

Town of Fletcher
Agenda Review Meeting
Meeting Minutes
November 4, 2020
"Wednesday"

Call the meeting to order at: 06:00 pm

Those who were in attendance are as follows:

Mayor Rod Whiteside
Mayor Pro-Tem Bob Davy
Councilman Eddie Henderson
Councilman Preston Blakely
Councilwoman Sheila Franklin
Town Manager Mark Biberdorf

Invocation:

Pledge of Allegiance:

Approval of minutes-corrections, additions or deletions.
(10/5)

Council Updates

Councilwoman Sheila Franklin stated that she attended the Economic Development Meeting and we have 3 developments coming our way but they are confidential one of which we will hear about tonight.

They are also developing a relocation guide that would have local housing, education, municipalities and such.

On the made in Henderson county report since we can't do the tours like we used to do so they are working on an alternative type tour for high schools only.

Consent Agenda

None at this time.

Update from Traffic Planning & Design regarding the draft pedestrian/bike plan (Fletcher Connects) -Christy Staudt and Kristy Carter, Traffic Planning & Design.

Mayor Whiteside stated that we will have an update on the pedestrian/bike plan next week at the regular meeting.

Update on site improvement costs for the Town Center project-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that he would like to add an item under consent for next week.

Asheville Regional Housing Consortium is looking for an alternate to serve on their board. I am sure you have heard Eric Rufa talk about this before and he is our appointee on this board. So Eric came to me and suggested to put someone from council on this board. They meet about 1 or 2 times a year and they are trying to move the meetings to quarterly. Their roll is affordable housing issues and their money comes in through Asheville. If you're not comfortable with this right now I can put this on the agenda for next month for further discussion.

Mayor Whiteside asked Councilman Blakely if he was interested in serving on this board.

Councilman Blakely stated that yes he would like to serve on this board.

Note: This will be added next week under the Consent Agenda to approve Councilman Blakely to serve as the alternate on the Asheville Regional Housing Consortium Board.

Town Manager Mark Biberdorf stated that has a memo in the packet on this and we just had the one developer that submitted a proposal for just the one parcel on Hwy 25. One of the things they brought up was the possibly of contributing with site clearing costs. So I dug out our demolition quote from a year and a half ago and reached back out to that company. One of the things that we did not have was asbestos inspections done on these properties. Public works assisted with getting a company to do inspections on these properties and not that much was found. They found a little bit on the shingles and exterior siding on the house, the former Kenneth Youngblood property "Byrum Seed property" was clear, the service station (former Los Amigos property) just the glass on the exterior of the windows and up at the three structures of Fletcher Lawn and Garden just the main building had some traces of asbestos. We are going to get them to give us a quote for the asbestos removal and the full demolition. I am also going to give that information to DH Griffin (who does a lot of demolition in the area) and have them requote this with the asbestos report. I should have that together by next month.

On the infrastructure improvements (post street design) I had Ben Cathey from McGill & Associates to take a look at it with the general dimensions that I gave him.

Looking at erosion control, storm water, roadway and other site features and the quote was just over \$450,000. Of course this has to be bid out

Presentation on Christmas Holiday event that will be known as "Christmas Lights in the Park"-Greg Walker, Parks & Recreation Director.

Mayor Whiteside stated that next week we will hear from Parks & Recreation on the Christmas lights in the park.

Report on repairs to South Wildwood Lane -Jabbo Pressley, Public Works Director.

Mayor Whiteside stated that next week we will hear from Public Works on the Wildwood Lane repairs.

Comments from the Town Manager Mark Biberdorf.

So I contacted you all about our Police Chief and I am sorry to see him leaving us he has done an outstanding job since he has been here. We have advertised the position and it has been sent to the League of Municipalities and to the North Carolina Association of Police Chiefs. We are already getting applications in we currently have received four. I am anticipating that we will get a good response on this and the position closes the end of the month. We will review the applications and see who meets the minimum qualifications and then send out an exercise and then from there structured interviews and hopefully an offer and this will take us into January possibly February. Captain Gutierrez is moving up to Interim chief in the meantime.

Discussion Followed:

Mayor Whiteside stated that for the record he would like it to be known that the qualified applicant cover gender diversity as well as racial diversity.

On town center project related, Eric and I met with WGLA engineering to go over some ideas and a timeline of what they propose to do on the property. Eric and I met with them in October and we were hoping that they would be back this month but it looks like December that they can present some ideas of what the buildings would look like.

COVID-19 updates not much more on this, The Governor has been doing weekly updates and the latest is that Phase 3 has been extended another 3 weeks.

On Kate's Park as you know the Kenneth Youngblood family owns that and we have been leasing that. They have approached the Community Foundation of Henderson County about taking over the park. They are working on setting up something like the library is in the name of the Community Foundation. I have contacted Joe Ferikes about this. We will be creating another lease.

Discussion Followed:

**Closed Session per NCGS 143-318.11 (4) "Industrial Matters.
(Regular Meeting)**


Mayor Rod Whiteside asked for a motion to adjourn and it was so moved by Councilman Eddie Henderson and seconded by Councilman Preston Blakely.

Motion carries all in favor.

Adjourned: 06:24 pm

Approved:

12/19/2020
Date



Mayor Rod Whiteside

Town of Fletcher
Council Meeting
Minutes
November 9, 2020

Call the meeting to order at: 06:00 pm

Those who were in attendance are as follows:

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

Invocation: Councilman Eddie Henderson
Pledge of Allegiance: Mayor Rod Whiteside

Public Comment
None at this time.

Approval of minutes-corrections, additions or deletions.
(10/5)

Mayor Whiteside asked were there any questions or comments on the minutes as presented and if not do I have a motion and it was so moved by Councilman Eddie Henderson and seconded by Councilwoman Sheila Franklin.

Motion carries all in favor.

Council Updates
None at this time.

Consent Agenda

Approval of Councilman Blakely to serve as an alternate on the Asheville Regional Housing Consortium Board.

Mayor Whiteside asked for a motion to accept the single item on the Consent Agenda and it was so moved by Councilman Preston Blakely and seconded by Councilman Eddie Henderson.

Motion carries all in favor.

Mayor Whiteside introduced Joe Sanders of the Blue Ridge Bicycle Club who presented the town with a \$2,500 check to go towards the pedestrian/bike plan in Fletcher.

Update from Traffic Planning & Design regarding the draft pedestrian/bike plan (Fletcher Connects) –Christy Staudt and Kristy Carter, Traffic Planning & Design.

Kristy Carter gave a Power point presentation of the updated plan for the Fletcher Connects project (see map attached) and answered questions that council had on this project.

Discussion Followed:

Mayor Whiteside asked what is the pleasure of council on the bike plan that has been presented.

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

Motion carries all in favor.

Update on site improvement costs for the Town Center project-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that all of the reports on the asbestos survey have been completed and I have sent them to the company that did the original demolition estimate as well as the company that did the asbestos survey. DH Griffin did the original estimate but we have not heard back from them as of yet. I did get an email back today from the engineer for the developer and they have renderings done. The architect has completed those and they have sent them to the developer and they are making some changes.

Discussion Followed:

Presentation on Christmas Holiday event that will be known as “Christmas Lights in the Park”-Greg Walker, Parks & Recreation Director.

Parks & Recreation Director Greg Walker went over the plans for the Christmas event in the park this year. This will be a drive thru light event that will start on December 11, 2020 and run through December 28, 2020 from 6:00 to 9:00 nightly.

Discussion Followed:

Report on repairs to South Wildwood Lane - Jabbo Pressley, Public Works Director.

Public Works Director Jabbo Pressley gave an update on the recent repairs that have been made to this area.

The road and the shoulder had failed in this area where the shoulder had sunk approximately 3-4' and the pavement was beginning to sink also. Estimated cost for this repair is \$15,000-20,000 which will include engineering costs but this is just an estimate a lot depends on how much excavation is needed and how much fill material that will be needed to put back in the area.

Discussion Followed:

Comments from the Town Manager Mark Biberdorf.

On our police chief search we have advertised on the League of Municipalities website and with the North Carolina Police Chief Association. Today Heather put it on the International Association of Police Chiefs website as well. We have had a bunch of applications and it is open until the end of the month. We will be screening and then doing a supplemental exercise and then the structured interviews and hopefully we will have an applicant that rises to the top. Then negotiate with someone the end of January hopefully if all goes well.

COVID-19 Updates - the governor keeps providing weekly press briefings and the latest is some additional protections have been put in place. It looks like the county is going forward with the CDBG grants. If they get approved this can be some additional housing assistance county wide.

Kenneth Youngblood and his family are wanting to gift the Kate's Park property to the Community Foundation of Henderson County. I had a phone conversation with McCray Benson and the latest thing we are working on is a release and Kenneth is working on getting this set up. (Property to remain as a park otherwise property would revert back to the family) I gave Joe Ferikes the heads up on this. I am hoping at the December meeting to bring this back and we will have to terminate the existing lease with the Youngblood family and set up a new lease with the community foundation.

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

Motion carries all in favor

Went into Closed Session at: 06:47 pm

Closed Session per NCGS 143-318.11 (4) "Industrial Matters.

Came out of Closed Session at: 07:00 pm

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

Adjourned: 07:01 pm

Approved:

12/14/2020
Date



Mayor Rod Whiteside

Town of Fletcher
Special Call Meeting
Minutes
November 24, 2020

Call the meeting to order at: 5:31 pm

Those who were in attendance are as follows: .

Mayor Rod Whiteside
Mayor Pro-Tem Bob Davy
Councilman Preston Blakely
Councilman Eddie Henderson
Councilwoman Sheila Franklin
Town Manager Mark Biberdorf
President Brittany Brady from Henderson Co Partnership for Economic
Development.

Public Hearing on economic incentives for “Project Helios” – Town Manager Mark Biberdorf and Brittany Brady from the Partnership for Economic Development.

Mayor Rod Whiteside asked for a motion to go into public hearing and it was so moved by Mayor Pro-Tem Bob Davy and seconded by Councilwoman Sheila Franklin.

Motion carries all in favor.

Brittany Brady (President for the Partnership for Economic Development) went over the information concerning “Project Helios”. They will invest \$150,000 in real property and 5 million in business personal property. There will be 60 full time employees with an average wage of \$65,000 per year. See Incentives/Investments below for Henderson county and the Town of Fletcher.

HENDERSON COUNTY

Year	Incentives on Yr 1 Investment	Incentives on Yr 2 Investment	Total Annual	TOTAL ALL YEARS
2021	\$ 17,671.50	\$ -	\$ 17,671.50	\$ 17,671.50
2022	\$ 15,868.29	\$ 11,220.00	\$ 27,088.29	\$ 44,759.79
2023	\$ 14,065.07	\$ 10,017.86	\$ 24,082.93	\$ 68,842.71
2024	\$ 12,261.86	\$ 8,815.71	\$ 21,077.57	\$ 89,920.29
2025	\$ 10,458.64	\$ 7,613.57	\$ 18,072.21	\$ 107,992.50
2026	n/a	\$ 6,411.43	\$ 6,411.43	\$ 114,403.93

TOWN OF FLETCHER

Year	Incentives on Yr 1 Investment	Incentives on Yr 2 Investment	Total Annual	TOTAL ALL YEARS
2021	\$ 7,087.50	\$ -	\$ 7,087.50	\$ 7,087.50
2022	\$ 6,364.29	\$ 4,500.00	\$ 10,864.29	\$ 17,951.79
2023	\$ 5,641.07	\$ 4,017.86	\$ 9,658.93	\$ 27,610.71
2024	\$ 4,917.86	\$ 3,535.71	\$ 8,453.57	\$ 36,064.29
2025	\$ 4,194.64	\$ 3,053.57	\$ 7,248.21	\$ 43,312.50
2026	n/a	\$ 2,571.43	\$ 2,571.43	\$ 45,883.93

Discussion Followed:

There was no public comment on this item.

Mayor Whiteside asked for a motion to close the Public Hearing and it was so moved by Councilman Eddie Henderson and seconded by Councilman Preston Blakely.

Councilwoman Sheila Franklin made a motion to approve the economic incentives for "Project Helios" and it was seconded by Councilman Eddie Henderson.

Motion carries all in favor.

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

Motion carries all in favor.

Adjourned: 05:35 pm

Approved:

12-14-2020

Date

Rod J. Whiteside
Mayor Rod Whiteside