

Town of Fletcher
Agenda Review Meeting
Minutes
February 4, 2019

Call the meeting to order at: 06:00 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
Tax Collector Candy Broome

Invocation:

Pledge of Allegiance:

Public Comment

Jennifer Gill **30 Redfern Court Fletcher** commented on the Fletcher Police Department stating that she is upset and disheartened by them. She stated she sees them sitting up by the quarry on Fanning Bridge Road all the time like they are trying to trap us. She stated that she went out on Sunday to Target and came back and they were doing license checks. She states that this is unfounded and they are stepping on our liberties and if we don't put a stop to this it is causing a bad moral with our police department in Fletcher. She states that she feels distressed and violated because she was pulled over on Sunday for no reason but to do a license check when they can get this very easily for the clerk of court to see who has a license and who doesn't. She asked where is our elected sheriff in Fletcher she looked online but did not see if we had one.

Discussion Followed:

Town Manager Mark Biberdorf stated that the police department does license checks periodically and sometimes in coordination with the county. Usually the Fletcher Police Department does license checks here in town and they are done multiple times a year. They get points for doing this with the Governor's Highway Safety program which they can use towards grants etc. Everybody gets stopped.

Discussion Followed:

Approval of minutes-corrections, additions or deletions.
(01/07, 01/14)

No comments were made at this time concerning the minutes from January's meetings.

Council Updates

Councilwoman Sheila Franklin stated that she attended the water & sewer advisory meeting. She stated that they are updating the water and sewer master plan. They covered the capacity of the sewer system and the problems that it has. They updated us on capital projects. They mentioned a sewer line on Hwy 280 and a backup generator and they mentioned sewer and water issues with the Tap Root dairy property.

Town Manager Mark Biberdorf stated in the next couple of months they are looking at letting for bid the pump station near Woodhill Drive. They also will be replacing a water storage tank out on Burney Mountain Road. They are still working on some land acquisition issue out there. They are hoping to get this let for bid in the next couple of months.

Discussion Followed:

Consent Agenda

None at this time

Mayor Whiteside went back to public comment at this time.

Public Hearing to consider SUP Application #2018-01 for a six unit Planned Residential Development (PRD) at 50 St. John's Road-Eric Rufa, Planning & Zoning Director.

Mayor Whiteside commented on the Public Hearing next week and asked for any discussion from council on this item.

Councilwoman Sheila Franklin stated that Keith Reed is here if someone has a question on this.

Keith Reed answered questions that council had on project.

Discussion Followed:

Mid-year Tax Collector Report and approval for Tax Collector to advertise delinquent taxes per NCGS-105-309-Candy Broome, Tax Collector.

Tax Collector Candy Broome went over that year-end report for 2018 taxes that billed out on August 2, 2018.

Discussion Followed:

Mayor Rod Whiteside asked are there any questions on this?

Discussion Followed:

This item will be moved to consent next week.

Update on options for the Parks & Recreation Maintenance Building project-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf gave an overview of the recent figures/information that he has been working on concerning the Parks & Recreation Maintenance Building.

Discussion Followed:

Mayor Whiteside asked if we want to further investigate the suggestion made by Councilman Hugh Clark for the building.

Discussion Followed:

Council would like to further look into this option to put the building on that property.

Meeting regarding potential EMS station on town owned property-Mark Biberdorf Town Manager.

Town Manager Mark Biberdorf stated that the county has been looking at different EMS locations in Fletcher. I met with them on Friday concerning possible sites in the Fletcher area.

Discussion Followed:

Update on Town Center project-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that he went over the options on the adjoining property to the south and north and a little east of town hall. We had been looking at subdividing our property to put some sort of residential element on there. We have some issues with wetlands and floodplain back in there and as Rob Settle explained to you he has had an engineering firm looking at it. I wanted McGill & Associates to look at our property because they are so familiar with our project. I have set something up with Ben Cathey telling him what is going on that we are looking at the possibility of some residential on that property. What are the logistics if we were to subdivide and put some residential back there.

Discussion Followed:

If we dispose of or sell a portion of the land (north side of town hall) there is lien on that. If we sell it there is some issues that we would have to deal with as far as fair market value determination on it and get the lender to release that parcel from the lien. Heather and I met with our bond council (Bob Jessup) we either get some fair market determination value on it (with agreeable price) and get the lender to release us from the loan that we can then apply funds received to the loan or set aside for another capital project. If they will not release the property we could go out and re-finance the loan which we might want to do anyway.

We have several properties optioned may need to go into another year. Mr. Johnston is willing to extend the option to another year. I reached out to Dan Gilbert to see if he is willing to extend the option for another year but have not heard back from him as of yet. We have two more entities on land that we are working on to secure. I also will be reaching back out to the Youngblood's again to see where they stand. Rob Settle from Commercial Carolina is continuing to work on a deal. I also have reached out to Jack Cecil of Biltmore Farms to get some thoughts from him. I will be following up with Pulliam Properties as well.

Discussion Followed:

Comments from the Town Manager Mark Biberdorf.

The repairs in the park are being worked on with the fencing at field 5 and the barrier fence has been fixed. We have received quotes to repair the infields and they will be restored before baseball season starts.

Blue Ghost Brewery held their event on Friday night and Bob and the mayor were there. The silent auction went well they made about \$1,500 dollars towards park repairs. They made a special brew for the evening and for every pint sold \$ 1.00 was going towards the fund so we do not have a final total on that as of yet.

I hope to be having our street resurfacing project (Powell bill) and the resurfacing of the paved trails at the park on the February agenda but they are still working on the construction documents.

The public partners meeting with the Partnership for Economic Development is on Wednesday February 13. Bob and Sheila from council are going.

Our all day budget workshop meeting is on March 20th from 8:30 to 5:00.

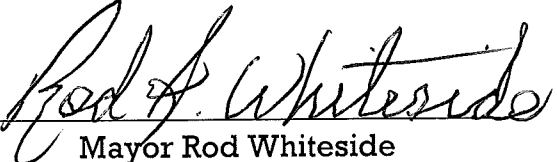
Councilman Bob Davy suggested going ahead and purchasing/distributing recycling carts for all residents and take it out of the budget instead of doing the yearly implementation.

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

Adjourned: 07:04 pm

Approved:

3-11-19
Date


Mayor Rod Whiteside

Town of Fletcher
Council Meeting
Minutes
February 11, 2019

Call the meeting to order: 07:00 pm

Those who were in attendance are as follows:

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

**Assistant Town Manger Heather Taylor did not attend this meeting.
Police Chief Erik Summey did not attend this meeting.**

Invocation: Pastor Jeremy Heiny of Northview Church
Pledge of Allegiance: Joshua Heiny

Public Comment

None at this time

Approval of minutes-corrections, additions or deletions.
(12/03, 12/10)

Mayor Whiteside asked for any corrections, additions or deletions to the minutes that have been presented?

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

Motion carries all in favor.

Council Updates

None at this time

Consent Agenda

Approval of year-end tax collector's report and to advertise delinquent taxes per NCCGS-105-369 on March 27, 2019.

Mayor Rod Whiteside asked for motion to accept the one item on the Consent Agenda and it was so moved by Mayor Pro-Tem Eddie Henderson and seconded by Councilman Bob Davy and Councilwoman Sheila Franklin.

Motion carries all in favor.

Public Hearing to consider SUP Application #2018-01 for a six unit Planned Residential Development (PRD) at 50 St. John's Road-Eric Rufa, Planning & Zoning Director.

“Quasi-Judicial Hearing”

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

Motion carries all in favor.

The town clerk swore in the following people to speak at this hearing:

Planning & Zoning Director Eric Rufa
Developer Keith Reed
Engineer Marty Kocot

Planning & Zoning Director Eric Rufa gave council an overview of the proposed development that will be located at 50 St. John's Road.

Engineer Marty Kocot stated his credentials and went over his design plans for this development that included emergency access, parking and the roadway into the property.

Mr. Reed and Mr. Kocot then answered questions council had on this project.

Discussion Followed:

Mayor Whiteside asked for a motion to close Public Hearing and it is so moved by Mayor Pro-Tem Eddie Henderson and seconded by Councilman Hugh Clark.

Motion carries all in favor.

Mayor Whiteside asked council was there a motion from council on SUP Application # 2018-01.

Councilwoman Sheila Franklin made a motion to approve and it was seconded by Mayor Pro-Tem Eddie Henderson.

Motion carries all in favor.

Update on options for Parks & Recreation Maintenance Building project-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that last week we had talked about some alternative sites for the Parks & Recreation maintenance building.

We looked at the Meritor property and I spoke to you about cost estimates for doing site improvements there. We also looked at an alternative site next to the Steelcase property and with site acquisition at \$350,000 for the purchase of the property and then site costs there that is probably a cost prohibitive option. We also talked about extending Old Cane Creek Road to Howard Gap Road and looking at a maintenance building fronting Old Cane Creek Road. So I am in touch with McGill Associates to start exploring that option. I also wanted to bring up that I had not heard back from Cooper Construction about an estimate on the Meritor site. I did receive a listing of cost reductions if you were to build back on the original location. I think these are some things that council should consider.

Discussion Followed:

Meeting regarding potential EMS station on town owned property-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that there is nothing new on this right now that this is just exploratory at this time.

Update on Town Center project-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated nothing more from last week. I did mention that Eric and I are going to meet with Jack Cecil of Biltmore Farms to get some feedback on the development setting right now. I also reached out to Pulliam Properties to see if they have any interest in this section of land.

Discussion Followed:

Comments from the Town Manager Mark Biberdorf.

On the repairs to flood damage at the park they will start this week with the bulk of the work to start on February 18th. They will be adding stone to the greenway trails. Blue Ghost Brewery helped with a fundraiser to offset the cost of repairs in the park. They raised about \$1,500 from the silent auction but we are still waiting on the final total of proceeds from the sales of the specially brewed beer for this fundraiser.

On the Powell Bill project and the paving of trails in the park this will go up for bidding with a February 26 bid opening date for that. We will bring this back for the March meeting.

The Public Partners lunch meeting will be Wednesday February 13. Bob and I are going Sheila has a conflict.

On the I 26 widening project they are doing a traffic management plan with this to minimize the impact on traffic. This will be let for bid in May or June and this will be a 5 year project. They will add one lane from exit 53 to exit 44 for a total of 6 lanes and then From Fletcher to the I40/240 exchange they will be adding 2 lanes for a total of 8 lanes. They also have plans for a Hwy 25 overpass over I 26.

The bike planning grant we applied for has been approved but we don't have official notification on that as of yet. Eric received an email on this. (Bicycle Pedestrian Planning grant)

On the Motor vehicle checkpoints I touched base with Chief Summey and he ran through the general statute requirements and I sent you an email on this. They do receive points from the Governor's Highway safety program to use towards grants.

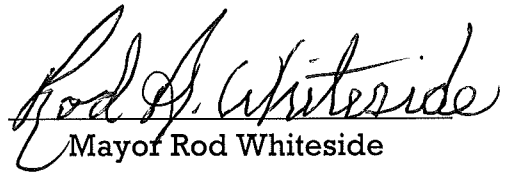
We are starting on our budget process and the budget requests from department heads are due by Friday of this week. Our Budget workshop is on Wednesday March 20 from 8:30 to 5:00

Mayor Whiteside asked for a motion to adjourn and it was so moved by Councilman Hugh Clark and seconded by Councilwoman Sheila Franklin.

Adjourned: 07:50 pm

Approved:

3-11-19
Date


Mayor Rod Whiteside