Ullman moved to appoint Billy Johnson to fill the vacancy left by Elliott Smith (Regular seat) term to expire January 21, 2029, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilman Hess and carried unanimously.

RESOLUTION BOOK NO. 46 – PAGE 258

RESOLUTION NO. 26-39 - RESOLUTION APPOINTING A MEMBER TO THE BUNCOMBE COUNTY TOURISM DEVELOPMENT AUTHORITY

Vice-Mayor Mosley said that this is the consideration of appointing a member to the Buncombe County Tourism Development Authority (TDA).

Matthew Lehman's term, as owner/operator of hotels, motels, and bed and breakfasts with more than 100 rental units, resigned, thus leaving an unexpired term until August 31, 2027.

The following individuals applied for the vacancy: Dexter Hazel, Kyle Highberg and Colin McBeath.

The Chair and staff recommend appointing Kyle Highberg to fill Mr. Lehman's seat.

Councilwoman Ullman moved to appoint Kyle Highberg to fill the unexpired term of Matthew Lehman (seat of owner/operator of hotels, motels, and bed and breakfasts with more than 100 rental units), term to expire August 31, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Mayor Manheimer and carried on a 5-2 vote, with Councilwoman Roney and Councilwoman Turner voting "no." Councilwoman Roney stated that her "no" vote was only because we didn't follow normal practice of interviewing candidates for the TDA.

RESOLUTION BOOK NO. 46 – PAGE 259

RESOLUTION NO. 26-40 - RESOLUTION APPOINTING A MEMBER TO THE MULTIMODAL TRANSPORTATION COMMISSION

Vice-Mayor Mosley said that this is the consideration of appointing a member to the Multimodal Transportation Commission..

Jared Wheatley is no longer eligible to serve as the ex-officio, non-voting seat reserved for the Planning & Zoning Commission representative, thus leaving an unexpired term until August 14, 2026. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, "notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [Multimodal Transportation Committee was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027."

The Planning & Zoning Commission recommended appointment of Jonathan Anzolitto.

Councilman Hess moved to appoint Jonathan Anzolitto (ex-offico, non-voting seat for the Planning & Zoning Commission) to fill the unexpired term left by Jared Wheatley, term to expire August 14, 2026, and then a full three-year term, term to expire August 31, 2029, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time

with or without cause. This motion was seconded by Councilwoman Turner and carried unanimously.

RESOLUTION BOOK NO. 46 – PAGE 260

RESOLUTION NO. 26-41 - RESOLUTION APPOINTING MEMBERS TO THE NEIGHBORHOOD ADVISORY COMMISSION

Vice-Mayor Mosley said that this is the consideration of appointing members to the Neighborhood Advisory Committee (NAC).

Sandra Frempong (28805 representative), Dane Barrager (at-large representative) and Jo Taylor (28804 representative) resigned thus leaving three unexpired terms until July 1, 2026. In addition, Jaik Smith (at-large representative) resigned, thus leaving an unexpired term until July 1, 2027. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, “notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [Neighborhood Advisory Committee was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027.”

The following individuals applied for the vacancies: Janet Canfield, Rose Forbes, Lindsey Jordan Johnson-White, Emily Palumbo, Lukas Ray and Richard Austen Wallace.

Councilwoman Roney, liaison for NAC, suggested leaving one at-large seat open since the Committee is not meeting.

The Chair of the Commission provided a summary of strengths and considerations on each applicant.

Councilwoman Roney moved (1) to appoint Lukas Ray fill the vacancy left by Sandra Frempong (28805 representative), with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action; (2) to appoint Richard Wallace to fill the vacancy left by Jo Taylor (28804 representative), with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action; and (3) to appoint Lindsay Johnson-White to fill the vacancy left by Jaik Smith (at-large seat), with a term lasting until July 1, 2027, or until a successor has been appointed or unless modified by Council action.. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilwoman Turner and carried unanimously.

RESOLUTION BOOK NO. 46 - PAGE 261

RESOLUTION NO. 26-42 - RESOLUTION APPOINTING MEMBERS TO THE PUBLIC ART AND CULTURE COMMISSION

Vice-Mayor Mosley said that this is the consideration of appointing members to the Public Art and Culture Commission.

Rachel Hanson and Pete Perez have resigned, thus leaving two unexpired terms until June 30, 2026. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, “notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [Public Art& Culture Commission was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027.”

The following individuals applied for the vacancies: Stacy Anderson, Timothy Fischer, Joanna Gollberg, Christopher Knox Herndon, Will Hornaday, Kimberly Hundertmark, Courtney McCann, Althena Olszewski and Rigel Tim Pawlak.

The Chair recommended appointing Stacy Anderson and Kimberly Hundertmark.

Councilman Hess moved (1) to appoint Stacy Anderson to fill the vacancy left by Rachel Hanson with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action; and (2) to appoint Kimberly Hundertmark to fill the vacancy left by Pete Perez with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilwoman Turner and carried unanimously.

RESOLUTION BOOK NO. 46 - PAGE 262

RESOLUTION NO. 26-43 - RESOLUTION APPOINTING A MEMBER TO THE SUSTAINABILITY ADVISORY COMMITTEE

Vice-Mayor Mosley said that this is the consideration of appointing a member to the Sustainability Advisory Committee..

Margaret Chandler has resigned, thus leaving an unexpired term until December 31, 2027.

The following individuals applied for the vacancies: Luisa Cajamarca, Robert Campbell, Tynesha Renee Carden, Gregory Cooper, Elizabeth Ecki and Coleman Christopher Enloe.

The Sustainability Advisory Committee and staff recommended appointment of Elizabeth Ecki or Tynesha Carden.

Councilwoman Smith moved to appoint Tynesha Carden to fill the vacancy of Margaret Chandler with a term lasting until December 31, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilwoman Smith and carried unanimously.

RESOLUTION BOOK NO. 46 – PAGE 263

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT:

Several individuals spoke to City Council about various matters, some being, but are not limited to: Business Improvement District did not include west Asheville; none of the Transit Master Plan recommendations are being implemented; and concern of UNC-Asheville's plan for a privately-owned soccer stadium.

VIII. ADJOURNMENT:

Mayor Manheimer adjourned the meeting at 6:45 p.m.

CITY CLERK MAYOR