Minutes for April 28, 2026, City Council Meeting

April 23, 2026, Agenda Briefing Worksession - 11:00 a.m.

Present

Mayor Esther E. Manheimer, Presiding; Vice-Mayor S. Antanette Mosley; Councilman Bo Hess; Councilwoman Kim Roney (left meeting at 11:41 a.m.); Councilwoman Sheneika Smith; Councilwoman Sage Turner; Councilwoman Maggie Ullman (arrived at 11:15 a.m.); City Manager DK Wesley; City Attorney Brad Branham; and City Clerk Magdalen Burleson

Summary

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.

Discussion occurred on the City property review.

At 11:49 a..m., Mayor Manheimer adjourned the agenda briefing worksession.

April 28, 2026 - Regular City Council Formal Meeting - 5:00 p.m

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:

Councilman Hess read the proclamation proclaiming May 10-16, 2026, as "National Police Week" and May 15, 2026, as "Peace Officers' Memorial Day " in the City of Asheville. He presented the proclamation to Interim Police Chief Jackie Stepp and Deputy Police Chief Sean Aardema, and several Police Officers.

Councilwoman Ullman read the proclamation proclaiming May 3-9, 2026 as "Public Service Appreciation Week in the City of Asheville. She presented the proclamation to Human Resources Manager Lauren Abe, and a cross section of other City employees from various departments.

Vice-Mayor Mosley read the proclamation proclaiming May 2026 as "Huntington's Disease Awareness Month" in the City of Asheville. She presented the proclamation to McKenzie Luxmore, board member for HD Reach, who thanked City Council for this recognition.

Mayor Manheimer read the proclamation proclaiming May 2026 as "Amyotrophic Lateral Sclerosis (ALS) Awareness Month" in the City of Asheville. She presented the proclamation to Margaret Black, ALS United Board Member, who briefed City Council on some activities taking place during the month.

II. Consent Agenda:

A. Approval of the combined minutes of the agenda briefing worksession held on April 9, 2026, and the formal meeting held on April 14, 2026

B. Resolution Number 26-65 - Resolution to permit the possession and consumption of malt beverages and/or unfortified wine at Asheville Veganfest on June 7, 2026 - Resolution Book No. 46 - Page 289

Resolution Number 26-66 - Resolution to permit the possession and consumption of malt beverages and/or unfortified wine at the Asheville Craft Beer Half Marathon on August 29, 2026 - Resolution Book No. 46 - Page 292

- 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 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.
- Triangle Vegfest has requested that City Council permit them to serve beer and/or unfortified wine at Asheville Veganfest on June 7, 2026, at Pack Square

Park, and allow for consumption at the event.
- Sisu Running Foundation has requested that City Council permit them to serve beer and/or unfortified wine at the Asheville Craft Beer Half Marathon on August 29, 2026, at Pack Square Park, and allow for consumption at the event.
- Alcohol boundaries are defined as per the accompanying event site maps. Approval would allow fundraising opportunities for the sponsoring nonprofit organizations. No negative fiscal impacts have been identified.
- Motion to adopt resolutions to permit the possession and consumption of malt beverages and/or unfortified wine at Asheville Veganfest and the Asheville Craft Beer Half Marathon.

C. Resolution Number 26-67 - Resolution authorizing the City Manager to execute an Amended Joint Cooperation Agreement to add the Town of Mars Hill and the Town of Marshall to the Asheville Regional Housing Consortium - Resolution Book No. 46 - Page 295

- The Asheville Regional Housing Consortium has been operating under the assumption that Marshall and Mars Hill were active members; however, city staff were recently informed that the process to officially add these two new members was never finalized.
- Staff is currently working with the existing consortium members to formalize the addition of the Towns of Marshall and Mars Hill.
- To successfully admit Marshall and Mars Hill to the Consortium, all current members must provide a signed resolution from their respective governing boards approving the addition of the new members.
- Move to approve a resolution to authorize the addition of Marshall and Mars Hill to the Asheville Regional Housing Consortium.

D. Resolution Number 26-68 - Resolution authorizing the City Manager to execute an amendment to the Interlocal Agreement with Buncombe County to accept and administer matching County funds for Code Purple emergency operations - Resolution Book No. 46 - Page 297

- The Asheville-Buncombe Continuum of Care (CoC) coordinated the plan, providers, and budgets for Code Purple and Winter Shelter this season.
- The City of Asheville and Buncombe County each provided $50,000 in budgeted funds to support Code Purple. City staff administer all funds through contracts with service providers based on the CoC's plan.
- In response to Winter Storm Gianna, Code Purple providers collaborated to stay open during the day due to life-threatening temperatures.
- City and County management have agreed to support operational costs for service providers for daytime operations February 1 and 2, 2026, which total $8,753.29.
- Staff are seeking Council action to accept $4,376.64 from Buncombe County for this purpose. Matching City funds will be provided through available American Rescue Plan Act (ARPA) funds.
- Motion authorizing a resolution authorizing the City Manager to execute an amendment to the Interlocal Agreement with Buncombe County to accept and administer matching County funds for Code Purple emergency operations

E. Resolution Number 26-69 - Resolution authorizing the City Manager to enter into a three year general services contract with RTI International to provide lead and copper testing - Resolution Book No. 46 - Page 298

- This contract is part of the City's Free Lead Testing for all City of Asheville Water Customers to help expand the Lead Awareness Education Program.
- Will help customers determine if there is a lead issue with their household plumbing or service line.
- The lead and copper analysis is free for any City of Asheville Water Customer.
- Will help Water Resources identify any areas where lead could be present in the service lines and prepare for the Lead and Copper Rule Improvements that come into effect November 1, 2027.
- Motion to adopt a resolution authorizing the City Manager to enter into a three year general services contract with RTI International to provide lead and copper analysis of drinking water for the City's compliance testing and Customer Lead Testing Program, and to sign any documents necessary to effect this resolution.

F. Resolution Number 26-70 - Resolution authorizing the City Manager to amend a contract Chonzie, Inc. for predictive modeling service line inventory with the Water Resources Department - Resolution Book No. 46 - Page 299

- 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 approximately 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.
- Due to a 53% increase in fuel prices since the bidding process, a fuel surcharge is being added to the contract.
- The contractor will be required to provide fuel receipts to track cost during the project.
- Motion to adopt a resolution authorizing the City Manager to amend current contract # 92600338 with Chonzie, Inc. for predictive modeling service line inventory with the Water Resources Department from $140,200.00 to add a fuel surcharge of $8,782.04. The total contract amount will not exceed $148,982.04.

G. Resolution Number 26-71 - Resolution authorizing the City Manager to execute a contract with Morgan Corporation for the North Fork Dam Helene Repairs Construction Project - Resolution Book No. 46 - Page 300

Ordinance Number 5211- Budget amendment for the North Fork Dam Helene Repairs Construction Project - Ordinance Book No. 37 - Page 1

- On September 27, 2024 Tropical Storm Helene and associated flooding activated the auxiliary spillway at the North Fork Water Treatment Plant.
- In order to pass a larger volume of raw water into the auxiliary spillway activation (sacrifice) of Fusegate P4 was required.
- The Auxiliary spillway operated as designed and reduced the reservoir to a safe level protecting the community, Burnette Reservoir and Dam.
- This project will replace the P4 Fusegate in the North Fork Auxiliary spillway, and repair other Helene associated damages to both the Auxiliary and Primary spillway structures.
- Motion authorizing the City Manager to execute a contract with Morgan Corporation for the North Fork Dam Tropical Storm Helene Repairs at cost of $865,086 with a 15% contingency of $129,763 totaling $994,849; and the associated budget amendment, in the amount of $994,849.

H. Resolution Number 26-72 - Resolution authorizing the City Manager to amend the professional services contract with Ardurra Group, Inc. to provide engineering services for North Fork Transmission Main No 3 Project - Resolution Book No. 46 - Page 301

- The existing professional services contract provides engineering design services for the proposed North Fork Transmission Main No 3 Project, which includes approximately 30,000 linear feet of new Water Transmission Main and all associated infrastructure and appurtenances from North Fork Water Treatment Plant.
- In the aftermath of Hurricane Helene, it was determined that a new transmission main from the City's primary water treatment plant is needed and it must be routed at a higher elevation further away from a restricted river corridor to reduce vulnerabilities to future flooding events. This proposed mitigation project is intended to meet those goals.
- In August of 2025, Council authorized the City Manager to enter into a contract with the engineering consulting firm Ardurra for professional services for the North Fork Transmission Main No. 3 project.
- In order to advance the contract and begin work on the preliminary design requirements, the Water Resources Department initially funded the contract with $268,000 from the City of Asheville Water Resources Department Capital Improvement Project budget, while additional funding sources were being sought.
- A contract amendment is needed to increase the value of the existing professional services contract and to advance the water transmission main design to 60%.
- The design and construction of this project has been submitted for a Hazard Mitigation Grant (HMGP). If awarded, the City will be reimbursed for this contract.

- Motion to adopt a resolution authorizing the City Manager to amend the professional services contract with Ardurra Group, Inc. to provide engineering services for North Fork Transmission Main No 3 Project.

I. Resolution Number 26-73 - Resolution authorizing the City Manager to enter into a contract with W.K. Dickson & Co., LLC d/b/a Ardurra Group North Carolina ("Ardurra"), for design and engineering services for one of three City-wide recovery projects to repair or replace damaged stormwater infrastructure; and further authorizing the City Manager to execute any change orders that may arise during the project up to the 15% contingency amount - Resolution Book No. 46 - Page 302

Ordinance Number 5212- Budget amendment, in the amount of $1,152,184, to add federal and state funds to the Stormwater Capital Projects Fund for the W.K. Dickson & Co., LLC Contract - Ordinance Book No. 37 - Page 2

- The City of Asheville has a need to hire qualified engineering professionals to help the City rebuild its infrastructure after severe damage from Tropical Storm Helene.
- There are roughly fifty (50) locations in the City-wide Stormwater Repairs Helene Recovery Project where standalone stormwater infrastructure was damaged from the storm, including pipes, catch basins, junction boxes, head/end walls, inlets, and outlets.
- In an effort to accelerate the project schedule, the standalone locations were separated into three design projects (Project A, B, and C).
- The sites were primarily grouped geographically and by work type (e.g. stormwater control measures).
- On December 19, 2025, staff posted a Request for Qualifications (298-FY26-PW-RFQ-Stormwater Repairs - Helene Recovery Project) for the services to design stormwater repairs.
- The qualifications were due January 29, 2026. Fifteen submissions were received and evaluated for each of the three projects by a four-member selection committee from the Public Works and Parks and Recreation departments.
- Project A is one of three contracts (Project A) to repair stormwater infrastructure damages from Tropical Storm Helene. Project A includes locations primarily in the north and west areas of Asheville and includes 25 pipes.
- The scope of design and engineering services encompasses:
    - Analysis of the stormwater system, including, but not limited to, pipe sizing and potential end treatments for mitigation.
    - Repair or replacement of any related embankment, subgrade, roadway pavement, curb and gutter, concrete sidewalk, handrails, and armoring or energy dissipation which is disturbed by the pipe replacement or repair.
    - Recommendations on mitigation work and opportunities for resiliency.
    - Preparation of all necessary regulatory and environmental compliance documentation.

    - Final construction documents ready for bid advertising.
- Funding for this project is anticipated to come from multiple sources, including FEMA PA and Hazard Mitigation Grant Program (HMGP) grants.
- City funds may be required to cover the costs for one of the contract sites, as it does not qualify for Federal Emergency Management Agency - Public Assistance (FEMA-PA) funding.
- The Federal Emergency Management Agency (FEMA) proposed Schedule:
  Design and Permitting: May 2026 - February 2027
  Construction Bid: March 2027
- Motion to adopt a resolution authorizing the City Manager to enter into a contract with W.K. Dickson & Co., LLC d/b/a Ardurra Group North Carolina ("Ardurra"), in the amount of $1,001,899 for design and engineering services for Helene Recovery - Stormwater Repairs Professional Services - Project A, to repair or replace damaged stormwater infrastructure; and further authorizing the City Manager to execute any change orders that may arise during the project up to the 15% contingency amount of $150,285; and approval of a budget amendment of $1,152,184 to add federal and state funds and appropriated Stormwater fund balance to the Stormwater Capital Projects Fund.

J. Resolution Number 26-74 - Resolution authorizing the City Manager to enter into a contract with Bolton & Menk, Inc., for design and engineering services for one of three City-wide recovery projects to repair or replace damaged stormwater infrastructure; and further authorizing the City Manager to execute any change orders that may arise during the project up to the 15% contingency amount - Resolution Book No. 46 - Page 303

Ordinance Number 5213- Budget amendment in the amount of $1,208,673 to add federal and state funds to the Stormwater Capital Projects Fund for the Bolton & Menk Inc. Contract - Ordinance Book No. 37 - Page 3

- The City of Asheville has a need to hire qualified engineering professionals to help the City rebuild its infrastructure after severe damage from Tropical Storm Helene.
- There are roughly fifty (50) locations in the City-wide Stormwater Repairs Helene Recovery Project where standalone stormwater infrastructure was damaged from the storm, including pipes, catch basins, junction boxes, head/end walls, inlets, and outlets.
- In an effort to accelerate the project schedule, the standalone locations were separated into three design projects (Project A, B, and C).
- The sites were primarily grouped geographically and by work type (e.g. stormwater control measures).
- On December 19, 2025, staff posted a Request for Qualifications (298-FY26-PW-RFQ-Stormwater Repairs - Helene Recovery Project) for the services to design stormwater repairs.
- The qualifications were due January 29, 2026. Fifteen submissions were received and evaluated for each of the three projects by a four-member

selection committee from the Public Works and Parks and Recreation departments.

- Project B is one of three contracts to repair stormwater infrastructure damages from Tropical Storm Helene. Project B includes locations primarily in the east area of Asheville and includes 26 individual stormwater sites.
- The scope of design and engineering services encompasses:
    - Analysis of the stormwater system, including, but not limited to, pipe sizing and potential end treatments for mitigation.
    - Repair or replacement of any related embankment, subgrade, roadway pavement, curb and gutter, concrete sidewalk, handrails, and armoring or energy dissipation which is disturbed by the pipe replacement or repair.
    - Recommendations on mitigation work and opportunities for resiliency.
    - Preparation of all necessary regulatory and environmental compliance documentation.
    - Final construction documents ready for bid advertising.
- Funding for this project is anticipated to come from multiple sources, including FEMA PA and Hazard Mitigation Grant Program (HMGP) grants.
- City funds may be required to cover the costs for one of the contract sites, as it does not qualify for Federal Emergency Management Agency - Public Assistance (FEMA-PA) funding.
- The Federal Emergency Management Agency (FEMA) proposed Schedule:
  Design and Permitting: May 2026 - February 2027
  Construction Bid: March 2027
- Motion to adopt a resolution authorizing the City Manager to enter into a contract with Bolton & Menk, Inc. ("Bolton & Menk"), in the amount of $1,051,020 for design and engineering services for Helene Recovery - Stormwater Repairs Professional Services - Project B, to repair or replace damaged stormwater infrastructure; and further authorizing the City Manager to execute any change orders that may arise during the project up to the 15% contingency amount of $157,653; and approval of a budget amendment of $1,208,673 to add federal and state funds and appropriated Stormwater fund balance to the Stormwater Capital Projects Fund.

K. Resolution Number 26-75 - Resolution authorizing the City Manager to enter into a contract with TRC for design and engineering services for one of three City-wide recovery projects to repair or replace damaged stormwater infrastructure; and further authorizing the City Manager to execute any change orders that may arise during the project up to the 15% contingency amount - Resolution Book No. 46 - Page 304

Ordinance Number 5214- Budget amendment in the amount of $258,520 to add federal and state funds to the Stormwater Capital Projects Fund for the TRC Contract - Ordinance Book No. 37 - Page 4

- The City of Asheville has a need to hire qualified engineering professionals to help the City rebuild its infrastructure after severe damage from Tropical Storm Helene.

- There are roughly fifty (50) locations in the City-wide Stormwater Repairs Helene Recovery Project where standalone stormwater infrastructure was damaged from the storm, including pipes, catch basins, junction boxes, head/end walls, inlets, and outlets.
- In an effort to accelerate the project schedule, the standalone locations were separated into three design projects (Project A, B, and C).
- The sites were primarily grouped geographically and by work type (e.g. stormwater control measures).
- On December 19, 2025, staff posted a Request for Qualifications (298-FY26-PW-RFQ-Stormwater Repairs - Helene Recovery Project) for the services to design stormwater repairs.
- The qualifications were due January 29, 2026. Fifteen submissions were received and evaluated for each of the three projects by a four-member selection committee from the Public Works and Parks and Recreation departments.
- Project C is one of three contracts to repair stormwater infrastructure damages from Tropical Storm Helene. Project C includes locations along Craven Street in Asheville and includes five (5) Stormwater Control Measure sites consisting of Porous Paving, Planted Treatment Swale, Wetland system, and Bioretention.
- The scope of design and engineering services encompasses:
    - Restoration of five (5) Stormwater Control Measures located on or near Craven Street
    - Analysis of the stormwater system, including, but not limited to, bioretention, porous pavers, wetlands, swales, pipe sizing and additional treatment methods for mitigation.
    - Repair or replacement of any related embankment, subgrade, roadway pavement, curb and gutter, concrete sidewalk, handrails, and armoring or energy dissipation which is disturbed by the pipe replacement or repair.
    - Recommendations on mitigation work and opportunities for resiliency.
    - Preparation of all necessary regulatory and environmental compliance documentation.
    - Final construction documents ready for bid advertising.
- Funding for this project is anticipated to come from multiple sources, including FEMA PA and Hazard Mitigation Grant Program (HMGP).
- The Federal Emergency Management Agency (FEMA) proposed Schedule:
  Design and Permitting: May 2026 - February 2027
  Construction Bid: March 2027
- Motion to adopt a resolution authorizing the City Manager to enter into a contract with TRC, in the amount of $224,800 for design and engineering services for Helene Recovery - Stormwater Repairs Professional Services - Project C, to repair or replace damaged stormwater infrastructure; and further authorizing the City Manager to execute any change orders that may arise during the project up to the 15% contingency amount of $33,720; and approval of a budget amendment of $258,520 to add federal and state funds to the Stormwater Capital Projects Fund.

L. Resolution Number 26-76 - Resolution to authorize the City Manager to submit an application to the Federal Highway Administration - Emergency Relief Program (FHWA-ER) for funding of repairs on Federal-aid routes in the City of Asheville; to accept said grant funds if awarded; enter into any documents necessary for such acceptance from the FHWA-ER; and enter into a Memorandum of Agreement with the N.C. Dept. of Transportation - Resolution Book No. 46 - Page 305

- In September 2024, the City of Asheville was severely impacted by Tropical Storm Helene, producing unprecedented impacts on the City's infrastructure, including roadways and sidewalks.
- The FHWA-ER program provides federal funding to repair Federal-aid highways and Federal lands roads damaged by natural disasters.
- FHWA-ER funding will provide permanent restoration of damaged slopes, roadways, sidewalk infrastructure as identified as Federal-aid highways.
- The City is responsible for restoring and maintaining this infrastructure.
- Motion to adopt a resolution to authorize the City Manager to submit an application to the Federal Highway Administration - Emergency Relief Program (FHWA-ER) for funding of repairs on Federal-aid routes in the City of Asheville; to accept said grant funds if awarded; enter into any documents necessary for such acceptance from the FHWA-ER; and enter into a Memorandum of Agreement with the N.C. Dept. of Transportation.

M. Ordinance Number 5215- Budget amendment in the amount of $7.2M, $5.1M for additional Helene Disaster Recovery and Response Expenses, funded with Federal and State Emergency Management Agency reimbursements and $2.1M for allocation of insurance proceeds received to date related to recovery projects - Ordinance Book No. 37 - Page 5

- The City has and will continue to incur expenses related to Tropical Storm Helene Disaster Recovery and Response.
- To date, City Council has approved Helene-related budget amendments totaling $28.8M.
- This budget has been utilized to fund expenses related to Helene that include costs from the initial response, ongoing staff expenses, and the contract with Hagerty Consulting.
- Spending authority from these prior Helene-related budget amendments is nearing full utilization, so additional budget is needed in order to meet State Statute requirements related to pre-audits and budget authorizations
- Staff is recommending that Council amend the Helene budget by $5.1M to fund upcoming expenses such as a temporary Bridge for Gashes Greek and a recent obligation for vehicle and equipment repairs and replacements.
- Staff is also requesting a budget amendment to appropriate $2.1M in insurance recovery funds that have already been received in our insurance internal service fund so that we can transfer that cash to the Capital Projects Fund where expenses are being recorded for Helene projects.
- Motion to adopt a budget amendment in the amount of $7.2M, $5.1M for additional Helene Disaster Recovery and Response Expenses, funded with

Federal and State Emergency Management Agency (FEMA) reimbursements, and $2.1M for allocation of insurance proceeds received to date related to recovery projects.

N. Ordinance Number 5216- Budget amendment in the amount of $2,492,801 from the State of North Carolina's Department of Commerce's SmBiz Infrastructure grant program for design and restoration of public infrastructure in the Biltmore Village Historic District. - Ordinance Book No. 37 - Page 6

- On August 26, 2025, City Council adopted a resolution authorizing the City Manager to apply for funding from the NC Department of Commerce SmBIZ Infrastructure Grant program to restore and repair infrastructure in Biltmore Village; and further authorized the City Manager to accept said grant funds if awarded and to enter into any agreement necessary for grant acceptance.
- On October 31, 2025, the state awarded the City of Asheville $2,492,801 to work with a qualified team of professionals on design, development and restoration/construction of infrastructure in Biltmore Village, including repair/replacement of brick sidewalks, ADA ramps, granite curbing and street trees and landscaping.
- Restoration of damaged city infrastructure will improve connectivity and ADA accessibility while honoring the district's historic character.
- District improvements will support economic recovery of the many and varied commercial businesses within the district, as well as Biltmore Estate.
- This project will fulfill multiple adopted City plan goals and is aligned with Helene recovery goals.
- Grant funding must be spent within 36 months of the award, and will only cover restoration work on a handful of streets in the district; additional funding will be needed to expand restoration work to other streets within the district and might not be accomplished in this project.
- A key point of early collaboration with the community is a facilitated process to consider the needs for ADA accessibility and tree replacement within any final design.
- It is anticipated that the initial design phase will begin in Summer 2026.
- Project implementation will also need to be closely coordinated with the Transportation Department's street light restoration project.
- Motion to adopt a budget amendment in the amount of $2,492,801 for funding from the NC Department of Commerce Small Business (SmBIZ) Infrastructure Grant program to restore and repair infrastructure in Biltmore Village.

O. Resolution Number 26-77 - Resolution authorizing the City Manager to enter into a Master Contract with ECS Southeast, LLC, for On-Call Industrial Hygienist Services to provide professional industrial hygiene and environmental consulting services to the City of Asheville for an initial one-year term with the option to renew up to 2 additional one-year periods - Resolution Book No. 46 - Page 306

- The City of Asheville manages a diverse portfolio of municipal facilities, including City Hall, public safety facilities, community centers, and

administrative and operational buildings. To ensure safe working environments, support sound facility management practices, and maintain compliance with federal and state regulations, specialized environmental health expertise is periodically required to evaluate potential occupational and environmental hazards.

- Industrial hygienists provide professional services related to identifying, evaluating, and controlling environmental hazards in the workplace and built environment. Typical services may include:
    - Asbestos inspections, sampling, and management support
    - Indoor air quality investigations
    - Hazardous materials assessments during renovation and demolition projects
    - Lead-based paint assessments and clearance testing
    - Occupational exposure monitoring
    - Regulatory compliance support related to OSHA, EPA, and state regulations
    - Technical reporting and professional consultation
- Because these services conform to the same regulatory requirements at each location, and are required on an as-needed basis across multiple City facilities and projects, staff recommends establishing a Master On-Call Contract. This contracting approach allows the City to respond quickly to environmental health concerns, support construction and renovation projects, and maintain regulatory compliance. This proposed contract complies with the On-Call Contracting Guidance provided by the City's Purchasing Department.
- The multi-year contract, up to three (3) years is subject to the annual appropriation process. If the adopted budget for any given fiscal year does not include an appropriation for the service in the General Fund budget, the City shall have the right to terminate the contract.
- In any authorized contracting period, individual supplemental contracts will not exceed the budget appropriation for the services within the scope of this contract.
- Individual supplemental agreements that exceed $90,000 will require authorization by City Council.

- Motion to adopt a resolution authorizing the City Manager to enter into a Master Contract with ECS Southeast, LLC, for On-Call Industrial Hygienist Services for an initial 12-month period with the option to renew up to two additional 12-month periods.

P. Resolution Number 26-78 - Resolution authorizing the City Manager to execute a contract with FlashParking Inc. for Parking Access Revenue Control System software and maintenance for an initial term of one year, with two optional one-year renewals; and to sign any documents necessary to effect any renewals - Resolution Book No. 46 - Page 308

- FlashParking Inc. is the City's current vendor for Parking Access Revenue Control System and software used to operate and collect revenues in the City's public parking garages.

- The equipment was purchased in 2021 and the existing contract will expire July 1, 2026.
- A new contract with the existing vendor must be executed to continue using the existing equipment, which is still functional and has not reached the end of its useful life.
- Motion to adopt a resolution authorizing the City Manager to execute a contract with FlashParking Inc. for Parking Access Revenue Control System software and maintenance for an initial term of one year, with two optional one-year renewals for a total amount not to exceed $206,363; and to sign any documents necessary to effect any renewals.

Q. Resolution Number 26-79 - Resolution authorizing the City Manager to accept the N.C. Dept. of Transportation (NCDOT) Public Transit Apprenticeship Grant Program funding; and to authorize the City Manager to enter into an agreement with NCDOT to fund the Apprenticeship for Fiscal Year (FY) 2027 and to expend funding on the local match - Resolution Book No. 46 - Page 309

- The North Carolina Department of Transportation (NCDOT) funds and manages an annual program that places recent university graduates with an interest in public transit within a city/transit agency for 1 year as a full-time, paid staff member.
- NCDOT provides 90% of the funding for the salary and benefits of the apprentice; the City Transit Operations Fund would provide the remaining 10%.
- State costs would amount to $51,137. Local costs would amount to $5,682. Total wages + benefits would amount to $52,000, FICA to $3,819 and travel allowance to $1,000.
- The City has participated in this program several times over the last decade.
- The transit apprentice would work within the Transit Division of the Transportation Department and would assist the division with ongoing work program items related to transit service.
- The apprentice is also required by the NCDOT to prepare a research report at the end of the apprenticeship.
- Motion to adopt a resolution authorizing the City Manager to accept the North Carolina Department of Transportation Public Transit Apprenticeship Grant Program funding in the amount of $51,137 and to authorize the City Manager to enter into an agreement with NCDOT to fund the Apprenticeship for Fiscal Year 2027 and to expend funding on the local match, not to exceed $5,682.

R. Resolution Number 26-80 - Resolution authorizing the City Manager to accept, expend, and disburse Federal Transit Administration Grant funds from the Fiscal Year 2025 Section 5307 Job Access Reverse Commute Program and the Fiscal Year 2025 Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program; authorizing the City Manager to execute all necessary agreements with the applicable transit Subrecipients for the disbursement of the approved funds - Resolution Book No. 46 - Page 310

Ordinance No. 5217 - Budget Amendment to add funds to the Transit Services Multi-Year Fund - Ordinance Book No. 36 - Page 7

- Federal Transit Administration (FTA) grant funds are apportioned to the Asheville Urbanized Area (AUZA) annually by the Federal Transit Administration and are disbursed by the City of Asheville, as the Designated Recipient, to the regional transit agencies (Subrecipients), including Buncombe County, Land of Sky Regional Council, Senior Companions - Caregiver Project and Buncombe County Agency on Aging.
- This action would authorize the expenditure and disbursement of City and Subrecipient transit grant funds for FY 2025 from two annual programs that support existing transit services.
    - Section 5307 Job Access Reverse Commute (JARC) - the total amount of funds for this program originates from a 10% set-aside of Section 5307 Urbanized Area. Each year, agencies must apply to the French Broad River Metropolitan Planning Organization (FBRMPO) for JARC Funds. The City typically receives JARC funds to offset some of the cost of Routes 170, S3, and more recently the S6. In FY 2025, the City of Asheville was the only JARC recipient. The FY 2026 JARC application process will be completed by the FBRMPO, and City staff will bring forward the award at that time.
    - Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities - these funds are allocated annually to the AUZA. Each year, agencies must apply to the FBRMPO for 5310 funds.
- The City Attorney's Office and Purchasing Division have determined that a City Council resolution specifically authorizing the disbursement of funds to each Subrecipient, the amount being disbursed to each, and the execution of agreements, is necessary in order to provide reimbursements to Subrecipients.

Section 5307 Urban Transit Funds

Section 5307 JARC Funding will be distributed as follows:

- Subrecipient City of Asheville under project Route 170, S3, and S6 Operations is awarded a Federal amount of $420,732 and Local Match amount of $420,732.

Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities

Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Funds will be distributed as follows:

- Subrecipient Buncombe County under project Supplemental Elderly and Disabled Transportation Assistance Program known as SEDTAP is awarded a Federal amount of $245,697.17 and Local Match amount of $61,423.83.
- Subrecipient Buncombe County under project RIDE voucher program is awarded a Federal amount of $60,507.94 and Local Match amount of $60,507.94.
- Subrecipient Henderson County under project Accessible Pedestrian Signals is awarded a Federal amount of $150,255.18 and a local match amount of $37,563.82.

- Subrecipient Council on Aging Buncombe County under project Call - A - Ride Program is awarded Federal amount of $32,485.61 and Local Match amount of $32,485.61.
- Subrecipient City of Asheville under project Program Administration at 10% is awarded a Federal amount of $54,627 with no local match being awarded.
- Motion to adopt a resolution: authorizing the City Manager to accept, expend, and disburse Federal Transit Administration Grant funds from the Fiscal Year 2025 Section 5307 Job Access Reverse Commute Program and the Fiscal Year 2025 Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program; authorizing the City Manager to execute all necessary agreements between the City of Asheville and the applicable transit Subrecipients for the disbursement of the approved funds; and approving a budget amendment in the amount of $488,946 to add these federal funds to the Transit Services Multi-year Fund.

S. Resolution Number 26-81 - Resolution ratifying the City's February 2026 Application to the North Carolina Department of Transportation - Integrated Mobility Division for Section 5303 Metropolitan Planning Program annual funding for Fiscal Year 2027 - Resolution Book No. 46 - Page 312

- The City must apply annually to the North Carolina Department of Transportation - Integrated Mobility Division to receive Federal Transit Administration Section 5303 funds (Metropolitan Planning Program). Staff applied for this funding February 16, 2026.
- The City uses the Federal Transit Administration Section 5303 funding to fund existing transit planning activities such as grant management, administration, and reporting; short- and long-range transit planning; analyses of transit operations; and required program preparation and reporting.
- The funds supplement the Transit Division personnel budget, which includes the Transit Division Manager and additional transit planning staff positions.
- The total grant is $189,839 and includes a 20% match. The Federal Transit Administration grant will provide 80% of the anticipated funding ($151,871), with the North Carolina Department of Transportation and the City of Asheville each providing half of the required 20% match, or $18,984 and $18,984, respectively.
- Motion to adopt a resolution ratifying the City's February 2026 application to the North Carolina Department of Transportation - Integrated Mobility Division for Section 5303 Metropolitan Planning Program annual funding for Fiscal Year 2027; and authorizing the City Manager to accept any funds awarded and to enter into any agreements necessary for acceptance and expenditure of grant funds.

T. Resolution Number 26-82 - Resolution of the Housing Authority of the City of Asheville to adopt a resolution approving the issuance of up to $18,020,000 Multifamily Housing Revenue Bonds to provide financing for Pine Lane Apartments to satisfy Section 147(f) of the Internal Revenue Code, with no City financial obligation associated with the bonds or any debt taken on by the developer - Resolution Book No. 46 - Page 313

- The Asheville Housing Authority was created by the City of Asheville in 1940 in accordance with Chapter 157 of the NC General Statutes.
- It is a public body and is independent from the City with its own powers as outlined in North Carolina General Statute Chapter 157.
- The Housing Authority is governed by a Board of Commissioners, consisting of 7 members, who serve for a 4 year term and are appointed by the Mayor of the City of Asheville.
- The Internal Revenue Service requires that any bonds issued by the Housing Authority for developments such as the one described herein, have the financing plan approved by the City Council, following a public hearing with respect to such a plan.
- Roers Asheville Apartments Owner LLC, a North Carolina limited liability company, or an affiliated or related entity (the "Borrower") has requested that the Asheville Housing Authority (the "Issuer") issue up to $18,020,000 in multifamily housing revenue bonds for the acquisition and construction of a new 126-unit affordable rental development known as Pine Lane Apartments located on a 9.42 acre site at 36 Pine Lane, in the City of Asheville parcel identified as PIN 9627805971 in the Buncombe County Registry.
- The project will consist of 4 residential buildings. There will be a mix of 1,2, 3 and 4-bedroom units. All units will be set aside for individuals and families at 60% or less of Area Median Income ("AMI").
- The affordability period will be 30 years.
- Roers Companies is the developer of this project and is an affiliate of the owner.
- Construction is scheduled to commence in July 2026 and has an expected completion date of March 28.
- Staff notes that approval does not obligate the City in any way to issue or pay for the bonds, or for any debt taken on by the developer.
- Motion to adopt a resolution approving the issuance by the Housing Authority of the City of Asheville of up to $18,020,000 of multifamily housing revenue bonds to provide financing for Rocky River Apartments and to satisfy Section 147(f) of the Internal Revenue Code.

U. Resolution Number. 26-83 - Resolution reappointing Carol Goins as Chair of the Civil Service Board - Resolution Book No. 46 - Page 315

V. Resolution Number 26-84 - Resolution asking HCA Healthcare Chief Executive Officer Sam Hazen to Engage Directly with Stakeholders in Western North Carolina - Resolution Book No. 46 - Page 316

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

III. Presentations & Reports:

Manager's Report - Continuum of Care Update

Homeless Strategy Division Manager Emily Ball said that the following are the key takeaways from her presentation: (1) The Continuum of Care (CoC)'s 2026 Point-in-Time Count identified a slight increase in homelessness, with results demonstrating continued impact from Helene; (2) The CoC's Strategic Plan is already responsive to count results with implementation actively underway; (3) Early wins indicate high potential for community-level collaboration through the CoC; and (4) To continue scaling response to homelessness, the CoC will need to identify additional resources.

She provided the following 2026 Point-In-Time (PIT) results (1) Cocs conduct PIT Counts annually as a snapshot to inform national and local understanding of homelessness; (2) This year's count occurred February 10, 2026, with 137 volunteers participating; (3) The CoC's System Performance Committee reported results to the CoC Membership at the March 26, 2026 meeting; (4) Results are simply a snapshot and a useful indicator to understand the larger picture, but there is no one perfect dataset on homelessness; (5) The System Performance Committee is working with multiple data sources (e.g. the Homeless Management Information System) to develop baseline system data to be publicly available this year; (6) Identified systemic contributors to homelessness (a) Lack of affordable housing is the determining factor for rates of homelessness - Research shows that personal factors like addiction or mental illness can precipitate loss of housing, but don't drive the community rate; (b) Community continues to experience impacts from Helene and will for years to come - 16% of people reported Helene as the cause of homelessness; and (c) Homelessness system was already under-resourced pre-Helene - More funding, shelter and housing inventory, and service provider capacity are needed; and (7) Key factors in this year's results (a) Increased shelter inventory from ABCCM, Safe Shelter, and Covenant Community Church; (b) Code Purple wasn't called on the night of the count, so up to 95 people counted as unsheltered may have been in shelter had Code Purple been available; and (c) A strong partner in Barnardsville provided a more accurate count in that community than in years past.

She then showed the following chart:

	2024	**2025**	**2026**	**% Change**
Shelter	270	270	245	-9.3%
Transitional Housing	250	157	245	+56.1%
Unsheltered	219	328	334	+1.8%
Totals	**739**	**755**	**824**	**+9.1%**

Ms. Ball then reviewed a gender chart, race chart, and age chart.

Coc in action is (1) Very high engagement: 621 Members, with 103 serving on the Board, a Committee, or a Work Group; (2) Committees - Advocacy; Community Relations; Funding; Nominating and Membership; System Performance; and System Planning and Implementation; and (3) Work Groups - Code Purple; Coordinated Entry; Emergency Shelter Development; and Homelessness Prevention. All actions assigned to CoC bodies (Board, Committee, or Work Group) contain themes include establishing baseline data, evaluating utilization of existing resources and ensuring maximization, expanding capacity of particular interventions, building infrastructure. Objectives are (1) Decrease unsheltered homelessness; (2) Increase exits from homelessness to permanent housing; (3) Coordinate and expand prevention, diversion, and rapid rehousing; and (4) Build housing-focused system capacity.

Early wins include (1) Code Purple and Winter Shelter (a) More beds for more populations, shared infrastructure for operations and data; and (b) Used fair share funding approach with available resources, including City ($428K), County ($50K), and Mission Health ($75K); (2) Memorandum of Understanding between CoC and Housing Authority for admissions preferences (a) Project-Based Vouchers (no cap) and Tenant-Based Vouchers (25 for people exiting homelessness, 25 for survivors of domestic violence, and 50 Moving On for people with expiring subsidy or who are ready to graduate from a housing program); (b) System-level collaboration developed following CoC process; (c) All households (other than Moving On) will receive 12 months of housing case management; and (d) CoC infrastructure and oversight: all referrals made through Coordinated Entry, shared data, monthly case review meetings, and ongoing reporting to CoC Board.

Early wins Right at Home include (1) National initiative to demonstrate efficacy of prevention (a) One of 10 pilot communities to receive a minimum of $5M to serve at least 1,000 households over 3 years; (b) Builds on proven model in Santa Clara County, CA with research demonstrating 90% of households still housed after 2 years + every $1 invested saved $2.47 in community costs; and (c) Goal: prevent thousands of families from losing their homes while creating a clear, evidence-based blueprint for a national homelessness prevention strategy; and (2) Right at Home selection criteria (a) Demonstrated need for homelessness prevention; (b) Committed public-sector leadership; (c) Data capacity to implement rigorous evaluation; and (d) Strong local infrastructure, including a lead organization capable of coordinating service providers and managing funds. Large-scale community planning, investment, and implementation that moves the needle on homelessness is what the CoC is built for.

Key focus areas are (1) Foundations - Data: quality, reporting, public-facing dashboards; Funding Policy; System mapping; Building infrastructure for CoC-level projects; Coordinated Entry redesign: new assessment entering testing phase now; and Written Standards for service delivery; (2) Emergency Shelter - Work Group has completed needs analysis and initial vision for new emergency shelter; and (3) Pursuing system-level fund development (a) Need for reliable recurring funding CoC can base plans on and deploy strategically - Current critical needs: emergency shelter, Code Purple, permanent housing; and Need to scale services to improve outcomes; and (b) Anticipate engaging funders this summer.

Ms. Ball responded to various questions/comments from Council, some being, but are not limited to: explained the design of Code Purple; suggestion that shelters should be open every time there is a point-in-time count; any there any scheduled point-in-time counts outside the annual one; definition of household; in the Fiscal Year 2027 are we budgeting for the same level of Code Purple; explanation of Right at Home Program; need for more day shelters; and need for expanded capacity for cooling shelters for hot summer temperatures; critical need for a more equitable model for our shelters; and need pressure City/County/State to license the mental health providers like Vaya Health.

IV. Public Hearings:

A. Public hearing to consider a conditional zoning request for the property located at 50 Coxe Ave from Central Business District to Central Business Expansion - Conditional Zone

Ordinance No. 5218 - Ordinance to conditionally rezone property located at 50 Coxe Ave from Central Business District to Central Business Expansion - Conditional Zone - Ordinance Book No. 37 - Page 8

Principal Planner Will Palmquist said that this is the consideration of a conditional zoning request for the property located at 50 Coxe Ave from Central Business District to Central Business Expansion - Conditional Zone for the purposes of constructing a 209-unit mixed-use development. This public hearing was advertised on April 17 and 24, 2026.

Project Location and Contacts:

- The project site totals 1.6 acres located at 50 Coxe Ave (PINs 9648-39-4540, 9648-39-4353, 9648-39-6366).
- Owner: Buncombe County

Summary of Petition:
Project Site

- The project area consists of three properties totalling 1.6 acres located at 50 Coxe Ave and is identified in the Buncombe County land records as PINs 9648-39-4540, 9648-39-4353, 9648-39-6366.
- The site is currently zoned Central Business District (CBD).
- The current use of the site is the administrative offices of Buncombe County and associated surface parking.
- Given the size of the proposed project, a conditional zoning to the Central Business Expansion - Conditional Zone (CBD EXP - CZ) district is required.
- Based on the Living Asheville Comprehensive Plan Future Land Use Map (FLUM) the property is currently designated “Downtown”. A change to the Future Land Use Map (FLUM) will not be required.

Overall Project Proposal

- New building construction includes a new, 7-story, mixed-use development with

203 multi-family, affordable units and approximately 5,000 SF of retail space.
- The project's total building area is 251,059 square feet.
- A total of 121 parking spaces are proposed within a two-level parking structure.

Technical Modifications
- The project is seeking technical modifications to development standards through the conditional zoning process including:
    - Minimum building height of one-story for the portion of the proposed building fronting on Coxe Avenue.
    - Reduction in the Tree Canopy Preservation requirement from 10% to 1.2%.

Site Layout and Design
- Maximum building height for the Tallest Height Zone in the CBD district 265'. The minimum building height in the CBD district is two stories. The proposed building height is approximately 68' as measured in the CBD district, with an overall height of approximately 84' measured to the top of the roof. A portion of the building fronting along Coxe Ave is proposed to be one story in height.
    - The project is seeking a technical modification for building height minimums.
- There is no maximum residential density in the CBD district.The proposed project's density is approximately 127 units/acre.

Access, Sidewalks and Parking
- The project site has frontages on multiple streets including Coxe Ave, Aston St, Sawyer St, and Ravenscroft Dr. There is also a public alley between Sawyer and Aston Streets which is proposed to be improved and would facilitate one-way traffic to the north.
- The main vehicle access to the site will be via access to parking decks off Coxe Ave and Ravenscroft Dr.
- The project site is across the street from the ART Bus Transit Station.
- The project proposes new sidewalks along its frontages varying in width between 10'-12', and along the public alley with a width of 6'.
- The project proposes two new crosswalks and associated curb ramps at the intersection of Sawyer St and Ravenscroft Dr, specifically along the western and southern sidewalks of the intersection.
- The project is coordinating closely with the Coxe Avenue Streetscape project which proposes a new streetscape design for the entirety of Coxe Avenue from Patton to Southside Aves. The project will incorporate and construct this section of the streetscape, as designed by the streetscape project, with appropriate modifications, as needed, for the project elements such as curb cuts and building entrances.
- The public right-of-way on Sawyer St underneath the proposed building was officially closed via City Council Resolution 24-215, adopted September 24, 2024. The purpose of the ROW closure was to close the street to public, vehicular use, in order to build the portions of the building above. This area will not be open to vehicular traffic, and will instead maintain public pedestrian access between Coxe Ave and the remainder of the open Sawyer St at the

dog-leg intersection with the public alley.

- The proposed parking deck contains a total of 121 spaces on two separate levels without access between them. The lower level of the deck is accessed from Coxe Ave and spans the first story of the lower portion of the proposed building with a total of 50 spaces. The upper level of the deck is accessed from Ravenscroft Dr and spans the second story of the upper and lower portions of the proposed building with a total of 71 spaces.

Landscaping / Open Space / Tree Canopy

- Minimal landscape requirements apply for projects in the CBD district, including street trees.
- The project proposes to meet partial Tree Canopy Preservation requirements through new tree plantings on the site. The project site is classified as "Urban" under the Tree Canopy Preservation standards, with a classification of “Class A”, resulting in a 10% canopy requirement.
    - The project is requesting a technical modification for tree canopy preservation requirements, reducing the 10% requirement to 1.2%.
- The project proposes two separate green roof/amenity spaces on the 3rd floor of the building. The area on the east of the building is proposed to be a programmed amenity space with play, lounge, and grilling areas, along with plantings. The area on the south side of the building is proposed to be a green roof with incorporated stormwater retention.
    - These proposed amenity and green roof areas are above what is required for landscaping, open space, or stormwater management.

Consistency with the Comprehensive Plan and Other Plans:
Living Asheville Comprehensive Plan (2018)

- The proposed development supports a number of goals in the Living Asheville Comprehensive Plan, including:
    - Encourage Responsible Growth - by providing infill development in targeted growth areas.
    - Increase Mixed-Use Development Along Transit Corridors - by incentivizing redevelopment, especially mixed-use development that contains housing, within identified transit-supportive centers.
    - Increase and Diversify the Housing Supply - by increasing the supply of housing, including affordable housing in proximity to schools, transit and parks.
- The proposed development is compatible with the Future Land Use designation of “Downtown”, which is proposed in part, that: “Downtown continues to expand with new development and revitalization opportunities along the edges of the downtown core and via infill development,” and that, “Downtown is also an important residential area and it benefits from having year-round full-time residents. Opportunities for growing this sector of the downtown population through new development is important for the future including market-rate and affordable residential housing”.

Compatibility Analysis:

- The proposed multi-family project is compatible with the surrounding land uses,

including:

- Existing multi-family residential, commercial, and institutional uses in the nearby vicinity.
- Proposed microhousing project directly to the east of the project site known as Aston & Sawyer Microhousing.

Staff Recommendation:

- Staff recommends approval of this rezoning request based on the reasons stated above.

Mr. Palmquist reviewed the existing and proposed zoning, the aerial imagery, the future land use map, and the site plan, along with elevation drawings. Regarding the project conditions and technical modifications, (1) Affordable housing is included in the Project: All 203 units (100%) will be designated affordable for a minimum of 30 years; and All 203 units (100%) will be designated affordable to those earning 80% or less of Area Median Income (AMI); and (2) The Project includes technical modifications: (1) Minimum building height of one-story for the portion of the proposed building fronting on Coxe Avenue; and (2) Reduction in the Tree Canopy Preservation requirement from 10% to 1.2%. He said the (1) Technical Review Committee approved the project with conditions; and Design Review Committee approved the project with conditions; and the the Planning & Zoning Commission voted to approve the project with the condition. He then explained how the project was consistent with the Living Asheville Comprehensive Plan. He said that staff concurs with the Planning & Zoning Commission and recommends approval of the proposed conditional zoning.

When Councilwoman Roney asked if there is a plan for renewable energy or anything about the project that would prohibit it in the future, the attorney for Harmony Housing Affordable Development said that their plan includes solar and green space.

There was considerable discussion regarding the developer's intent to accept Housing Authority vouchers. After that discussion, Buncombe County Planning Director Nate Pennington agreed to the following condition 12 amendment: " All Units shall be designated as 'affordable' at not less than 80% of AMI for a period of 30 years. The applicant shall further use its best efforts to meet this condition as more specifically delineated as follows: 11 Units at 20% AMI; 35 Units at 30% AMI; 113 Units at 60% AMI; and 44 Units at 80% AMI."

In response to Councilwoman Ullman, Mr. Paul Kunze, member of the design team, explained the results of their Traffic Impact Analysis, which they would be happy to share with the City.

In response to Councilman Hess, Mr. Kunze said that they are still in the design phase to make sure the areas at the entrance and exit are well lit and safe as possible, but will have to leave it up to Buncombe County on the leasing agency that takes over.

Mayor Manheimer opened the public hearing at 6:37 p.m.

One individual spoke in support of the project; however, urged City Council to add a condition that the developer ask the Asheville Police Department to provide recommendations on how they can build the large pedestrian overhang area to accommodate safety due to the close proximity to the Transit Center. Other concerns were the parking deck exit onto Ravenscroft; lighting in the neighborhood; request to convert Ravenscroft Drive into a one way; designate on-street parking for homeowners and buildings on Ravenscroft; inspect the pedestrian crossing; and the need for better pedestrian markings.

Seven individuals spoke in support of this very needed project.

Mayor Manheimer closed the public hearing at 6:53 p.m.

Vice-Mayor Mosley moved to approve the conditional zoning request for the properties located at 50 Coxe Ave from Central Business District to Central Business Expansion - Conditional Zone - with an amendment to condition 12 as follows: All Units shall be designated as 'affordable' at not less than 80% of AMI for a period of 30 years. The applicant shall further use its best efforts to meet this condition as more specifically delineated as follows: 11 Units at 20% AMI; 35 Units at 30% AMI; 113 Units at 60% AMI; and 44 Units at 80% AMI," and find that the request is reasonable, is in the public interest, is consistent with the city's comprehensive plan and meets the development needs of the community in that the request: (1) Provides infill development in targeted growth areas; (2) Incentivizes redevelopment, especially mixed-use development that contains housing, within identified transit-supportive centers; and (3) Increases the supply of housing, including affordable housing in proximity to schools, transit and parks. This motion was seconded by Councilwoman Roney and carried unanimously.

V. Unfinished Business:

A. Second reading and final reading of Ordinance Number 5280 - Ordinance amending Article VI, Regulation of Graffiti, of Chapter 10, Nuisances, of the Asheville Code of Ordinances to amend the definition of "Graffiti" - Ordinance Book No. 36 - Page 445

Mayor Manheimer said that public comment on this item was accepted on April 14, 2026, and it is being voted on its second and final reading since it includes a criminal penalty.

Councilwoman Ullman moved to adopt Ordinance Number 5208, ordinance amending Article VI, Regulation of Graffiti, of Chapter 10, Nuisances, of the Asheville Code of Ordinances, to amend the definition of graffiti, on its second and final reading. This motion was seconded by Councilman Hess and carried unanimously.

VI. New Business:

VII. Informal Discussion And Public Comment:

Three individuals spoke to City Council about various matters, some being, but are not limited to: need for more communication between developers and neighborhoods when proposing a conditional use project; need to take a step back and look at surveillance infrastructure as a whole and invite the public to have input into the conversation; and need to increase the transit system routes and timeliness.

VIII. Adjournment:

Mayor Manheimer adjourned the meeting at 7:07 p.m.

_____
Mayor

_____
City Clerk