

Town of Fletcher  
Council Meeting  
Minutes  
October 8, 2021

Call the meeting to order: 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  
Police Chief Dan Terry

Invocation: Mayor Whiteside asked for a moment of silence for those who lost their lives due to COVID.

Pledge of Allegiance: Jase & Riya Hepler

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

**None at this time**

Approval of minutes-corrections, additions or deletions.  
(9/7, 9/13)

**Mayor Whiteside** asked for a motion to approve the minutes as presented and it was so moved by Councilman Eddie Henderson and seconded by Councilman Preston Blakely.

**Motion carries all in favor.**

**Council Updates**

**Mayor Pro-Tem Bob Davy** stated that he and Councilwoman Sheila Franklin went to the Partnership for Economic Development dinner and it was wonderful and you get to meet all sorts of elected officials and business leaders there.

**Mayor Pro-Tem Bob Davy** then went over the latest NCDOT project list for roads in this area. (see attached)

## **Consent Agenda**

Tax refunds/releases

Approval of bond for Phase III infrastructure in Sycamore Cottages. (Sidewalks and street trees)

**Mayor Whiteside** asked are there any questions related to the tax refunds or the \$114,498.00 Sycamore Cottages bond?

**Mayor Pro-Tem Bob Davy** asked if staff has reviewed the bond.

**Town Manager Mark Biberdorf** stated that yes it has been reviewed by staff and McGill & Associates.

**Mayor Whiteside** asked is there a motion on the Consent agenda?

**Mayor Pro-Tem Bob Davy** stated that he would make a motion to approve the Consent Agenda as submitted and it was seconded by Councilman Eddie Henderson.

**Motion carries all in favor.**

## **Presentation of Career Development Plan for the Police Department – Dan Terry, Police Chief.**

**Police Chief Dan Terry** went over his proposed career development plan for the police department and then answered questions that council had on his suggested plan.

### **Discussion Followed:**

**Mayor Whiteside** asked do we have a motion to approve the career development plan and it was so moved by Councilman Eddie Henderson and seconded by Councilwoman Sheila Franklin.

**Mayor Whiteside** asked for discussion on the motion?

**Mayor Pro-Tem Bob Davy** stated that he was just wondering with things being tough right now everywhere and everybody is hiring that is this going to be enough. Should the second and third levels be little more than \$1,000.

**Mayor Whiteside** stated that since this the chief's proposal and since he has done all the work I have faith that the figures that he has submitted to us are sufficient.

**Mayor Pro-Tem Bob Davy** that sounds good to me.

**Town Manager Mark Biberdorf** stated that we have funds budgeted to handle this and this is more for the upcoming budget fiscal year.

**Mayor Whiteside** stated any additional discussion?

There was no more discussion on this item.

**Motion carries all in favor.**

**Resolution opposing a roundabout at the intersection of Hendersonville Road and Fanning Bridge Road-Mark Biberdorf, Town Manager.**

**Town Manager Mark Biberdorf** stated that you have a copy in your packet of a Resolution regarding requiring additional DOT right of way. The developer has indicated two areas in which they need additional right of way. One is an area to the north and one is an additional area to the south that they need right of way acquisition. In communications with DOT there is some indication that in future planning of a potential for a round a bout at the Intersection of Hwy 25 and Fanning Bridge Road. The chances of a round a bout at that intersection are so far off for a lot of reasons traffic flow through that location, the structures that would be impacted (streetscaping and clock tower that we just completed) and the Feed & Seed Building. Typically if a municipality opposes something like this DOT will come off of it. In light of the timing and where we are on negotiation with the developer hopefully getting a contract approved. I have drafted this Resolution to say that we don't want a round a bout at that intersection.

**Discussion Followed:**

**Mayor Whiteside** asked for a motion to approve the Resolution.

**Mayor Pro-Tem Bob Davy** made a motion to approve the Resolution as submitted and it was seconded by Councilman Preston Blakely.

**Motion carries all in favor.**

**Proposal regarding an EMS station and library facility being built on town owned property-Mark Biberdorf, Town Manager.**

**Town Manager Mark Biberdorf** the county established an EMS unit over here about 3 years ago to help with response time at this end of the county. They have been stationed here at Fire Station 1 and they have been looking for their own space. They looked at expanding at Fire Station 1 and I don't think that is a good option for them. They have approached us about town owned property and the only two places we have is the Meritor property and town center property. They suggested the north side of town hall and we had some discussion in the past about a library facility and in the master plan some institutional uses on that property as well. They have come back and asked about a proposal, offer or something. I had some communications with the county manager about this and I have tried to put together some sort of proposal with the town putting some resources up in addition to the county to get an EMS facility going and a library. In your packet you have a brief report, maps and I asked McGill Associates to put together a couple different scenarios (one or two buildings) and get some updated construction/square footage costs. The proposal is the land up to five acres (offered in the past) which is valued in excess of \$500,000 and they are not necessarily needing all five acres and the site improvements (to get it ready to build) which would include grading, utilities, storm water and paving of the site. This would be in the neighborhood of \$650,000 plus or minus \$200,000 depending on how much dirt and other things that would have to be done. The county would then put up the capital for the building.

**Discussion Followed:**

**Mayor Whiteside** stated that he has some concern that the Town of Fletcher would be putting in over 1 million dollars for two county operated functions.

**Mayor Pro-Tem Bob Davy** stated that he liked tying these together and try to move this along but he said he does agree with the mayor as well. We have been fighting this battle long enough and this is probably the only way we are going to get a new library in Fletcher.

Discussion Followed:

**Mayor Whiteside** asked on this particular proposal is there a motion from this particular body?

**Mayor Pro-Tem Bob Davy** stated that he will make a motion that we move forward with the proposal as submitted to start the discussions and it was seconded by Councilwoman Sheila Franklin.

**Motion carries all in favor.**

**Consideration of legislative priorities list for 2021-2022 – Mark Biberdorf, Town Manager.**

**Town Manager Mark Biberdorf** stated that you have got a list of the legislative priorities that has not changed much from the prior year. There was one revision and something that I missed on this to add in here. It is about the agreement that we revised slightly with Meritor about the property we received from them. They wanted a bill introduced to extend out a prohibition on annexing the property. (I know that this sounds kind of silly because the law basically does not allow involuntary annexation any more only voluntary) They wanted some extra protection in there and right now it is out to 2029 and they wanted it extended to 2049. That would be one other thing on here to add. We agreed to do that.

The only thing that changed from the prior year was on item number 12. I added some grant funding to support wayfinding signage. (see attached)

**Updated list will be attached to final minutes.**

**Mayor Whiteside** asked for a motion on the Legislative priorities list.

**Mayor Pro-Tem Bob Davy** stated that he makes a motion to accept the legislative priorities list as corrected and it was seconded by Councilman Eddie Henderson.

**Motion carries all in favor.**

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

We have been working hard on getting the economic development agreement and purchase and sale agreement completed with the developer for our portion of the town center project. We are ok with the deal now. We are getting into the details and have been going back and forth on the language to give it adequate teeth to get the product they presented and the site plan. Either today or tomorrow we will get our last response on these language revisions. We were trying to do a special call meeting for this month because we could not hit the October 11 meeting for a public

hearing. It is still a possibility but more than likely it will be at the November meeting.

We had a meeting two weeks ago about the Meritor property with a potential investor. Outrider USA (regular business in Fletcher) is interested in purchasing the property. They manufacture mechanized vehicles for people who have disabilities.

**Discussion Followed:**

On the gateway sign update I have engaged the help of Carolina Design Group to work on design concepts for us. They should come back with several designs for you to view and it should be together soon.

On the Town Auction for Surplus equipment with Gov Deals we budgeted \$15,000 for it and the net proceeds came in just over \$42,000.

**Councilman Preston Blakely** stated that he really liked what Chief Terry did when he talked to all his staff members to see what they liked and disliked about the town and he was wondering if we could do something like that with all the employees.

**Town Manager Mark Biberdorf** stated that there are several ways that can be done with online surveys or one on one conversations.

Discussion Followed:

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

Went into Closed Session at: 07:06 pm

**Closed Session per NCGS 143-318.11 (6) "Personnel Matters"**

Came out of Closed Session at: 07:12 pm

**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.







## 2021 – 2022 Legislative Priorities for Town of Fletcher

- 1) Development of the Fletcher Town Center – Funding support for infrastructure to the site, construction of public facilities, and creation of jobs.
- 2) Support for funding mechanisms to be put in place when state or federal legislation is passed that requires municipalities to carry out the provisions of the legislation – no unfunded mandates.
- 3) Expanded grant funding for the development of local recreational facilities – indoor recreational facilities for Parks & Rec. and outdoor facilities, including greenways.
- 4) Expanded grant funding to support smaller law enforcement agencies with equipment, staffing, and facility needs.
- 5) Advocating for western North Carolina getting an equitable share of community and economic development funds.
- 6) Seeking legislation that would provide the Town with enhanced local option revenue sources, i.e. local option sales tax, occupancy taxes designated for local services, and impact fees for transportation.
- 7) Seeking legislation that would put in place state funding for the replacement of the aging Fletcher Library.
- 8) Assistance for expanding the availability of water and sewer to un-served areas in Fletcher.
- 9) Provide legislation that grants local governments or a consortium of local governments the authority to build broadband infrastructure and lease that infrastructure to private internet service providers.
- 10) Seeking legislation that would put in place state funding for the construction of a community college facility specializing in training and education for employees in our manufacturing sector.
- 11) Ensure that adequate funding is in place to maintain DOT roads to a high standard.
- 12) Creation of grant funding source to support wayfinding signage.

- 13) Request that a bill be introduced in the 2022 General Assembly Session to further restrict any potential annexation of the Meritor plant through 2049.