

Fletcher Town Council
Agenda Review Meeting
Minutes
December 4, 2017

Call the meeting to order at: 06:03 pm

Those who were in attendance are as follows:

Former Mayor Bill Moore to open meeting
Newly elected Mayor Rod Whiteside
Mayor Pro-Tem Eddie Henderson
Councilwoman Sheila Franklin
Councilman Bob Davy
Councilman Hugh Clark
Town Manager Mark Biberdorf
Planning & Zoning Director Eric Rufa

Town Clerk Christine Thompson gave oaths of office to newly elected Mayor Rod Whiteside and re-elected Councilmembers Mayor Pro-Tem Eddie Henderson and Councilwoman Sheila Franklin

Invocation: Mayor Pro-Tem Eddie Henderson
Pledge of Allegiance: Councilman Bob Davy

Public Input

Todd Stimson 30 Fawnhurst Lane, Fletcher congratulated Mayor Whiteside on his recent winning of the election and also thanked former Mayor Bill Moore for his years of service to the town.

Approval of minutes-corrections or deletions.
(11/6, 11/13)

Mayor Whiteside asked council to review the minutes and let any changes be known next week.

Council Updates

Councilman Hugh Clark: None at this time

Mayor Pro-Tem Eddie Henderson: None at this time

Councilwoman Sheila Franklin: Thanked Parks & Recreation for the great job they did at the Christmas tree lighting ceremony that it was well done.

Councilman Bob Davy: None at this time

Consent Agenda

Tax releases/refunds

Acquisition of right of way by DOT for Howard Gap Road Project

Approval of Budget Amendment # 2 to the FY 17/18 Budget Ordinance for additional fees that will incur from McGill to rebid the Highway 25 Corridor project.

Mayor Whiteside asked council if there are any questions on any items on the Consent Agenda.

Town Manager Mark Biberdorf commented that the tax releases/refunds are pretty standard at \$470.70 for a couple of reasons that are listed in the attachment in your packet.

On the acquisition of the right of way for DOT on the Howard Gap Road project you have got a plat map, deed for transfer of property and an offer sheet in the amount of \$10,350.00. This is for a strip of property that runs in front of the Public Works building and it appears to be of fair market value based on our last appraisal we have on the property. I have run it by our town attorney and he is very comfortable with this.

Councilman Bob Davy: Asked the Town Manager did you ever meet with DOT

Town Manager Mark Biberdorf: stated that Jabbo Pressley and I met with them on site. This will cut into the parking lot and you can see where the ribbon is there on the plat. They may be able to still park there it depends on when the improvements are done. It pretty much is going to be shoulder in that area there. It is not going to disrupt public works activity and the temporary construction easement will not block access in there. (See Exhibit "A" attached)

On the Budget Amendment that will tie into an item further down on the agenda for the re-bidding of the HWY 25 Corridor project.

Mayor Whiteside: commented that this is the agenda review meeting so no action will be taken this evening. The meeting is for discussion and to get questions answered. The regular meeting next week is where action will be taken.

Public Hearing to consider CD# 2017-01 & SUP# 2017-02, a proposal for a new pump station for the City Of Hendersonville Water Dept.-Eric Rufa, Planning & Zoning Director.

Planning & Zoning Director Eric Rufa stated just a quick overview the hearing for this is set for next week and as you recall we discussed this last month and spoke briefly about this proposal. This is a conditional district application from the City of Hendersonville for a new booster pump station which is proposed for a small vacant parcel of land on Woodhill Drive. This is considered Class II utilities by our definitions therefore it has to go through a formal process to get conditional rezoning to a commercial district from its current R1 zoning classification. This will be a quasi-judicial hearing just like the project last month.

Councilman Hugh Clark: Have you spoken to the adjacent property owner's?

Planning & Zoning Director Eric Rufa: We notified the property owners and one property owner attended the meeting and basically showed up just out of curiosity but did not comment during the meeting.

Mayor Whiteside: commented that one issue with the residents there as it would be with me was related to noise but if I recall correctly this project would not come with any significant noise.

Planning & Zoning Director Eric Rufa: That is correct the only noise would come from the installed generator that would run in case the power goes out to keep it operating.

Mayor Pro-Tem Eddie Henderson: Do they have a good way going into that area to maintain it properly

Planning & Zoning Director Eric Rufa: Yes they intend to maintain that landscape road with the exception of where they have to cut in for a driveway.

Discussion Followed:

Update and discussion on efforts to fund feasibility study and concept plat for Cane Creek Greenway extension Eric Rufa Planning & Zoning Director and Rebekah Robinson from Conserving Carolina.

Planning & Zoning Director Eric Rufa stated that the nature of this item has changed dramatically as of late Thursday or early Friday. We got late word after packet materials had already been distributed.

For the benefit of those who are not aware we have been talking about a year or more for a conceptual plan and feasibility study on what would be a new greenway segment along Cane Creek. The hope was that it would be able to connect from the park via a crosswalk on Howard Gap Road onto the FernLeaf property where a trail would begin wrap back around to the creek and ultimately cross the creek then under Hwy 25 and the railroad tracks to get onto the town's (Meritor) property that is owned by the town. The town pledged \$5,000 to go towards for what was quoted as the \$15,000 feasibility study plan that the land conservancy had lined up. They went about seeking private donations where they raised what was then matched by the Blue Ridge Bike Club. Rebekah Robinson from the land conservancy then put in an application to the Community Foundation with specific designation to the Fletcher fund. Recently we got notification that we received a grant in the amount of \$5,000 so that upped it to \$10,000. Then the Blue Ridge Bike Club upped their pledge to match the Fletcher fund. So originally we were going to be here tonight to update you on the Fletcher fund and ask for \$4,000 more dollars but now we have earned the \$15,000. This item for this month can be pulled and we will have a budget amendment ready for you in January for that \$5,000 pledge.

Discussion Followed:

Update on re-bidding process for Highway 25 corridor project-Scott Burwell McGill & Associates.

Scott Burwell of McGill & Associates stated that they are in process of revising plans and doing things for DOT. We only received two bids so by statute in order for us to accept those bids we have to re-advertise for seven calendar days. The first two bids were from individuals that had decided not to bid this time but we hope to drum up some more interest this time around.

Discussion Followed:

Town Manager Mark Biberdorf: asked if he could speak to the possible alternate bids.

Scott Burwell: stated that the project involves a clock tower here at Fanning Bridge Road and two entry monuments at Howard Gap Road and two near CVS at Cane Creek Road. During the bidding process we attempted to break these out into alternates and DOT said no that is changing the contract at this point. Since we have to rebid this out anyway this time we are going to break these out into separate alternates in case the bids come out high so that these can be taken off the table.

Discussion Followed:

Designation of street resurfacing projects & resurfacing of park main drive-Ben Cathey, McGill Associates.

Ben Cathey of McGill & Associates stated that the scope of the contract is put the resurfacing of the park in with the paving of town streets to make this contract look more inviting. He stated that while there are 6 streets total there is less footage than last year.

Discussion Followed:

Mayor Pro-Tem Eddie Henderson and Councilman Bob Davy: asked where are these streets located.

Town Manager Mark Biberdorf stated that this is Phase II of Windsor Forrest which is off of Old Case Road.

Discussion Followed:

Establishment of student recognition program/award-Mayor Rod Whiteside.

Mayor Whiteside: stated that he believes that we ought to be in a position to be making positive impacts on the lives of residents. We are not a big city with a population of only 8,000 plus so we ought to have a family feel. My proposal is to establish a student recognition program beginning with Fletcher Elementary school. It would be a program that would recognize a boy and girl monthly for 10 months out of the year. The nominees would come from the faculty and staff at Fletcher Elementary. The criteria for nominating would be for good deeds done, kind acts, extra effort, and milestones in the children's lives. The one criteria that I would not want included would be academic. The reason being is that we have academic recognition programs already in place to recognize students. There are many students who may not receive that academic recognition so we need to be in the position to put some lasting impact in the lives of our youngsters other than that because there are good deeds done other than good grades.

Mayor Whiteside then answered questions that council had on this program and did state that he would like to start with Fletcher Elementary school and then work with other schools in the area.

Discussion Followed:

Proposal to authorize production of Town Seal-Mayor Rod Whiteside

Mayor Whiteside stated that he would like obtain a Town seal to hang here in the council chamber. He said that he understood that we had one on the past before the town seal had changed.

Councilman Hugh Clark: stated that he is in favor of it.

Councilman Bob Davy: something like what is on the podium only a plaque that is on the wall and he stated that he is ok with this.

Mayor Pro-Tem Eddie Henderson: stated he has no problem with it.

Town Manager Mark Biberdorf: commented that if you recall we used to have one of the old town seal that was raised on this plaster that was hung in the council room in the old town hall.

Discussion Followed:

Proposal for Bill Moore Day/Picture unveiling-Mayor Rod Whiteside.

Mayor Rod Whiteside stated that he would like to select/designate a day as Bill Moore day in Fletcher. This would include inviting Mayor Bill Moore to a council meeting for the unveiling of a an official portrait to hang in the council chamber

George Clayton of 60 Clayton Drive Fletcher commented that he has lived in Fletcher his entire life and served as Chairman of the Planning Board for 24 years. He stated that he thinks that in recognizing former Mayor Bill Moore with Bill Moore day is a great idea and we should take it one step further and consider re-naming the park Bill Moore Park. He said that he would like to hear how council feels about that.

Discussion Followed:

Proposal to establish affordable housing task force-Mayor Rod Whiteside.

Mayor Whiteside stated that due to the unavailability of affordable housing in the area he wants to establish an affordable housing committee to research/review some options and bring recommendation to council. Cedar Terrace that has recently opened in Hendersonville was done with public and private collaboration. The corporate entity that was involved with Cedar Terrace has indicated a desire to discuss options to make affordable housing happen here in Fletcher.

Councilman Bob Davy stated that he has been involved in a couple of different discussions over the years here. He stated that he chaired the Land of Sky regional council for a while and most of the studies come down to the fact that most of the value of the property anywhere here in the mountains is so high you can't get to affordable housing unless someone is willing to subsidize it. I am not sure that the residents of Fletcher are in a position to be subsidizing housing.

Mayor Pro-Tem Eddie Henderson stated that affordable housing is a tough nut to crack. Eighty percent of the homeowners in Fletcher own their own home. The land in Fletcher we are using up quickly and it is just about on us. It is hard to do affordable housing in an area that is full. Whatever land is left in this area is too expensive for affordable housing.

Councilman Bob Davy commented that if we can find organization to help fund this so that we don't have too it might help to have this committee established to do this.

Councilman Hugh Clark suggested that if the committee and when it is established may need more time that they would be given.

Town Manager Mark Biberdorf stated that he emailed council a copy of a report that the Community Foundation had done about 2 years ago. They headed up an initiative where they brought up a cross section of the community together for Henderson county to look at housing in general and looked at housing issues.

Jesse Junior 1013 Thorncrest Drive Fletcher commented on the affordable care scenario in Asheville. He said that the new development set aside a certain amount of homes in the development for affordable housing which usually lasts about 5 years then they have to pay fair market value after that. He stated in his opinion this is not a solution for affordable housing.

Discussion Followed:

Mayor Whiteside asked council would they have an issue if children in 6th-12th grade in the community did the Pledge of Allegiance at the meetings. He said that this all part of reaching out to the community and being inclusive and welcoming people in from the community.

Council stated they would welcome someone from the community to do the pledge of allegiance whenever possible.

Discussion and potential approval of lease agreement with Asheville Buncombe Aeromodelers Inc.-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf He stated that the Fletcher R/C flyers merged back in September with the Asheville Buncombe Aeromodelers and they are currently using four acres of town owned land near the Meritor property. Our town attorney said that we needed to develop a new lease agreement with the ABA group which is the same terms except that you wanted to increase the rental fee from 100 a year to 500 a year. The lease agreement expires in May 2019. We had to do a public notice per General Statutes for 30 days (which has expired) and then a Resolution to approve the agreement. The only thing hanging out there is that our Parks & Recreation Director has been in communication with the chairman of the ABA who said that they think that it is going to be hardship to do the 500 payment they suggested an additional 100 which would be 200 a year payment.

Discussion Followed:

The Town Manager stated that a rep from ABA may be here next week to answer any questions and state his concerns concerning the fee increase.

Schedule for FY 2018-2019 budget process-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf went over the timeline for the budget process for the next fiscal year. There is a chart in your packet that runs through a timeline process that we have typically used in the past. Please review those times and dates and let me know of any conflict that you may have.

Discussion Followed:

Council will review these dates and let the Town Manager know next week at the regular meeting if these dates on this schedule will work for them or not.

Comments from the Town Manager- Mark Biberdorf.

On the improvements at park you know we tried to bid the CIP project for the park improvements resurfacing for main drive, widening the entrance and storm drainage improvements. We only received one bid which council rejected and we decided to just bid during the winter months for the storm drainage improvements and McGill is working on the proposal for this and it is about ready to go.

I know George Clayton had suggested renaming the whole park but just to mention Parks & Recreation Advisory Board had suggested naming field 5 after former Mayor Bill Moore.

FABA Holiday party is coming up this Thursday at 6 at the Clarion and I think everyone is attending but the Mayor who had a scheduling conflict.

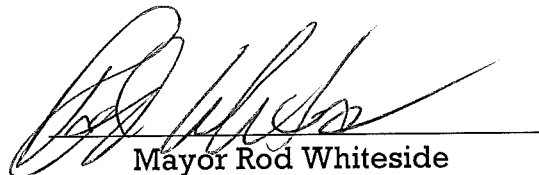
The employee Christmas luncheon and movie is on Tuesday December 12 at noon in the multipurpose room.

Mayor Pro-Tem Eddie Henderson made a motion to adjourn and it was seconded by Councilman Bob Davy.

Adjourned: 07:23 pm

Approved:

1-8-18
Date


Mayor Rod Whiteside

Town of Fletcher
Council Meeting
Minutes
December 11, 2017

Call the meeting to order at: 07:00 pm

Those who were in attendance are as follows:

Mayor Rod Whiteside
Mayor Pro-Tem Eddie Henderson
Councilman Bob Davy
Councilman Hugh Clark
Councilwoman Sheila Franklin
Town Manager Mark Biberdorf
Assistant Town Manager Heather Taylor
Public Works Director Jabbo Pressley
Parks & Recreation Director Greg Walker
Planning & Zoning Director Eric Rufa
Police Chief Erik Summey

Invocation: Mayor Pro-Tem Eddie Henderson
Pledge of Allegiance: Councilman Bob Davy

Public Input

Jesse Junior 1013 Thorncrest Drive, Fletcher commented on adding a downtown area to Fletcher does not see the necessity of adding a downtown area to Fletcher because of the small town feel in Fletcher.

Todd Stimson 30 Fawnhurst Lane, Fletcher he commented on the proposal for recognizing children in elementary schools for the good deeds well done. He also purchased/provided certificates and jackets to donate to help with this program.

Approval of Minutes-corrections, additions or deletions.
(11/6, 11/13)

Mayor Pro-Tem Eddie Henderson made a motion to approve the minutes as written and it was seconded by Councilman Hugh Clark.

Council Updates

Councilman Bob Davy commented on the FABA holiday dinner last week and he stated how impressed he was with the snack for kids program at the local elementary school. The principals that he talked with at the dinner said that if they were not doing this then these kids would be going hungry.

Councilman Hugh Clark commented on the gentlemen and his concerns in the town center/downtown project. He stated that this has been in the plans for 10 to 15 years and if he would get with the town manager he can give him a copy of the plans for the project.

Councilwoman Sheila Franklin stated that the plan is not what you were thinking we are trying to develop a downtown center to get people to slow down a bit.

Mayor Pro-Tem Eddie Henderson commented about the flyer that everyone received in the mail on the new (potential) library.

Consent Agenda

Ax releases/refunds

Acquisition of right of way by DOT for Howard Gap Road project.

Approval of Budget Amendment # 2 to the FY 17/18 Budget Ordinance for additional fees that will incur from McGill to rebid the Highway 25 Corridor project.

Mayor Whiteside asked for a motion to approve the Consent Agenda and it was so moved by Mayor Pro-Tem Eddie Henderson and seconded by Councilman Bob Davy.

Public Hearing to consider CD# 2017-01 & SUP#2017-02, a proposal for a new pump station for the City of Hendersonville Water Dept. –Eric Rufa, Planning & Zoning Director.

Councilman Hugh Clark made a motion to go into Public Hearing and it was seconded by Mayor Pro Tem Eddie Henderson

Quasi-judicial hearing all persons who wish to speak did sign in and were sworn in by Town Clerk Christine Thompson.

Planning & Zoning Director Eric Rufa gave an overview of the conditional district application that will also double as a special use permit. The City of Hendersonville is requesting that a pump station that would ordinarily require a conditional district application and is somewhat like a rezoning. This purposed use would be a "Class 2 Utility" in which a zoning district of C-2 is needed for this. The property is currently

zoned R-1 residential. The City of Hendersonville is requesting conditional zoning of C-2 in order to allow the proposed use. He stated that this property is located on Woodhill Drive in South Chase Subdivision at the entrance off of Hwy 25. The Planning & Zoning Board recommended unanimously last month that council approve this development. One thing that has come up recently is in regard to the landscaping. It has been our intention to preserve that row of Leyland Cypress along the drive in front of the property. A question came up at the Planning Board meeting about the health of those Leyland Cypress. The City of Hendersonville had an arborist go out to the site and the Leyland Cypress are diseased and it has been recommended that they be removed and be replaced with some type of greenery that are less susceptible to disease. One other thing typically there is sidewalks required for a commercial development but since this was a small development it is likely to not have a sidewalk that continues on up into the development. As an intent to try and preserve a more evergreen buffer along the front of the property the City of Hendersonville has proposed a fee in lieu of option. The planning board did approve the fee in lieu of option for this if council did approve the overall plan.

Discussion Followed:

Council has concerns about sidewalks not being placed at this time

Planning & Zoning Director Eric Rufa reiterated that with SUP council needs to make findings that influence your vote to either approve or deny. I would then write an order either granting or denying touching on those criteria. (See attached "Exhibit B" for criteria)

Discussion Followed:

City of Hendersonville Engineer Brent Detwiler stated that we started on this project when Mission Pardee building went in near the county line. It was determined that the water pressure in the northern end of the county and in the Fletcher area was not as high as we would have liked. The city has prioritized Fletcher as a potential project so we hired a consulting engineer to do a study of the area. The result of the study was that we have a water tank off of Burney Mountain Road that needs to be at a higher elevation to boost the pressure. So to get the water up there we have to build a booster pump station.

Discussion Followed:

Council has stated their concerns with having sidewalks and the option of wanting input on the size and type of evergreens that will replace the Leyland Cypress in this development.

Councilman Hugh Clark made a motion to go out of Public Hearing and it was seconded by Mayor Pro-Tem Eddie Henderson.

Mayor Whiteside asked is there anything else from council on this.

Councilman Bob Davy stated that he thinks that it is definitely something that the town needs.

Councilman Hugh Clark stated that he thinks we are at a point to either approve or disapprove of this. The only point we need to decide is if we want the sidewalks.

Town Manager Mark Biberdorf stated also about the trees of what type and size that council would like in that location.

Mayor Pro-Tem Eddie Henderson made a motion to approve the pump station for the City of Hendersonville's water department with the evergreens/trees moved back to allow for a future sidewalk and the approval of the size and type of trees that will be placed in the area and seconded by Councilman Bob Davy.

Note: Planning & Zoning Director Eric Rufa stated that this would then infer that we would be accepting the fee in lieu of (sidewalks) as approved by the planning board.

Motion carries all were in favor.

Designation of street resurfacing projects & resurfacing of park main drive-Ben Cathey, McGill & Associates.

Town Manager Mark Biberdorf just a follow up from last week when Ben Cathey was here from McGill & Associates to talk about the annual resurfacing Powell bill projects. To remind you about the recommended streets it is six streets within the second phase of Windsor Forrest. This would be Barberry Road, North Wintergarden Road, South Wintergarden Road, Cranberry Bog Court, Whispering Oak Court and Wild Sage Court. Also some repair is needed on Hickory Drive with a pipe replacement and a road patch and an island and road patch on East Fanning Bridge Road as well. We are also going to add the park project to resurface the main drive and widening the main drive in the park. With your approval of the agreement with McGill this will authorize them to do the design, bid and then the construction administration and observation. Ben Cathey will then come back to us with a cost estimate. Then we look at bidding the project in January and hopefully we will have a lowest responsible bidder in February and then a notice to proceed after that pending on how the bids come in. We just need approval on the agreement and design services.

Councilman Hugh Clark suggests in the future for keeping costs competitive that we go out for bids on engineering services.

Discussion Followed:

Mayor Pro-Tem Eddie Henderson made a motion to approve the street resurfacing projects and it was seconded by Councilman Hugh Clark.

Motion carries all were in favor.

Establishment of student recognition program/award-Mayor Rod Whiteside.

Mayor Whiteside stated that he had two updates since his proposal last week.

The first update is that the student body at Fletcher Elementary has approximately 450 students. The town recognition program would not be the only program it would be the only monthly program. Also, let me just add that the sentiment that I shared last week I don't believe that you can recognize our youngsters too many times for deeds well done.

What is the pleasure of council on the student recognition program sponsored by the Town of Fletcher?

Councilwoman Sheila Franklin commented that she would like to propose meeting the need. The need from what I understand in some conversations with the educators at that school is they have four different initiatives in place and one of them recognizes one kid per class per grade so that is a huge number of students. She then gave several examples of programs that the school has that are not academic related. She said that she is all about supporting students and there is different ways and means of doing that. The one area I was told where there is a need was that they could use some financial help with the prizes. I think the counselors go and purchase a lot of the gifts that they give the kids. So instead of making more work for the educators who are already overworked I would rather meet the need where the need is. The need is financial I would like to propose that we support the character trait in particular and prefer to propose this instead.

Mayor Whiteside: Is there anything from council on this program that is before us?

Councilman Bob Davy I am just not sure in my own mind exactly what program we are proposing.

Mayor Whiteside the staff members/ teachers would nominate children based on milestones in their life, kind deeds, and extra effort without considering academic performance.

Councilman Bob Davy stated if the teachers support it then I think it is a good idea.

Mayor Whiteside stated that on his conversation with the principal that she was on board for this.

Mayor Pro-Tem Eddie Henderson stated that he yields his comments to Sheila she is in school every day and does a great job and knows what is needed.

Mayor Pro-tem Eddie Henderson made a motion to table this particular recognition program at this time until further information can be determined to exactly what we can pinpoint what is needed and it was seconded by Councilwoman Sheila Franklin.

Mayor Whiteside asked if there are any comments on the motion.

Councilman Bob Davy commented that it is a good program and if the teachers are for it that a certificate and recognition is a great idea and that he does not believe a trophy is necessary.

All in favor:

Mayor Pro-Tem Eddie Henderson
Councilwoman Sheila Franklin
Councilman Hugh Clark

Against:

Councilman Bob Davy

Majority proposes to table this program for now until more research is done on this.

Proposal to authorize production of Town Seal-Mayor Rod Whiteside.

Mayor Whiteside asked what council's pleasure on this item is.

Mayor Pro-Tem Eddie Henderson made a motion to put up a town seal in the council room similar to what we had previously (old seal) and it was seconded by Councilman Hugh Clark.

Discussion on the motion:

Councilman Bob Davy stated that he would like to see what it would cost first before we give formal approval to it.

Discussion Followed:

Motion carries all are in favor and gives the Town Manager authority on the cost/expense of the seal.

Proposal for Bill Moore Day/Picture unveiling-Mayor Rod Whiteside.

Mayor Pro Tem Eddie Henderson made a motion to approve a portrait and recognition day for former Mayor Bill Moore and it was seconded by Councilman Bob Davy.

Motion carries all are were in favor

Proposal to establish affordable housing task force-Mayor Rod Whiteside.

Mayor Whiteside asked what is the pleasure of council?

Mayor Pro-Tem Eddie Henderson stated that with 8,000 people in Fletcher within that we have 2,900 to 3,000 households and 80% pays for their own home and taxes. I am needing to know exactly what this housing task force is going to be used for and what the need is for that.

Mayor Whiteside stated that it will be used to gather information as it relates to making affordable housing an issue and as to putting it on the list for items to deal with for the Town of Fletcher.

Discussion Followed:

Councilman Bob Davy stated that he thinks the task force is warranted to see what is available to help the situation out. (Grants, builder incentives)

Discussion Followed:

Councilwoman Sheila Franklin made motion to table this at this time until we have more information and it was seconded by Mayor Pro-Tem Eddie Henderson.

All in favor

Councilwoman Sheila Franklin

Mayor Pro-Tem Eddie Henderson
Councilman Hugh Clark

Against

Councilman Bob Davy

Majority proposes to table the affordable housing task force.

**Discussion and potential approval of lease agreement with Asheville
Buncombe Aeromodelers Inc. –Mark Biberdorf, Town Manager.**

Town Manager Mark Biberdorf I know I presented to you the draft lease agreement on this. We were required to do a 30 day notice requirement for leasing land for a period longer than one year. You have a Resolution in your packet to authorize the approval of a new lease with Asheville Buncombe Aeromodelers. I know from your discussion last week that there is still a potential issue with the lease fee which is 500. The prior lease with the Fletcher RC Flyers was for 100 and this is going up to 500. I know that Greg Walker had said that Mr. Dave Bowen might be here to speak to the issue to the 500 fee. I don't think that there were any other issues with the terms of the lease. The new lease has the same terms and the same out provisions.

Dave Bowman President of Asheville Buncombe Aeromodelers spoke on the issue of the two groups merging to keep this park in Fletcher open to the public. I would love to be able to keep this group that you have here that is getting ready to fold and we are a bigger club we have almost 80 members. We can absorb this and take them in as members and keep your fields occupied. We are a non-profit we do things for fun, pleasure and entertainment. I don't understand the 500 increase.

Mr. Bowman answered questions that council had on the lease and group.

Discussion Followed:

Town Manager Mark Biberdorf commented that if council is not going to take action to approve the Resolution for the new agreement then we have got a club that is using the property then we need to give notice to vacate the property at some point. (Current lease as written will expire in March 2019)

Discussion Followed:

Councilman Bob Davy made a motion to approve the lease agreement and it was seconded by Councilman Hugh Clark.

Motion carries all were in favor.

Schedule for FY 2018-2019 budget process-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf presented to council a schedule for budget discussions for the 2018 - 2019 budget year.

He then went over the schedule with council and asked if the dates are acceptable on the schedule.

Council is agreeable with this schedule.

Renaming Fletcher Community Park Facilities at Fletcher Community Park for former Mayor Bill Moore-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that he had request from council that this be put on as a separate agenda item. I was planning on talking with you about this under comments from town manager just because of the two issues that were out there on this.

One was the recommendation from the Parks & Recreation advisory board was to rename field 5 then there was an issue or request for renaming the entire Fletcher Community Park after former Mayor Bill Moore.

Councilman Hugh Clark If it was not for him (Bill Moore) and for his initiative in the past I don't know if there would even be a Fletcher Park. It is my opinion that we ought to consider naming the entire facility after him.

Mayor Pro-Tem Eddie Henderson stated that he agrees with Councilman Clark about renaming the park. He said that he will make that motion of renaming the Fletcher Community Park after former Mayor Bill Moore.

Councilman Bob Davy: How do you want that put because we talked about one option would be Bill Moore/Fletcher Community Park?

Mayor Whiteside stated so that the park is to be renamed with the specific name to be determined.

Mayor Pro-Tem Eddie Henderson stated with Bill Moore's name to be included.

Councilman Hugh Clark seconded this motion.

Motion carries all were in favor.

Comments from the Town Manager-Mark Biberdorf.

Just a reminder tomorrow we have our council and town staff Christmas party at noon in the multipurpose room.

Update on NFLP committee which met last week and had an update on their treasures report and their 501C status. They continue to come up with ideas towards raising money. They put together a flyer that was mailed out to residents in the area asking for support in which Stan Moore paid for this. In January they plan to go around to the area manufacturing plants to speak with plant managers about the need and ask for their support on this.

The town manager updated Mayor Whiteside on the West Next Generation Network project and their progress so far.

Councilman Hugh Clark made a motion to go into Closed Session and it was seconded by Mayor Pro-Tem Eddie Henderson

Went into Closed Session at: 09:05 pm

Closed Session per NCGS 143.318.11 (5) Contract Negotiation"

Councilwoman Sheila Franklin made a motion to come out of Closed Session and it was seconded by Mayor Pro-Tem Eddie Henderson

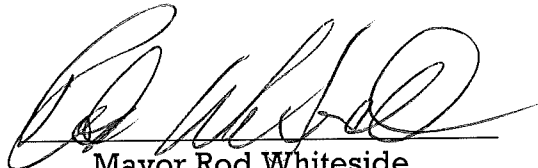
Came out of Closed Session at: 09:40 pm

Councilman Hugh Clark made a motion to adjourn and it was seconded by Councilman Bob Davy.

Adjourned: 09:43 pm

Approved:

1-8-18
Date


Mayor Rod Whiteside

"EXHIBIT B"

Special Use Permit Requirements

General Requirements: A special use permit may be granted by the Fletcher Town Council only after making the following findings:

1. An application for the special use has been submitted as prescribed by this Code.
2. Approval may be granted if the Town Council finds that, in the particular case in question, the use for which the special use permit is sought will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use, and will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood. In granting such approval, the Town Council may designate such conditions in connection therewith as will, in its opinion, assure that the proposed use will conform to the requirements and spirit of the Code.
3. Before any special use permit is issued, the Town Council shall make written findings certifying compliance with the specific rules governing the individual special use (Article 3), and that satisfactory provision and arrangement has been made for at least the following where applicable:
 - a. Satisfactory ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control.
 - b. Provision of off-street parking and loading areas where required, with particular attention to the items listed above, and the economic, noise, glare and odor effects of the special use on adjoining properties in the area.
 - c. Adequate and proper utilities, with reference to locations, availability, and compatibility.
 - d. Buffering, with reference to type, location, and dimensions.
 - e. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmonies with properties in the district.
 - f. Playgrounds, open spaces, yards, landscaping, access ways, pedestrian ways, with reference to location, size, and suitability.
 - g. Buildings and structures, with reference to location, size, and use.
 - h. Hours of operation, with particular reference to protecting and maintaining the character of the neighborhood.
 - i. A site plan/preliminary plat has been submitted, as required in Article 16.3.