

Town of Fletcher
Agenda Review Meeting
Minutes
January 6, 2020

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 Preston Blakely
Councilman Bob Davy
Councilwoman Sheila Franklin
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.
(12/2, 12/9)

No comments were made on the minutes at this time.

Council Updates

None at this time.

Consent Agenda

Tax refunds/releases.

Mayor Whiteside asked council did they have any discussion on the one item on the Consent Agenda.

No comments were made at this time on the consent agenda item.

Presentation by Carolina Truffieres on interest in town owned property near Meritor-Brian and Davis Upchurch.

Brian Upchurch President of Carolina Truffieres gave an overview of the truffle business that he and his son currently own. His current truffle farm is located between Hooper's Creek and Jackson Road and they started an orchard about 5 years ago.

Discussion Followed:

Presentation on Fletcher Library project- Grace Deal and Doug Agor, New Fletcher Library Partners.

Doug Agor and Grace Deal gave an update on everything that they have been working on for the committee.

Discussion Followed:

Council has agreed to keep this item on the agenda for continued discussion at the regular meeting next week.

Set a Public Hearing for an ordinance approving an annexation agreement with the City of Asheville-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that this item I have been talking to you about for some time. This is the Holiday Inn property (on Bryan Blvd) that is right across the street from our town limits but is in Buncombe County. As you know our charter agreement restricts us from annexing into Buncombe County. We have not facilitated this the property owner has petitioned Asheville for this. Asheville cannot annex this even if they want to because technically it is a satellite annexation and under the General Statutes concerning satellite annexations if it is closer to the corporate limits of another municipality then they cannot do it unless there is an annexation agreement.

Discussion Followed:

Discussion on routine practice of nominating a Mayor Pro-Tem after each municipal election- Rod Whiteside, Mayor.

Mayor Rod Whiteside asked if there were any discussion or questions related to the process outlined in the packet.

Discussion Followed:

This will be voted on next week by council at the regular meeting.

Discussion on annual budget retreat dinner after budget retreat/meeting in May-Rod Whiteside, Mayor.

Mayor Rod Whiteside asked if there were any questions as to the funding change of the dinner.

Councilwoman Sheila Franklin stated that she never felt like the dinner out after a budget retreat was a big issue due to the fact that a lot of the governing bodies go out for the whole weekend and actually do a retreat. If I understood that we used to go for two days like the Lutheridge camp and then it was narrowed down to one day and now that we have this beautiful town hall we just have it here. I think that it can be handled a multitude of ways if you're not happy with the expense of one dinner for the whole year then maybe choose another place that is not as expensive or have a cash bar if you're offended if somebody orders wine. These are my personal feelings.

Mayor Rod Whiteside stated that in my response to that is that my position is that I understand that this body has previously done a retreat that which likely exceeded the cost of this dinner. My point is that once the retreat was cancelled it seems a bit ingenuous to say we are not spending x number of dollars on a retreat so let's spend the money on a dinner that is not related to the business at hand. This is my position on this.

Councilman Preston Blakely asked how much money in the past has been spent on these dinners.

Mayor Whiteside stated I don't remember that exact figure but last year's dinner was approaching \$900.

Discussion Followed:

Town Manager Mark Biberdorf stated that in the past with the retreats you did the dinner as well and of course spouses went also.

Discussion Followed:

Councilman Bob Davy stated that he has never been comfortable with the town paying for alcohol. I do think that it important every once in a while to have an event where spouses come since they are taking care of things when we are gone and that is important.

Mayor Rod Whiteside stated that I absolutely agree with that (spouses) my only issue is that I don't think it is fair for Fletcher tax payers to cover that social event.

Councilman Preston Blakely stated that he agreed that the residents should not pay for a social event as well.

Mayor Rod Whiteside stated that he is more than willing to cover the breakfast that morning as long as I am serving as mayor.

Discussion Followed:

Council will vote on this next week at the regular meeting.

Committee assignment list for Mayor and Council-Mark Biberdorf, Town Manager.

Mayor Whiteside stated as Councilman Davy pointed out that we need to review this on a regular basis. If there are any councilmembers who wish to relinquish any assignments. I received a response from Councilman Davy that he wanted to relinquish Land of Sky and LGCCA and that Councilman Blakely is willing to serve on those committees. I am guessing if there is no overlap then we will make this a normal process.

Discussion Followed:

Councilman Bob Davy stated that we need to create a more formalized process soon after the election to create backups as well to fill in when the person cannot make it to the meeting.

Mayor Pro-Tem Eddie Henderson mentioned that he will be the backup for Councilman Bob Davy on the FBR Metropolitan Planning Organization and the Henderson County Transportation Advisory Committee.

Councilman Preston Blakely stated that he is interested Land of Sky and LGCCA

Councilwoman Sheila Franklin stated that she would like to be the liaison for Fletcher Fire & Rescue. Mayor Pro-Tem Eddie Henderson will be her backup.

Mayor Whiteside stated that he will represent Fletcher on the Cane Creek Water & Sewer Advisory Committee.

The final committee list will be reviewed and voted on by council at the regular meeting next week.

Comments from the Town Manager Mark Biberdorf.

On the Hwy 25 corridor improvement project there is nothing more to report on that right now. The clock tower is up and running and the chimes are working. I think some sort of commemorative plaque should be placed there in honor of the donation of the chimes. On the other monuments the power should soon be connected and the only other things of substance are the stamped asphalt crosswalk and lane narrowing.

Discussion Followed:

The playground at Bill Moore Community Park is done. The one piece not complete was a sunshade over actual equipment and that is finally done.

The WGN update consortium and initiative to 1 gig level quieted down quite a bit on it. A 40% response rate build in here and lay in fiber we did not have a lot of response on this. Land of Sky trying to determine to what they do with this right now. County about communication hosting a meeting with wireless internet service providers.

Public partners update for the Partnership for Economic Development lunch meeting will be either January 28th or 29th. Preston is going. If someone else wants to go that will be fine. The town manager stated that he will be attending also.

Just a Reminder on the upcoming council meeting(s) in February we only have one meeting on February 3 at 6:00 pm and the agenda review meeting in March will be moved to March 4th at 6:00 pm. (Town hall is polling place)

On the Town center project we just closed on Lanning Presley McFall's property and the town now owns that and the tenant has been out for some time now. We closed on Los Amigos II property. On the Fletcher Lawn & Garden property we will close on that in the next week or two. The lease has been drafted for 3 months we can't start lease until we know when the closing is. On the Lipe property we will complete the land swap once the paving is done. There are some issues with the Kenneth Youngblood property and we are hoping to close this month as well as the Bennie Youngblood property soon.

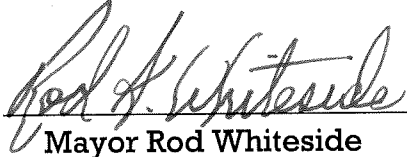
Kathleen Rose is still working on the final market analysis and once the final report is complete will look at it and set up a meeting where she can present it to council.

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: 07:51 pm

Approved:

2-3-2020
Date


Mayor Rod Whiteside

Town of Fletcher
Regular Meeting
Minutes
January 13, 2020

Call the meeting to order: 04:31 pm

Those who were in attendance are as follows:

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

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

Public Comment
None at this time.

Opening budget work session FY 2020-2021

Parks & Recreation Director Greg Walker gave an overview for Parks & Recreation for this past budget year and potential budget requests for the upcoming FY 20/21 budget year.

FY 20/21

Looking at adding Archery for middle school children
Echo explorer hot spot (NC Arboretum) adding to the trail system starting in early march

Public Works Director Jabbo Pressley gave an overview of the Public Works Budget for this past budget year and potential budget requests for the upcoming FY 20/21 budget year.

FY 20/21

Request for a new dump truck the 1997 dump truck is very inadequate Gator or Polaris something to replace the golf cart due to battery constantly dying. Maintenance Facilities budget increase to help with maintenance on property recently purchased.

Planning & Zoning Director Eric Rufa gave an overview of the Planning & Zoning Budget for this past budget year and potential budget requests for the upcoming FY 20/21 budget year.

FY 20/21

The development that got approved next to us which will spend 12 to 18 months in engineering with groundbreaking either by the middle or towards the end of this year.

The first steering committee meeting for the Bike and Pedestrian plan will take place next week with the first community/public meeting underway.

Still waiting on when phase II of the storm water audit program will take place Conversations still taking place on possible funding for lane improvements and bike enhancements to Fanning Bridge Road.

Police Chief Erik Summey gave an overview of the Police Department Budget for this past budget year and potential budget requests for the upcoming FY 20/21 budget year.

FY20/21

Pill drop and Shred event will be this year April 25

Update of MDT units (Mobile Data Terminals) will need to be updated this year. They were last purchased in 2014 through a governor's highway grant.

Assistant Town Manager Heather Taylor gave an overview of the Administrative Department Budget for this past budget year and stated that the Town Manager would go over the potential budget request items.

Town Manager Mark Biberdorf went over the current goals in the budget message.

Goals Maintained

Maintain existing service levels
New position for Detective Lieutenant Position
Pay Classification study
Location on P & R building delayed did not hit goals for that.
Contribution towards library project.

CIP

Continue at 8.5 of .34 side aside for CIP projects
Continue to work with Commercial Carolina
Final results from Market Analysis with Rose & Associates

Upcoming year

Dump truck
Police Car rotation
Closing on Hwy 25 project

Upcoming year other items

Library project another appropriation
Maintenance to upkeep the property recently secured/purchased
No recommendation at this time for demolition on property.
170,000 without asbestos removal??? Will speak more on this for official budget request on this.

Discussion Followed:

No information is available on the IT budget requests at this time. The Town Manager stated that he would follow up with Matthew Horton on this and let council know.

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

Approval of minutes-corrections, additions or deletions.
(12/2, 12/9)

Mayor Whiteside asked were there any corrections, additions or deletions to the minutes as presented? If not do we have a motion to approve. It was so moved by Mayor Pro-Tem Eddie Henderson and seconded by Councilman Preston Blakely.

Motion carries all in favor.

Council Updates

None at this time.

Consent Agenda

Tax refunds/releases

Set Public Hearing for February 3, 2020 for approval of an annexation agreement with the City of Asheville for property located on Bryan Blvd.

Approval of committee assignment list for Mayor and Council.

Mayor Whiteside asked if there were any questions related to the consent agenda items. Seeing none do we have a motion to accept the consent agenda as presented? It was so moved by Mayor Pro-Tem Eddie Henderson and seconded by Councilman Bob Davy.

Motion carries all in favor.

Discussion of Carolina Truffieres presentation and interest in Town property- Mark Biberdorf, Town Manager and Eric Rufa, Planning & Zoning Director.

Mayor Rod Whiteside asked about the charge/cost (going rate) of leasing property like this.

Town Manager Mark Biberdorf stated that we don't know and would have to do research on this to see. He also stated that he thinks it is Mr. Upchurch's preference to lease some portion of the property first. They are in support of some type of agro business aspect or draw to the property but they do not want to be responsible for it.

Discussion Followed:

Mayor Whiteside concerns are: the cost of the lease, any part of the land they are unable to use and he prefers restricting (rental) acreage to the floodway and that he (Mr. Upchurch) knows that we planning on using some of the property for recreational purposes in the future.

Councilwoman Sheila Franklin: Spoke on concerns that Mr. Upchurch may not want trails (public access) around the property he is leasing. She also expressed her concerns to tie up 40 or 50 acres for 30 years.

Town Manager Mark Biberdorf stated that 10 years per NCGS is the maximum that you can lease for.

Discussion Followed:

Councilman Preston Blakely stated that he would be interested in further discussion on this.

Discussion on Fletcher Library project-Town Manager, Mark Biberdorf.

Town Manager Mark Biberdorf that this is a follow up from Doug & Grace's presentation last week. Is council interested in me working on something for this? You should also have a copy from the Henderson County Board of Trustees giving an endorsement/support of the library. You can donate up to 5 acres (at 1.00 per acre must sell per Deed of Trust) and it may not take 5 acres. We would need to ask the county to fund a preliminary design in this coming budget year. If you want me to work on this I can start drafting something.

Councilman Bob Davy stated that we only need to give them the acreage that they actually need and if the property is ever vacated for whatever reason then the property goes back to the town.

Discussion Followed:

Discussion on nominating a Mayor Pro-Tem after each municipal election-Rod Whiteside, Mayor.

Mayor Pro-Tem Eddie Henderson made a motion to nominate Bob Davy for Mayor Pro-Tem

Mayor Whiteside asked if there were any other nominations for Mayor Pro-Tem at this time.

There were no other nominations from council at this time.

Mayor Whiteside stated all those in favor of Councilman Bob Davy being Mayor Pro-Tem say I.

Motion carries all in favor.

Discussion on annual budget retreat dinner after budget retreat/meeting in May-Rod Whiteside, Mayor.

Councilman Preston Blakely made a motion that the annual budget retreat dinner be removed as an expense for the town?

There was no second on this motion therefore the motion dies on this item.

Comments from the Town Manager Mark Biberdorf.

On the Highway 25 corridor improvement the remaining components are the stamped asphalt crosswalk and the re-lining of the outer lanes. The striping on the clock face is falling off and they are going to need a telescopic lift to get that fixed

On the WGN update there are going to have another leadership summit to invite other people from different parts from the state. The meeting is from 10-12 on January 27 at the UNC Asheville Auditorium. If council is interested in going let me know.

The Public Partners update to the Local Government is January 28, 2020 at noon at First Citizens Bank on the 4th floor. Lunch meeting,

Councilman Preston Blakely and Mayor Pro-Tem Eddie Henderson are attending this meeting.

On the Town center project: The closings on Asheville oil, Lanning Pressley Mc Falls are completed and about 4 remaining properties to be closing soon. Due to the delay in the closings there will be a slight rate increase.

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

Adjourned: 06:04 pm

Approved:

2-3-2020
Date


Mayor Rod Whiteside