

Town of Fletcher
Agenda Review Meeting
Minutes
July 1, 2019

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
Councilman Hugh Clark
Councilman Bob Davy
Town Manager Mark Biberdorf
Tax Collector Candy Broome
Planning & Zoning Director Eric Rufa

Councilwoman Sheila Franklin did not attend this meeting.

Invocation:

Pledge of Allegiance:

Public Comment

None at this time

Approval of minutes-corrections, additions or deletions.
(6/03, 6/10 & 6/27)

No comments were made on the minutes at this time.

Council Updates

None at this time

Consent Agenda

Set Public Hearing for August meeting to consider Rezoning # 2019-01 a request to rezone Parcel # 9643-94-9427 on Rutledge Road from R-2 (residential) to C-2 (commercial).

Reappointment of Joe Tandy to the Fletcher Planning Board for a new three year term to run through July 13, 2022.

Appointment of LoriKay Paden and Vanessa Goldberg to the Parks and Recreation Advisory Board to serve a 3 yr. term that would expire in July 2022.

Reappointment and charge Tax Collector Cynthia Broome to collect 2019-2020 property taxes for the Town of Fletcher.
Approval of Revisions to the Personnel Handbook

Planning & Zoning Director Eric Rufa gave an overview about the Public Hearing to take place next month.

Discussion Followed:

Mayor Whiteside went over the consent agenda and asked council was there any questions on the consent agenda.

There were no questions at this time.

Presentation of year-end Tax Collector's report for 2018-2019-Cynthia Broome, Tax Collector.

Tax Collector Cynthia Broome gave an overview of the taxes collected for the 2018 tax year. She stated that we are 99% collected.

Original Levy	\$ 3,695,381.17
Discoveries	94,684.17
Releases	<u>(34,723.61)</u>
	\$3,755,341.83
Total Levy	\$3,755,341.83
Total Payments	<u>\$(3,730,323.26)</u>
	\$ 25,018.27

Discussion Followed:

Report on Phase I Environmental site assessment for properties adjoining Town Center-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf went over the site assessment report that was recently completed. This is the report on the properties that we have been trying to get options on. McGill & Associates did the preliminary environmental study on phase 1. What they do is a records research on the property for past use and then they interview the property owners on past use of the property and do a site visit to

the property. They did a report and the summary in the report may show a recognized environmental condition. The only areas they found with a possible issue is the rail road right of way and then a portion of Fletcher Lawn & Garden. Because of this they recommend a Phase II where they will go in and take soil samples. McGill is working on getting some estimates to do a phase II and the cost could be between \$5,000 to \$15,000 to do this and it would take 30 to 60 days.

Discussion Followed:

Discussion on alternative sites for the Parks & Recreation Maintenance Building project-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf went over the suggestions in the memo attached to the agenda for the Parks & Recreation Maintenance building.

Discussion Followed:

Mayor Whiteside suggested to delay the project and wait for a more appropriate time to do this.

Councilman Bob Davy stated that he agrees with the mayor that we need to wait on this.

Council is in agreement/consensus to postpone this until a more appropriate time and will be voted on at the regular meeting next week.

Update on plans for the Fletcher Family Festival and 30 year Anniversary of the town-Greg Walker, Parks & Recreation Director.

Mayor Rod Whiteside stated that Parks & Recreation Director Greg Walker will be here next week to give us an update on this.

Comments from the Town Manager Mark Biberdorf.

I was approached by Brittany Brady the president of the Partnership for Economic Development. They do their annual dinner/feast with the manufacturers and local government partners every fall. She contacted me with an idea and I said that I would discuss it with council. Fletcher would host this with them putting the event here at town hall outside (October 17) on Old Cane Creek Road and we of course would have to close the road for that evening from set up until they break it down.

They would like to do one long table in the road in front of town hall also serving alcohol. I spoke to Erik Summery who said that he has had requests from citizens who want to do parties in the street (serve alcohol) close off the street and they have been told that this is not allowed.

Discussion Followed:

On the Town Center update Rob Settle will be here for the closed session next week. Joseph Poveromo of Impact Real Estate Group is working on numbers on the stretch of Hwy 25. They want to have a residential anchor in there and they are trying to find an investor who may be interested in this. Our biggest challenge is changing from C-1 to C-2 on Hwy 25.

On the Hwy 25 corridor project they have asked for a contract extension period of 70 days and McGill is challenging that number. Then there is the supplemental change orders/agreements that we are working on. We are trying to get things moving and we do not have a contract extension date it was supposed to be completed by June 7.

Discussion Followed:

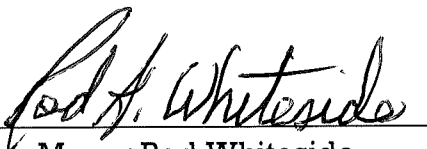
Riverstreet Network press release went out and they are doing direct mail marketing to get people to go their website and take their survey for anyone who may be interested in their services.

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: 07:15 pm

Approved:

8/12/19
Date



Mayor Rod Whiteside

Town of Fletcher
Council Meeting
Minutes
July 8, 2019

Call the meeting to order at: 07:01 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
Planning & Zoning Director Eric Rufa
Public Works Director Jabbo Pressley
Parks & Recreation Director Greg Walker

Invocation: Reverend Joy Moss Skyland United Methodist Church
Pledge of Allegiance: Mayor Rod Whiteside

****Public Comment****

John Olsen of 30 Stoney Brook Court Fletcher, thanked public works for clearing the tree that came down recently and appreciates them for taking care of this.

Approval of minutes-corrections, additions or deletions.
(6/03, 6/10 & 6/27)

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

Motion carries all in favor.

Council Updates

Councilman Bob Davy gave an update on some DOT construction projects in the area.

The project for Fanning Bridge Road is that they are going to relocate the vehicle detection loops where it intersects with Rutledge Road. They are also going to do a traffic study for signal lights there

The NC191 widening project where they are going to turn that into four lanes has been moved back to 2023.

The I26 and US 64 in Hendersonville where they are going to have to rebuild that interchange that project has been moved back to 2024.

A study was done that involved the I26 interchange (from Weaverville into Asheville) where they are going to do an 8 lane road with 4 on either side and people thought it was taking too much private land and thought a 6 lane would be better. Apparently the land (in the study) that was being taken was from bridges and intersections so they decided to stick with the 8 lanes.

Our I26 project is scheduled to start this fall and one thing that I thought was interesting is that the contract calls for wreckers to be positioned in certain areas of the interstate so that when there is an accident they can clear the road quicker.

On Leicester Highway and Patton Avenue they are going to redo that intersection and add 3rd turn lane. That will begin this year.

At the intersection of 191 and Long shoals Road they we be adding another turn lane.

Town Manager Mark Biberdorf asked about the completion of Howard Gap Road? He said his last response from Lonnie Watkins (division engineer) was that the contractor was non responsive and that they would be taking legal action/recourse from the contract.

Consent Agenda

Set Public Hearing for August meeting to consider Rezoning # 2019-01 a request to rezone Parcel # 9643-94-9427 on Rutledge Road from R-2 (residential) to C-2 (commercial)

Reappointment of Joe Tandy to the Fletcher Planning Board for a new three year term to run through July 13, 2022

Appointment of LoriKay Paden and Vanessa Goldberg to the Parks and Recreation Advisory Board to serve a 3 yr. term that would expire in July 2022.

Reappointment and charge Tax Collector Cynthia Broome to collect 2019-2020 property taxes for the Town of Fletcher.

Approval of Revisions to the Personnel Handbook

Approval of year-end Tax Collector's report.

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

Motion carries all in favor.

Report on phase I environmental site assessment for properties adjoining Town Center – Mark Biberdorf, Town Manager.

Mayor Whiteside asked the town manager did we have anything additional on the site assessment.

Town Manager Mark Biberdorf stated that they are moving forward with going into phase II on the environmental assessment. I have one proposal for this and McGill is working on getting other proposals as well.

Discussion on alternative sites for the Parks & Recreation Maintenance Building project-Mark Biberdorf, Town Manager.

Mayor Whiteside stated that we discussed this last week and at this juncture it appears that we do need action from council with two options being to delay this project at this point or to move forward with it. What is the discussion from council or a motion?

Town Manager Mark Biberdorf stated that he went through everything last week but for Sheila's benefit since she wasn't here and he said that he went through the four options (in the agenda packet).

Discussion Followed:

Councilman Bob Davy made a motion to put this project on hold and it was seconded by Mayor Pro-Tem Eddie Henderson.

Motion carries all in favor.

Update on the plans for the Fletcher Family Festival and 30 year Anniversary of the Town-Greg Walker, Parks & Recreation Director.

Parks & Recreation Director Greg Walker gave an overview of the plans for the upcoming Fletcher Family Festival.

He then answered questions that council had on the event.

Comments from the Town Manager Mark Biberdorf.

I mentioned to you last week about the annual event (dinner) that the Partnership does every year. They would like to do this in front of town hall and we talked about the alcohol situation and closing the street. Chief Summey has reviewed our ordinance and our position on this. We would need to have staff positioned at the barricades on each end. Our ordinance (unless special provision) does not allow for alcohol in the street so we would need to do a Resolution for a special event. I am going to meet with Brittany Brady and her staff on Thursday to walk the area and see if this would work for them.

Mayor Whiteside that he is not in favor of doing anything specific (alcohol) for this event but he is in favor of changing the ordinance so that at future events anybody should have the option to allow/have alcohol if they choose to do so.

Mayor Pro-Tem Eddie Henderson said that he agrees with the mayor he did not support the requested event in the park several years ago that was going to allow alcohol and he does not support this now.

Councilman Bob Davy stated that he would be in favor of this if it was set up on the one side of the street in front of town hall.

Discussion Followed:

Rob Settle had some discussion with Impact Real Estate on potential investors for the town center project.

On the Hwy 25 project the project manager was on vacation last week and he is back this week and McGill is setting up a time to meet with him to go over all the key issues that we have.

Riverstreet networks did their direct marketing piece (card set in mail) to spruce up broad band effort go ahead and respond to site if you are interested in them for internet service.

LGCCA is next week Tuesday at 3:00 pm.

I talked with you at the June meeting about the intersection safety issue as you leave The Cove at Livingston Farms off of Hooper's Creek Road. As you are leaving Wildbriar Road onto Hooper's Creek Road we have had complaints from residents about the line of sight and foliage at the Intersection is a safety issue. They have trimmed some of it. It is not so much looking left to the west but looking right to the east. They have asked for an actual flasher and DOT says there is not enough accident history and the road intersects with a DOT road and a town maintained road.

The town manager suggests asking for contingency funds with the legislature to get this light funded and put in there but this is not guaranteed either. (Would depend on if funds are approved/provided)

Discussion Followed:

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

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

Closed Session for per NCGS 143-318.11 (5) "Contract Negotiation"

Motion carries all in favor.

Went into Closed Session at: 07:52 pm

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

Came out of Closed Session at: 09:23 pm


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

Adjourned: 09:24 pm

Approved:

8-12-19

Date


Mayor Rod Whiteside