

Town of Fletcher  
Agenda Review Meeting  
Minutes  
April 4, 2022

Call the meeting to order at: 6:00 pm

Those who were in attendance are as follows:

Mayor Preston Blakely  
Mayor Pro-Tem Bob Davy  
Councilwoman Sheila Franklin  
Councilman Trevor Lance  
Councilman Keith Reed  
Town Manager Mark Biberdorf

**Presentation of Proclamations by Mayor Blakely in honor of Week of the Young Child and Child Abuse Prevention Month.**

Moment of Silence or reflection  
Pledge of Allegiance: Mayor Blakely

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

**None at this time**

Approval of minutes-corrections, additions or deletions.  
(3/7, 3/14 & 3/22)

**Mayor Blakely** asked council to review the minutes and let Christine know of any changes you would like to make.

**Council Updates**

None at this time.

**Consent Agenda**

**None at this time.**

**Presentation from Apple Country Transit on a budget request for the upcoming FY 22/23 - Janna Bianculli, Senior Planner for Henderson County.**

**Janna Bianculli** gave an overview of the most recent figures for Apple Country Transit to operate in Henderson County.

There are 10 stops in Fletcher and Fletcher had over 2518 riders in 2019. (Pre-Covid)

Discussion Followed:

**Presentation regarding the recent Northside Water Improvements project - Lee Smith, City of Hendersonville Utilities Director.**

**Mayor Blakely** stated that Lee Smith would be here next week to make a presentation on the Northside water improvement project.

**Public Hearing to consider CZ Application # 2022-01, a request to conditionally rezone portions of 3056, 3086, and 3122 Hendersonville Road from R-2 & C-1 to NBD for an 87 unit multifamily development.**

**Mayor Blakely** stated that we will have the public hearing next week on CZ Application # 2022-01 he then asked the Town Manager do we have any more on this at this time.

**Town Manager Mark Biberdorf** stated that you have all the information in your packet on this and take a few minutes to go through it. There is a cover memo explaining what this project is about and it went before planning board back in February and they unanimously approved it. The review requirements for conditional district rezoning does give a little bit more details about the breakout of commercial and residential on the site. It is a mixed use development of retail, office and restaurant(s) within it.

**Update from developer on the Town Center project - Will Buie, WGLA Engineering.**

**Mayor Blakely** stated that we will have an update from Will Buie on the Town Center project next week.

**Update on organizational structure changes in the police department – Dan Terry, Police Chief.**

**Mayor Blakely** stated that we will have an update on the organizational structure of the police department next week from Chief Terry.

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

Update on the element of the town center project as you know the town was handling the demo on the property. The contractor (DH Griffin) started work on March the 14<sup>th</sup> and have made short order of tearing down all the buildings that were supposed to be removed with the exception of the 3 remaining buildings in the railroad right of way. This is Fletcher Lawn & Garden and Sammy is still scheduled to have his Auction on April 23 and he will be off the property by April 30<sup>th</sup>. I am communicating with the demo company to resume demo operations on May 1<sup>st</sup>. They have to get a permit from the railroad to go into the right of way to remove those last 3 buildings and they should have that soon. The only hiccup they hit was there was a hydraulic lift inside that old service station that they missed so they had to do a change order to remove it.

**Discussion Followed:**

Last Month I talked to you about hiring First Restoration Services to work on the flooding issue in the building. They did the initial clean up and containment and then we got a quote from them to do the repair work. (all paid for by insurance) They have started on the repairs which is sooner than we expected.

Several years back we took over maintenance of several DOT roads in Fletcher Hills and Franem Acres off of Fanning Bridge Road. We did this because most of our subdivisions are entirely town maintained streets. There are some older neighborhoods where some streets are town maintained and some are DOT streets. and this is inefficient road maintenance wise. Back then we petitioned DOT to take them over with the condition that they had to do some improvements (resurfacing) to the roads before the town took them over. The next neighborhood we talked about doing this was over in Wildwood. We have reach out to DOT and have not heard back from them, but we wanted to get some type of agreement from them to do

some maintenance (paving) before we take them over. So that is in process and you probably will not see an official request until next year but I wanted to let you know that we are working on this.

Discussion Followed:

Bruce McDonald who had approached us in the past about a public access channel I just met with him recently as he wanted an update on where we are with this. This would be more of a government content and we would have an interlocal government agreement in the area. I mentioned to him that we just don't have the staffing to create a lot of content for the channel. I did tell him that we could share our recordings of our meetings once we had that up and running if you approved that in the upcoming budget.

Discussion Followed:

The budget process is going well thank you for your questions and feedback on that. The next thing is firming up a larger set of revenues. Our Budget retreat will be Wednesday May 4 as we will meet at Kosta's for breakfast at 8:00 am and start the meeting at 9:00 am here at town hall.

Discussion Followed:

The Shred event/Pill drop is coming up on April 23 from 9:00 to noon in the south parking lot here at town hall.

**Mayor Blakely** asked for a motion to go into Closed Session for Contract Negotiation and it was so moved by Mayor Pro-Tem Bob Davy and seconded by Councilman Keith Reed.

**Motion carries all in favor.**

Went into Closed Session at: 6:50 pm

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

Came out of Closed Session at: 7:43 pm

**Mayor Pro-Tem Bob Davy** made a motion to adjourn and it was seconded by Councilman Keith Reed and Councilwoman Sheila Franklin.

**Motion carries all in favor.**

Adjourned: 7:45 pm

Approved:

5-9-22  
Date

Preston Blakely  
Mayor Preston Blakely

Town of Fletcher  
Council Meeting  
Minutes  
April 11, 2022

Call the meeting to order at: 6:00 pm

Those who were in attendance are as follows;

Mayor Preston Blakely  
Mayor Pro-Tem Bob Davy  
Councilwoman Sheila Franklin  
Councilman Keith Reed  
Councilman Trevor Lance  
Town Manager Mark Biberdorf  
Planning & Zoning Director Eric Rufa

Moment of Silence or reflection  
Pledge of Allegiance: Mayor Blakely

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

**None at this time.**

Approval of minutes-corrections, additions or deletions.  
(3/7, 3/14 & 3/22)

**Mayor Blakely** asked a motion to approve the minutes as presented and Councilman Trevor Lance stated that he would make that motion and it was seconded by Councilwoman Sheila Franklin.

**Motion carries all in favor.**

**Council Updates**

**Councilman Trevor Lance** commented on the Fletcher Fire & Rescue financial statement that he gave all of council a copy of for the FY 20-21

**Consent Agenda**

**None at this time.**

**Presentation regarding the recent Northside Water Improvements project-Lee Smith, City of Hendersonville Utilities Director.**

**Adam Steurer of the City of Hendersonville** gave a power point presentation on the recent water improvements and answered questions that council had for him.

Discussion Followed:

**Presentation to consider CZ Application # 2022-01, a request to conditionally rezone portions of 3056, 3086 and 3122 Hendersonville Road from R-2 & C-1 to NBD for an 87 unit development.**

**Mayor Blakely** asked for a motion to open the Public Hearing for CZ Application # 2022-01 and it was so moved by Mayor Pro-Tem Bob Davy and it was seconded by Councilman Keith Reed.

**Motion carries all in favor.**

**Mayor Blakely** asked if there was anyone that wished to speak during the public hearing.

**There were no comments made on the public hearing at this time.**

**Mayor Blakely** asked for a motion to close Public Hearing and it was so moved by Councilman Trevor Lance and seconded by Councilman Keith Reed.

**Motion carries all in favor.**

**Planning & Zoning Director Eric Rufa** gave a brief overview of this project before introducing Marty Kocot the engineer for the developer.

**Engineer Marty Kocot** gave a full presentation on this development and answered the questions and concerns that council had about this development.

**Some of the concerns council had were:**

Traffic

Affordability

Additional apartments being added to the town

Green space/recreational areas for the residents

**Discussion Followed:**

**Mayor Blakely** asked do we have a motion on this item.

**Mayor Pro-Tem Bob Davy** stated that I'll make a motion to approve CZ application #2022-01 and it was seconded by Councilman Keith Reed.

**For:**

Mayor Pro-Tem Bob Davy  
Councilman Keith Reed  
Councilwoman Sheila Franklin

**Against:**

Councilman Trevor Lance

**Motion carries with 3 in favor.**

**Update from developer on the Town Center project-Will Buie, WGLA Engineering.**

**Engineer Will Buie** gave a power point presentation update on the Town center project.

Discussion Followed:

**Update on organizational structure changes in the police department-Dan Terry, Police Chief.**

**Police Chief Dan Terry** gave a brief presentation on the restructure of the police department with the recent resignation of Lieutenant Daniel Barale.

Discussion Followed:

**Discussion on Apple Country Transit's budget request for the upcoming FY-22/23-Mark Biberdorf, Town Manager.**

**Mayor Blakely** stated the Apple Country budget request which is \$12,000 and we previously have budgeted \$5,000. We need to give staff some direction as to where we want to go with the budget. He asked Town Manager Mark Biberdorf do you have any comments on this.



**Town Manager Mark Biberdorf** stated that you heard from Janna Bianculli at the last meeting. I know there was some questions about growth in the system and ridership and a description of the two route systems that they use. The fixed route system and the para-transit system. Also Bob Davy had asked about how many routes/stops are in Fletcher proper.

Discussion Followed:

This will be discussed at the budget retreat meeting and council can make a decision at that time about the funding for this.

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

The town center demo project started on March 14 (DH Griffin) and they have removed all the buildings with the exception of the three that are in the railroad right of way. They have to get full approval of a right of entry agreement and once Mr. Johnston vacates the property as he has to be off by April 30<sup>th</sup>. He has an auction on April 23 and he signed a document of notice to vacate the property.

The repairs with the flood damage to town hall has been progressing well. I know I mentioned that because there was a possibility that a surge in water pressure on the day this happened that there was a faulty water valve at the intersection near Cane Creek, Old Airport and Mills Gap Road which may have contributed to this. They have an engineer investigating this to make sure that our pressure reduction valve here in the building was working right and if it was then there is a chance that the claim maybe subrogated with The City of Hendersonville.

I mentioned last week about taking over the DOT roads in Wildwood and we have asked DOT to look at these roads (Oak Leaf, Greenleaf and Pine Needle). Once the district engineers review the roads we can start the formal process of petitioning DOT to take those roads over.

I met with Bruce McDonald last week regarding the government access channel. He is just focusing on government access only and getting local municipalities involved in this.

On the budget process we are working on updating our revenue estimates and final expense calculations. I will present those to you at the May 4<sup>th</sup> workshop/retreat at we will meet at 8:00 am at Kosta's for breakfast and then start the meeting at 9:00 am here at town hall.

Just a reminder we have the Shred Event/Pill Drop on Saturday April 23 from 9:00-noon.

**Mayor Blakely** asked for a motion to go into Closed Session for contract negotiation so moved by Mayor Pro-Tem Bob Davy and seconded by Councilman Trevor Lance and Councilwoman Sheila Franklin.

**Motion carries all in favor.**

Went into Closed Session at: 8:12 pm

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

Came out of Closed Session at: 9:10 pm

**Councilman Trevor Lance** made a motion to adjourn and it was seconded by Councilman Keith Reed.

**Motion carries all in favor**

Adjourned: 9:12 pm

Approved:

5-9-22  
Date

Preston Blakely  
Mayor Preston Blakely