

Town of Fletcher  
Agenda Review Meeting  
Minutes  
April 1, 2019

Call the meeting to order as follows: 06:00 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

Invocation:

Pledge of Allegiance:

\*\*\*Public Comment\*\*\*

**None at this time**

Approval of minutes-corrections, additions or deletions.  
(3/4, 3/11 & 3/20)

No comment was made on the minutes at this time.

**Council Updates**

None at this time

**Consent Agenda**

Tax refunds/releases

Reappointment of Louis Linn to serve another term on the ABC board that would expire in 3/22.

Budget Amendment #6 to the FY 18/19 Budget Ordinance.

Budget Amendment # 7 to the FY 18/19 Budget Ordinance.

Approval of audit contract with Lowdermilk & Church for FY 19/20.

Approval of Resolution R-19-02 calling for Hearings & Ratification of the ERA.

Approval of Resolution R-19-03 requesting the deletion of certain streets from the NCDOT highway system and authorize The Town of Fletcher to assume maintenance of said streets.

**Mayor Whiteside** went over the items on the Consent Agenda and asked council if they had any questions on these items.

**Councilwoman Sheila Franklin** questioned Resolution R-19-02 stating that she would like more information.

**Mayor Whiteside** stated that someone will be here next week to answer questions on that.

**Councilman Hugh Clark** suggested that we remove that item from the Consent Agenda and place as a discussion item for next week.

**Mayor Whiteside** asked for a motion on that and it was so moved by Councilman Hugh Clark and seconded by Mayor Pro-Tem Eddie Henderson.

**Motion carries all in favor.**

**Discussion on PARTF application for acquisition of property for park facility- Michael Luplow, FernLeaf Charter School.**

**Michael Luplow of FernLeaf Charter School** gave an overview of a proposal for a PARTIFF grant between the town of Fletcher and FernLeaf Charter School.

He is asking for town support to take ownership of part of the land that FernLeaf currently has under contract and help them manage that property.

**Chairperson Scott McDonald** is asking the town to take fee simple ownership of about 58 acres of land in order that they can apply for/get the PARTIFF grant. He stated that they are not asking the town for any dollars at all. The structure they are putting in place is for the town not to provide operating costs or to provide any dollars to acquire the land. This is all being done with grant monies and USDA financing with FernLeaf itself kicking in upwards of 500,000 to 600,000 for the project and Conserving Carolina will come to the table with some private donations.

**Mayor Whiteside** expressed his concerns with possibly getting future PARTIFF grants for the Meritor Property.

**Councilman Bob Davy** asked about both the school and park land and is it their intention to have it annexed into the town?

**Chairperson Scott McDonald** stated that they look for guidance on that. The PARTTIF grant does not require for the actual land to be annexed into the town.

**Councilwoman Sheila Franklin** asked about how often the school has been audited and that she has seen where Charter Schools are closing and asked how financially stable is the school?

**Chairperson Scott McDonald** stated that they do have an audit requirement annually and our auditor is local out of Asheville and we have not had any management letter problems or control efficiencies in the two audits that we have had. The audits that they do are substantial because we receive over \$500,000 in state funding which requires a higher level audit to review our controls.

**Evan Parker of Conserving Carolina** gave some information on the success of PARTIFF grants and answered some questions on the grant itself.

Discussion Followed:

**Update on Asheville Regional Airport-Lew Bleiweis, Executive Director.**

**Mayor Whiteside** stated that next week we will hear from Asheville Regional Airport.

**Presentation on Apple County Transit concerning budget request for the FY 19/20 budget-Autumn Radcliff, Planning Director for Henderson County.**

**Mayor Whiteside** stated that next week we will hear from Autumn Radcliff related to Apple Country Transit.

**Public Hearing to consider potential amendments to the Land Development Code-Eric Rufa, Planning & Zoning Director.**

- a) Adding references for "Construction Services"
- b) Minimum parking for residential developments.
- c) Striking reference to residential density in C-1 and C-2.

**Planning & Zoning Director Eric Rufa** went over recommendations from Planning Board on the amendments to the Land Development Code for the Public Hearing next week.

Discussion Followed:

**Staff report on annexation considerations for Tap Root Dairy residential development-Mark Biberdorf, Town Manager.**

**Town Manager Mark Biberdorf** stated that this is a follow up item. He stated that in late February Commissioner Lapsley came to see him about approaching the town on annexing the Tap Root Dairy project. He is considering bringing this forward as a type of conditional approval. Just a reminder it is a 1078 units (scaled back from 1,200 units) and it has gone before the Henderson County Planning Board twice and they just reviewed it at the March meeting and it was a split vote 4-4 and it now goes to the Henderson County Board of Commissioners for a vote it will require a conditional district re-zoning and a special use permit approval. So I got a report together for your consideration should the town annex in what would be some of the impacts, service wise, revenue wise and also some of the pros and cons. The biggest direct impact would be from Public Works (solid waste) and Police. You have a copy in your packet of this broken down.

Discussion Followed:

**Comments from the Town Manager Mark Biberdorf.**

You have a copy for official notification for being an abutter here for the planned residential development of the Rutledge Heirs property. You have heard for some time that this it has been under contact for a company to do a large residential development. This is for 311 units with 216 Apartments, 34 Townhomes and 61 single family homes. This will be a large gated development of rental units. Planning Board will be discussing this at their April Meeting and it could go before council at the May meeting. Eric cautioned me about this being discussed in advance of the May meeting because it will be a Quasi-Judicial Hearing. BSC Holdings Inc.

Just a reminder the litter sweep is on April 13 which is next Saturday at 10:00 am. We will meet at Town hall and get road as suggested places for pick up do separate call for individuals who want to pick up in their area.

The Pay Classification study with the Mercer Group. They finished their market analysis and they are putting together their final numbers together into a presentation for council. I was trying to do a special call meeting on April 24<sup>th</sup> at 6:00 to discuss this. (Council is ok with this)

They finished Kate's Park Playground installation if you have not seen it. Greg has asked about Ribbon cutting ceremony.

Council is interested in a Ribbon Cutting Ceremony for the park.

I feel like the Pre- Budget Workshop went well and I will be going back through the expense requests with additional information that needs to be factored in. Then I will be running through formulas and getting estimates.

The Budget Retreat is the first Saturday in May.

The Hwy 25 going along well we had a progress meeting middle of last week. They are on track and they are still shooting for June 7 to be substantially complete. They might need an extension between now and then to fully complete the project.

I have been trying to work with the Youngblood family on the bell tower element to our clock tower. I had a conference call last week with Kenneth and Kay Youngblood and the contractor and we are going to see if we can try and come up with a revised diagram on the clock tower to add bell element.

Discussion Followed:

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

Adjourned: 07:21 pm

Approved:

5-13-19  
Date

Rod A. Whiteside  
Mayor Rod Whiteside

Town of Fletcher  
Council Meeting  
Minutes  
April 8, 2019

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  
Police Chief Erik Summey  
Public Works Director Jabbo Pressley  
Planning & Zoning Director Eric Rufa  
Parks & Recreation Director Greg Walker

Invocation: Bishop Lionel Smith, Greater New Zion Baptist Church  
Pledge of Allegiance: Mayor Rod Whiteside

\*\*\*Public Comment\*\*\*

**None at this time**

Approval of minutes-corrections, additions or deletions.  
(3/4, 3/11 & 3/20)

**Mayor Whiteside** asked if there were any comments on the minutes as presented.

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

**Motion carries all in favor.**

**Council Updates**

**Councilman Bob Davy** gave an update from the MPO Board on roads in the area that NCDOT will be working on in the next several years:

Old Airport Road from US 25 to Mills Gap Road the latest completion date is 2/28/21. Howard Gap Road from Jackson Road to US 25 the latest completion date is July 25 of this year.

The 13.6 mile stretch of I26 from US 25 exit 54 to NC 280 exit 40 there are projected to advertise for that in September of this year and they expect it to be a 4 to 5 year project and that stretch I26 widening will also include replacing the bridge on Butler Bridge Road that goes over the Interstate. That road may be out for a couple of years.

From I26 down to the 240 interchange in Asheville construction is supposed to start this fall and will be a 6 to 7 year project because the bridge over the Blue Ridge Parkway needs to be replaced.

### **Consent Agenda**

Tax refunds/releases

Reappointment of Louis Linn to serve another term on the ABC board that would expire in 3/22.

Budget Amendment #6 to the FY 18/19 Budget Ordinance

Budget Amendment #7 to the FY 18/19 Ordinance

Approval of Audit Contract with Lowdermilk & Church for FY 19/20.

Approval of Resolution R-19-03 requesting the deletion of certain streets from the NCDOT highway system and authorize The Town of Fletcher to assume maintenance of said streets.

**Mayor Whiteside** asked if there were any comments on the Consent Agenda.

**Mayor Pro-Tem Eddie Henderson** made a motion to approve the Consent Agenda and it was seconded by Councilman Bob Davy.

**Motion carries all in favor.**

### **Public Hearing on PARTF application for acquisition of property for park facility-Michael Luplow, FernLeaf Charter School.**

**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.**



**Michael Luplow** gave a brief history of FernLeaf Charter School and their plans to expand on 93 acres located off of Old Hendersonville Road. This is something that they have done an exploration on with Conserving Carolina and stated that they think this is a tremendous amount of opportunity here for a public park, trail network and land conservation as well as meeting the needs of our campus. We are interested in working with the town and have made a proposal that we would have an arrangement with land. What we are seeking here tonight is the opportunity for the town to endorse the submittal of a PARTIF grant in order to secure some of the funds for the acquisition of that property in conjunction with private contributions as well school capital outlay.

**Pat Embree of 234 Unit #102 Brickton Village Circle Fletcher** expressed her concerns about the school and traffic which she directed towards Mr. Luplow.

**Chris Harp of Brickton Village Circle Fletcher** expressed his concerns about creating public use land in the area and how important conservation is to him.

**James Laferla of 91 Unit # 307 Brickton Village Circle Fletcher** asked people to please speak into the microphone so that he could hear the comments.

**Mayor Whiteside** asked about the maintenance of the trail and if FernLeaf indicating that they will be responsible for that?

**Mr. Luplow** stated that is correct we are exploring operational agreements that would have FernLeaf and/or Conserving Carolina in support of the maintenance of those trails.

**Town Manager Mark Biberdorf** stated that for the sake of the public they are looking at acquiring a 93 acre parcel and subdividing it. This would be 58 acres for a public park and then the balance of the land which would be about 35 acres for the school facility. The town's role in this would be a PARTIF application going through the Town of Fletcher to help with acquisition for the property.

Discussion Followed with council.

**Mayor Whiteside** asked for a motion to close public hearing and it was so moved by Councilman Hugh Clark and Councilman Bob Davy and seconded by Mayor Pro-Tem Eddie Henderson.

**Motion carries all in favor.**

**Mayor Whiteside** asked do we have a motion on this agenda item.

**Councilwoman Sheila Franklin** made motion to approve the PARTIF application for acquisition of property and it was seconded by Councilman Hugh Clark and Mayor Pro-Tem Eddie Henderson

**Motion carries all in favor.**

**Update on Asheville Regional Airport-Lew Bleiweis, Executive Director.**

**Executive Director Lew Bleiweis** gave an annual update on Asheville Regional Airport and the projects that they are currently working on.

He then answered questions that council had on his report.

Discussion Followed:

**Presentation on Apple County Transit concerning budget request for the FY 19/20 budget-Autumn Radcliff, Planning Director for Henderson County.**

**Planning Director Autumn Radcliff** gave a PowerPoint presentation on the Apple Country Transit budget request. She then answered questions that council had on her presentation. The amount requested (\$8,514) is actually half of the amount needed the county matches the other half.

Discussion Followed:

**Public Hearing to consider potential amendments to the Fletcher Land Development Code-Eric Rufa, Planning & Zoning Director.**

- a) Adding references for "Construction services
- b) Minimum parking for residential developments.
- c) Striking reference to residential density in C-1 and C-2

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

**Motion carries all in favor.**

**Planning & Zoning Director Eric Rufa** gave an overview of the purposed amendments of Land Development Code and then answered questions that council had on these amendments.

Discussion Followed:

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

**Motion carries all in favor.**

**Councilman Bob Davy** made a motion to approve the changes as submitted and it was seconded by Councilwoman Sheila Franklin and Mayor Pro-Tem Eddie Henderson.

**Motion carries all in favor.**

**Presentation/Discussion on Resolution R-19-02 calling for Hearings and Ratification of the ERA- ERA Alliance Representative.**

**Nancy Glowacki of 117 Woodbridge Drive Laurel Park** read the ERA Resolution and spoke on her own experiences.

**Gayle Kemp of 27 South Chase Drive Fletcher** spoke in favor of the ERA Resolution and shared her own experiences.

**Princess Ferguson of 506 Windsor Forest Court Fletcher** spoke in favor of the ERA Resolution and shared her own experiences.

**Lee Luebleo of 417 Little River Road Hendersonville** spoke in favor of the ERA Resolution and shared her own experiences.

**Mayor Whiteside** thanked the group from the ERA Alliance and stated that he believes in equality for all.

**Mayor Whiteside** asked for a motion to approve the Resolution and it was so moved by Councilman Bob Davy and seconded by Councilman Hugh Clark.

**Motion carries all in favor.**

**Staff report on annexation considerations for Tap Root Dairy residential development- Mark Biberdorf, Town Manager.**

**Mayor Whiteside** asked is there anything from council on the Tap Root Dairy presentation that we have from last week.

**Town Manager Mark Biberdorf** stated that the Board of Commissioners were supposed to hear the item as a conditional rezoning for May and it has been moved to June for a public hearing on this item.

**Comments from the Town Manager-Mark Biberdorf.**

On the Planned Residential development on Rutledge Heirs property this is moving forward. It will be heard at the April planning board meeting. This will be on about 75 acres directly to the north of us as to what we refer to as the Rutledge Heirs property. It will be 311 units 216 apartments, 34 townhomes and 61 single family homes. This will be a rental community that will be gated.

Litter sweep is this Saturday at 10:00 am. We also have the Easter egg hunt, Litter sweep and pill drop event as well.

On the Pay Classification Study we will be doing a special call meeting on April 24<sup>th</sup> at 6:00 pm with the Mercer Group. This will be a closed session.

Kate's Park playground is open and completed and we will be doing a ribbon cutting soon.

The Budget Retreat is coming up on Saturday May 4. I have been working on finalizing revenues and the expense requests. We will meet at 8:00 am for breakfast then start on the Budget Workshop at 9:00 am at town hall.

The Hwy 25 corridor project is moving forward at a decent pace and a lot of the sidewalks are completed and the brick pavers on the east of the road and now they are working on the west side of the road. They are trying to make sure that they are getting the lane/road opened back up by 3:30 pm. The main things left to do are trees still need to be put in and pedestrian lights and the crosswalks as well.

Discussion Followed:

**Mayor Rod Whiteside** asked for a motion to adjourn and it was so moved by Mayor Pro-Tem Eddie Henderson and seconded by Councilman Hugh Clark.

**Motion carries all in favor.**

Adjourned: 08:09 pm

Approved:

5-13-19  
Date

Rod A. Whiteside  
Mayor Rod Whiteside

Town of Fletcher  
Special Call Meeting  
Minutes  
April 24, 2019

Call the meeting to order at 6:00 pm

**Mayor Rod Whiteside** opened the meeting and turned over the agenda item to the Town Manager.

**Town Manager Mark Biberdorf** introduced Phillip Robertson and Joan Miller from the Mercer Group as the consultants who worked on the compensation and classification study.

**Assistant Town Manager Heather Taylor** discussed some of the steps involved in putting the study together.

**Town Manager Mark Biberdorf** then stated that due to some potential discussions regarding personnel, the Town Manager mentioned that they should enter into Closed Session.

**Mayor Pro-Tem Eddie Henderson** made a motion to go into Closed Session for a personnel matter and it was seconded by Councilman Bob Davy.

Went into Closed Session at: 6:05 pm

**Closed Session per NCGS 143-318.11 (6)**  
**"Personnel Matters"**

**Councilman Hugh Clark** made a motion to come out of Closed Session and it was seconded by Mayor Pro-Tem Eddie Henderson.

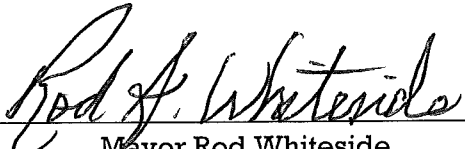
Came out of Closed Session at: 7:10 pm

**Councilman Hugh Clark** made a motion to adjourn and it was seconded by Mayor Pro-Tem Eddie Henderson.

Adjourned: 7:15 pm

Approved:

5-13-19  
Date

  
Mayor Rod Whiteside