

Town of Fletcher  
Agenda Review Meeting  
Minutes  
July 6, 2021

Call the meeting to order at: 6:00 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:

\*\*\*Public Comments\*\*\*

**None at this time.**

Approval of minutes-corrections, additions or deletions.  
(6/7, 6/14 & 6/29)

No comments were made on the minutes at this time.

**Council Updates**

**None at this time.**

**Consent Agenda**

Reappointment and charge Tax Collector Cynthia Broome to collect 2021-2022 property taxes for the Town of Fletcher.

Approval of Resolution R-21-06 for the Town of Fletcher to accept American Rescue Plan Act Funds.

**Mayor Whiteside** asked if council had any questions related to these items on the Consent Agenda.

**Town Manager Mark Biberdorf** stated that we will be receiving 2.66 million in funds which is a little more than the 2.4 million that we previously had heard about.

**Public Hearing for CZ-2021-01 a Conditional Zoning application to consider conditionally rezoning a portion of 220 Rutledge Road for a landscaping services company-Eric Rufa, Planning & Zoning Director.**

**Mayor Whiteside** stated that next week we will have the public hearing related to the zoning application. Anything questions from council on this?

**Council had no questions at this time.**

**Year-end tax collectors report-Cynthia Broome, Tax Collector.**

**Mayor Whiteside** stated that next week we will hear our year-end tax collectors report.

**Appointment of chair to the Fletcher ABC Board-Mark Biberdorf, Town Manager.**

**Mayor Whiteside** stated that we are waiting for the board to provide a recommendation.

**Town Manager Mark Biberdorf** stated that Chris Cutshaw (finance officer for ABC board) called him over a week ago and asked if town council was going to appoint a chair. I was under the impression that the board appointed a chair but I looked up the general statute on this (a copy in your packet for reference) and a chair has to be appointed by council. I called and emailed Chris Cutshaw to see if the board had a recommendation for a chair and I have not heard back from her as of yet.

Discussion Followed:

**Appraisal of Town property adjacent to Meritor-Mark Biberdorf, Town Manager.**

**Town Manager Mark Biberdorf** stated as a follow up as to the use of this property as a potential industrial site. I had a conversation with Brittany Brady (HCPED) and in order for us to market this as light industrial we needed to have an up to date

appraisal done on the property to market it effectively. I contacted CBRE which is the same firm that did the appraisal on Hwy 25 property. They provided a full book appraisal and I emailed you a copy of this. The appraisal came in at \$1,110,000.00 which is not bad. While the property is 91 acres not all of it is buildable due to flood way and the conservation easement. Something else to keep in mind is that the land possibly could be used as agri-business. I would like action from council next week to market this property with the partnership for industrial purposes with the caveat that some portion of this property be used as a greenway.

Discussion Followed:

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

On the I-26 widening project the noise apparently is becoming an issue with the trees coming down and some residents have voiced concerns to DOT staff about interstate traffic noise. The initial response from DOT was we are going to do planting (growth) but this will take a long time to take effect. Sound walls were going in some areas but not this area (Fanning Bridge Road overpass area). This is affecting residents of Fletcher Hills and Franem Acres. The resident who is complaining lives in Windsor Forest and he said that they can hear it at night there. I have been dealing with Mike Patton from DOT and he has been very responsive with this. There may be something else that can be done and I am going to meet with the Division Engineer Wanda Austin and Mike Patton on this.

Signage along I-26 has been an issue for Fletcher as we have 2 exits Airport Road Exit 40 and Hwy 25 Mountain Home Exit 44 and they will be putting Fletcher signage in at both exits in the east and west direction.

On the Town Center project I received the draft back and I am reading over it and will forward it back to you tomorrow. The Attorney from Sanford Holshouser has been working on this with the suggestions that council had asked for in the agreement. We hope to have a response back from the developer and bring this back at the August meeting for action. This are moving along fine it is just taken a while to get this done.

We are renting the one entity along the property that we have purchased (Fletcher Lawn & Garden) and I met with Sammy Johnston and I let him know where we are on the project and he has asked that he remain on the property until the end of this calendar year. A lot will depend on how quickly this moves once the agreement is signed but I don't think that it will be a problem.


**Mayor Whiteside** asked for a motion to adjourn and it was so moved by Councilman Eddie Henderson and seconded by Councilwoman Sheila Franklin.

**Motion carries all in favor.**

Adjourned: 06:23 pm

Approved:

8-9-21  
Date

  
Rod A. Whiteside  
Mayor Rod Whiteside

Town of Fletcher  
Town Council Meeting  
Minutes  
July 12, 2021

Call the meeting to order at: 06:01 pm

Those who were in attendance are as follows:

Mayor Rod Whiteside  
Mayor Pro-Tem Bob Davy  
Councilman Eddie Henderson  
Councilwoman Sheila Franklin  
Councilman Preston Blakely  
Town Manager Mark Biberdorf  
Planning & Zoning Director Eric Rufa

Invocation: Councilman Eddie Henderson  
Pledge of Allegiance: Mayor Whiteside

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

**None at this time.**

Approval of minutes-corrections, additions or deletions.  
(6/7, 6/14 & 6/29)

**Mayor Whiteside** asked for corrections, additions or deletions to the minutes as been presented? If not do we have a motion to approve the minutes and it was so moved by Mayor Pro-Tem Bob Davy and seconded by Councilman Eddie Henderson.

**Motion carries all in favor.**

**Council Updates**  
**None at this time.**

**Consent Agenda**

Reappointment and charge Tax Collector Cynthia Broome to collect 2021-2022 property taxes for the Town of Fletcher.

Approval of Resolution R-21-06 for the Town of Fletcher to accept American Rescue Plan Act funds.

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

**Motion carries all in favor.**

**Public Hearing for CZ-2021-01 a Conditional Zoning application to consider conditionally rezoning a portion of 220 Rutledge Road for a landscaping services company-Eric Rufa Planning & Zoning Director.**

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

**Motion carries all in favor.**

**Planning & Zoning Director Eric Rufa** presented the information concerning the conditional rezoning of a portion of a tract on 220 Rutledge Road. (Parcel # 9643-94-9427)

**Landscape Architect Bruce Lowe** presented some information (maps) concerning the property and the one driveway access that would be used both for the business and the home that would be placed on this property.

**Property Owner Sotero Estrada** introduced himself and answered questions that council had for him on his use of the property and how he would be conducting his business on the property,

**Jennifer Wood of 95 Jeffery Lane** spoke in favor of the business being located on this property.

Questions that council had were answered at this time by Planning & Zoning Director Eric Rufa and Property Owner Sotero Estrada.

**Town Manager Mark Biberdorf** stated that in case anyone was to hear anything about that condition of Rutledge Road that the Henderson County side of this road will be paved this fall.

**Mayor Whiteside** asked for a motion to close public hearing and it was so moved by Councilman Eddie Henderson and seconded by Councilwoman Sheila Franklin.

**Motion carries all in favor.**

**Mayor Whiteside** asked do we have a motion from this body on the conditional zoning application.

**Councilwoman Sheila Franklin** stated that she would like to make a motion to approve the conditional application to M-1 from R-2 and it was seconded by Councilman Eddie Henderson.

**Motion carries all in favor.**

**Presentation and approval of year-end tax collectors report-Cynthia Broome, Tax Collector.**

**Tax Collector Cynthia Broome** presented the year-end report and answered questions that council had on this report. We are at 99.7% collected as of today's deposit.

Discussion Followed:

**Mayor Whiteside** asked for a motion to approve the Tax collector's report and it was so moved by Councilman Eddie Henderson and seconded by Mayor Pro-Tem Bob Davy.

**Motion carries all in favor.**

**Appointment of chair to the Fletcher ABC Board-Mark Biberdorf, Town Manager.**

**Mayor Whiteside** stated that we have heard from the ABC Board that they would like Steve Watkins as chair do we have a motion to approve Steve Watkins as chair for the ABC Board.

**Mayor Pro-Tem Bob Davy** made a motion to appoint Steve Watkins as chair for the Fletcher ABC Board and it was seconded by Councilman Eddie Henderson.

**Motion carries all in favor.**

**Appraisal of Town property adjacent to Meritor-Mark Biberdorf, Town Manager.**

**Mayor Whiteside** stated that last week we discussed the appraisal on the Meritor property. Do we have a motion to convey that appraisal to the Henderson County Partnership for Economic Development and to include a stipulation that any negotiation towards purchase to include a set aside for a greenway trail.

**Mayor Pro-Tem Bob Davy** stated that I will make that motion and it was seconded by Councilman Eddie Henderson.

**Motion carries all in favor.**

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

On the I-26 construction issues going on with the concerns from elevated noise from the Interstate and the Ag Center. I have been talking back and forth with the Representative Mike Patton and he has facilitated a meeting coming up on July 23<sup>rd</sup> with the Division Engineer Wanda Austin and other DOT officials do discuss what can be done with this.

The exit signage off of I-26 they will be putting signs in the east and west direction at Exit 40 & 44 for Fletcher.

On the Town Center project I had emailed the contract to Lewis Real Estate and there is a couple minor tweaks to it and they are reviewing it and we think it is a solid agreement with them. Hopefully we can have this back for a public hearing in August to facilitate approval. We are still working on a residual piece behind the clock tower that belongs to DOT and I have had that surveyed and we are trying to finalize that.

On the upcoming elections and we will be a polling place. In October and November and they will need to be in here a few days and the primary will be in October and they will need to be here on the first Monday of each month. Do you want to do the agenda review on Wednesday of each month or just have one meeting each month?

Council agrees to have just one meeting in October and November due to polling/voting taking place on the other designated meeting days.



I emailed you all about the Partnership and upcoming events. The Investors Update is on July 29<sup>th</sup> at noon at the Barn of Tall Oaks. The Public Partners update with the local government officials is on August 4<sup>th</sup> from 11:00 to 1:00 at GF Linamar in Mills River. Their annual event is at Jeter Mountain Farms from 5:00 to 8:00 on September 30<sup>th</sup>.

**Mayor Whiteside** asked for a motion to adjourn and it was so moved by Councilman Eddie Henderson and seconded by Councilwoman Sheila Franklin.

**Motion carries all in favor.**

**Adjourned:** 6:40 pm

Approved:

8-9-21  
Date

  
\_\_\_\_\_  
Mayor Rod Whiteside