

Town of Fletcher
Agenda Review Meeting
Minutes
June 3, 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
Councilwoman Sheila Franklin
Councilman Hugh Clark
Town Manager Mark Biberdorf

Invocation:

Pledge of Allegiance:

Public Comment

None at this time

Approval of minutes-corrections, additions or deletions.
(5/4, 5/6, 5/13 & 5/20)

Council Updates

None at this time.

Consent Agenda

Approval of one individual (of 2 candidates) to fill vacancy on the Parks & Recreation Advisory Board for a 3 year term that would expire in 6/22.
Resolution in support of current ABC control system for sale of liquor.

Mayor Rod Whiteside asked for any questions or comments on the Consent Agenda.

Town Clerk Christine Thompson stated that due to the candidates for the Parks & Recreation Board not being able to attend the meeting this month to introduce themselves to council this item has moved to the July agenda. (The Town Manager was not in the room at this time)

Presentation of check in the amount of \$20,700 from the Community Foundation of Henderson County to assist with park damage repairs-Lee Henderson-Hill, Senior Program Officer with CFHC.

Mayor Whiteside stated that this presentation will be made next week by the Community Foundation. He then asked are there any questions or comments on this item?

Council had no comments on this item at this time.

Public Hearing to consider CD# 2019-02 & SUP# 2019-01 for a proposal from BSC Holdings., for a 311 unit Planned Residential Development at 150 Cane Creek Road-Eric Rufa, Planning & Zoning Director.

Mayor Whiteside stated that we were informed last month that there would be a public hearing on a proposed 311 planned unit development. Are there any questions or comments on this item at this time?

Council had no comments or questions at this time.

Public hearing on presentation of the FY 2019/2020 Budget and approval of Budget Ordinance-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that only things that changed is that we got another million in values so I updated the general fund, fire department and CIP. So we plugged that in and that did not increase much. On recycling I reached back out to curbside and due to us accelerating the recycling cart program it caused them to raise their rates a little which I mentioned that this may happen. They increased the rate from 2.71 per household per month to 2.85 per household per month which is about a \$9,000 increase and this had a nominal effect on CIP. One other thing we caught and adjusted is that in the figures was that Mills River Fire & Rescue is getting 9 cents on the Continental Teves property and the way our contract reads with both fire departments is that if the county raises their rate then the contacting rates are increased as well. So Mills River rate increased from 9 cents to 11 cents and by doing that it increased the appropriation to them but decreased this little amount that we were giving to Fletcher Fire & Rescue. We got this obscure amount that we were giving to Fletcher Fire & Rescue they are getting 11.5 cents of the tax rate and what we were doing was giving the difference between the rates which is 2.5 cents to Fletcher Fire & Rescue. So now what 2.5 cents that the levy produces on that parcel they will now get a half cent on that instead.

Discussion Followed:

Presentation of alternative sites for location of Parks & Recreation Maintenance Building-Ben Cathey, McGill Associates.

Ben Cathey of McGill Associates went over the recommendations/suggestions that he had for the Parks & Recreation Maintenance Building.

Discussion Followed:

After much discussion council has decided that they need to make a decision as to where they would like this building to actually be located. They also would like to know if the Railroad Company will allow parking in their right of way area. It has been agreed to move this to the July agenda for further discussion.

Comments from the Town Manager Mark Biberdorf.

From our May 20th meeting when you met with Kathleen Rose of Rose & Associates, she has sent me some references/contacts for me to follow up with. Once I get this information I will either send you a report or email that summarizes these things.

On the WGN network project it kind of stalled out over the winter and then in the spring we started up discussion again with Riverstreet. Riverstreet started a process of identifying property owners by using crowd fiber that identifies potential households. They were getting ready to do a direct marketing campaign and they wanted to put our town logo/name on this and this was a bit much because it looks like the town is endorsing this. So they are not going to use our name and they are going to do a direct mail campaign sending this out on June 17 and give it a couple of weeks and then we will have a conference call with them on any progress. We are trying to develop a way to do this to help them get the word out without it looking like we are endorsing this project.

Discussion Followed:

On the Town Center update- Scott Burwell of McGill Associates stated that Ralph Spano is no longer interested in pursuing our project right now. He has two other ongoing projects in Buncombe County at the moment.

Rob Settle had a meeting with Rusty Pulliam and James Wilson of Pulliam Properties and they are working on a specific project with no name of specific clients yet. They are working this strip of land that we have here with most of options on.

On the Hwy 25 project it is moving along there are still some issues with the curb cuts and ramps in there being within ADA compliance. We are working on supplemental agreements to make the modifications. On the Traffic signal loops we are working on getting an estimate on the damage repairs. On the clock tower we are getting an estimate to put a metal roof on there instead of a painted roof.

You have a copy of a letter here from DOT where residents out in the cove at Livingston farms have had problems pulling out of the subdivision because the line of site there and the site distance.

I left a message for the director of the HOA. They need to clean more of vegetation back for better site line which will help. They did some but they need to clean out more. They had requested a flashing signal but DOT has determined that there is not enough traffic coming out of The Cove to warrant a traffic signal but they did put some signage in that area to help draw attention and get people to slow down coming through that area.


Discussion Followed:

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

Adjourned: 07:17 pm

Approved:

7-8-19
Date


Mayor Rod Whiteside

Town of Fletcher
Council Meeting
Minutes
June 10, 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
Councilwoman Sheila Franklin
Councilman Hugh Clark
Councilman Bob Davy
Town Manager Mark Biberdorf
Assistant Town Manger Heather Taylor
Planning & Zoning Director Eric Rufa
Police Chief Erik Summey
Parks & Recreation Director Greg Walker
Public Works Director Jabbo Pressley

Invocation: Mayor Pro-Tem Eddie Henderson
Pledge of Allegiance: Mayor Rod Whiteside

Public Comment

None at this time

Approval of minutes-corrections, additions or deletions.
(5/4, 5/6, 5/13 & 5/20)

Mayor Whiteside asked are there any additions, deletions, corrections to the minutes as 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

Councilwoman Sheila Franklin stated that she has copies of the most recent water quality report from Hendersonville Water & Sewer Advisory Board.

Consent Agenda

Resolution in support of current ABC control system for sale of liquor.

Mayor Whiteside asked if there are any questions on the Consent Agenda and if not is there a motion to accept the Consent Agenda as presented and it was so moved by Councilman Bob Davy and seconded by Mayor Pro-Tem Eddie Henderson.

Motion carries all in favor.

Presentation of check in the amount of \$20,700 from the Community Foundation of Henderson County to assist with park damage repairs-Lee Henderson-Hill, Senior Program Office with CFHC.

McCray Benson President of the Community Foundation presented the town with a check from the foundation in the amount of \$ 20,778.66.

Mayor Whiteside accepted the check on behalf of the Town of Fletcher.

Public Hearing to consider CD# 2019-02 & SUP# 2019-01 for a proposal form BSC Holdings Inc., for a 311 Planned Residential Development at 150 Cane Creek Road-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.

Town Clerk Christine Thompson swore in the individuals that wanted to speak in this public hearing since this is a quasi-judicial hearing.

Planning & Zoning Director Eric Rufa gave an overview of the plans for the proposed development of 311 residential units.

Amanda Williams of BSC Holdings went over their product/homes that they offer in their communities.

Barry Siegel President of BSC Holdings went over the plans for this development and answered questions that council had on his plans.

Discussion Followed:

Ms. Frieda R. Moore of 699 Kanuga Lake Road Hendersonville spoke in support of the overall development plan.

Mayor Whiteside asked are there any more comments from council on this? If not do I have a motion to close public hearing?

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

Mayor Whiteside asked for a motion to approve this agenda item?

Councilman Hugh Clark made a motion to approve this CD zoning change and it was seconded by Councilman Bob Davy.

Motion carries all in favor.

Public Hearing on presentation of the FY 2019/2020 Budget and approval of Budget Ordinance-Mark Biberdorf, Town Manager.

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

Town Manager Mark Biberdorf gave a power point presentation of the FY 2019/2020 budget for the Town of Fletcher for the upcoming year.

Discussion Followed:

Mayor Whiteside asked for any discussion from council on this presentation and if not is there a motion to close the Public Hearing? It was so moved by Councilman Hugh Clark and seconded by Mayor Pro-Tem Eddie Henderson.

Motion carries all in favor.

Mayor Whiteside asked if there was a motion on the agenda line item.

Councilman Bob Davy made a motion to approve the budget as presented and it was seconded by Mayor Pro-Tem Eddie Henderson.

Motion carries all in favor.

Comments from the Town Manager Mark Biberdorf.

I am checking on the references that were provided to me from Rose & Associates. I have heard back from two of the three that she provided. One was the manager of Wingate and the other was the Town of Rolesville and then the Town of Davidson I am waiting to hear back from. Then I will get the information together and email it out to you.

On the WGN update, City of Hendersonville is taking the lead on this doing a press release and Riverstreet will send out a direct mailing and see if they anyone is interested and give a quick feedback on this.

We got the Phase 1 environmental study back from McGill & Associates. I am going through it and it is a huge report. They did find some properties that may need additional study but most appeared clean. I will forward that information to you.

We need to do our special call meeting for a fiscal year close out if we could do Thursday June 27th if possible.

Council has agreed to Thursday June 27th at 6:00 pm for a Special Call meeting to close out the budget year.

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

Adjourned: 08:26 pm

Approved:

7-8-19
Date


Mayor Rod Whiteside

Special Call Meeting
Close out FY 18/19 Budget year
June 27, 2019

Note: Recording did not start correctly at the beginning of meeting so it had to be reset.

Call the meeting to order at: 06:01 pm

Those who were in attendance are as follows:

Mayor Rod Whiteside
Mayor Pro-Tem Eddie Henderson
Councilwoman Sheila Franklin
Councilman Hugh Clark
Councilman Bob Davy
Town Manager Mark Biberdorf
Assistant Town Manager Heather Taylor

Assistant Town Manager Heather Taylor went over the budget amendments to close out the budget year.

General Fund Budget Amendments:

Budget Amendment # 9 - is to reverse Budget Amendment # 8 which was inadvertently done twice to account for the 100% match on the Viper radios

Budget Amendment # 10 - is to transfer to Hwy 25 grant project along with non-reimbursable expenditures of the clock tower/monuments and to transfer those funds to the Highway 25 grant project fund.

Assistant Town Manager Heather Taylor stated that she is still waiting on the pay application for May and June because they will have to be paid in this fiscal year.

Discussion Followed:

Town Manager Mark Biberdorf stated that we will hold up the next payout until we receive answers on clock tower and other items.

Discussion Followed:

Mayor Whiteside asked for a motion to accept these two Budget amendments.

Mayor Pro-Tem Eddie Henderson said that he will make that motion and it was seconded by Councilman Bob Davy.

Motion carries all in favor.

Highway 25 Corridor Improvement Project Budget Amendment #1:

Update our budget to reflect where our construction project is right now and donation from Mr. Youngblood to adjustments up to 2.5 million dollars.

Discussion Followed:

Councilman Bob Davy asked about a plaque on the clock tower for the chime system.

Mayor Whiteside asked about maintenance on these items.

Town Manager Mark Biberdorf stated that there will be a plaque on the tower for the chimes and he figures that Mr. Youngblood will cover that as well but it has not been discussed as of yet. As far as maintenance on these items that would be the town's responsibility.

Discussion Followed:

Mayor Whiteside asked if there is a motion on amendment #1.

Councilman Bob Davy made a motion we approve amendment 0-19-07 and it was seconded by Councilman Hugh Clark.

Fund Balance Designations:

Park Development Fund - \$16,886.00

Sidewalk/Greenway – \$ 19,810.00

Library - \$50,000.00

Discussion Followed:

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

Adjourned: 6:14 pm

Approved:

7-8-19
Date



Mayor Rod Whiteside