

Town of Fletcher
Agenda Review Meeting
Minutes
August 1, 2022

Call the meeting to order at: 6:00 pm

Those who were in attendance are as follows:

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

Moment of Silence:

Pledge of Allegiance:

Public Comments

None at this time

Approval of minutes-corrections, additions or deletions.
(7/6 & 7/11)

No comments were made on the minutes at this time.

Council Updates

None at this time

Consent Agenda

Set public hearing for September 12, 2022 meeting in order to consider amendments to Article 6 of the Land Development Code regarding stormwater ordinances.

Approval of release of bond from Cane Creek Vistas LLC for Phase 2 infrastructure in Sycamore Cottages.

Mayor Blakley asked did council have any questions on the Consent Agenda at this time.

Councilman Trevor Lance stated that he has been going through the Land Development Code and had some questions on Article 6 and he was hoping that Planning & Zoning Director Eric Rufa will be at the next meeting.

Town Manager Mark Biberdorf stated that I can have him here at the Regular meeting and the reason that he did not come tonight is because this is mostly some housekeeping measures to keep in with what the state was wanting.

Discussion Followed:

Mayor Pro-Tem Bob Davy asked about the release of bond on Cane Creek Vistas "Sycamore Cottages".

Town Manager Mark Biberdorf stated that they are up against the wire now to get it done as they actually have a couple of sections of sidewalk that they have not yet completed. The bond is about to expire so they either need to extend the bond or get the work completed by this week.

Discussion Followed:

Presentation from Pisgah Legal Services-Daniel Carey Regional Development Officer.

Mayor Blakely stated that we will have Mr. Daniel Carey here next week for a presentation from Pisgah Legal Services.

Preliminary design for tennis and basketball courts at Bill Moore Community Park – Ben Cathey, McGill Associates.

Mayor Blakely stated that Mr. Ben Cathey will be here next week for the preliminary design for the tennis and basketball courts. Are there any questions or comments on this?

Town Manager Mark Biberdorf stated that he, Heather and Greg met with Ben Cathey about the layout of the courts. He has started working on this and will have something to present to you for Monday night. He just sent something to me (email) of two different potential locations either next to field five or right next to the fitness pad. We were looking at one tennis court, one pickle ball court and two half basketball courts. This is not set in stone just trying to throw out a potential concept on how to do this.

Discussion Followed:

Extension of purchase and sale agreement for Town Center Project - Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that as you know we have been working with DOT and our developer to come to some closure on the transportation improvements. I referenced a July 14 meeting with myself, mayor and other staff the developer team and a local contingency of DOT. This was to first of all to reiterate what council's position was on those four options there were presented and to talk about the traffic impact analysis (TIA).

The TIA has to go to Raleigh to the congestion management division (has been sent) they have to get comments or concurrence on the recommendations out of the TIA. The recommendations are another (righthand) turn lane coming out of the center of the development onto highway 25 with some reconfiguration of the traffic signal at Howard Gap and Hwy 25. Then a right turn lane to be added as your heading east on Fanning Bridge Road coming up to Hwy 25 to allow cars to turn right off the intersection.

Discussion Followed:

Council has asked for someone from DOT to come to a council meeting to discuss the different options on this project.

Update on events at Family Fun Festival – Greg Walker, Parks & Recreation Director.

Mayor Blakley stated that Mr. Greg Walker will be here next week with an update on events at the Family Fun Festival.

Comments from the Town Manager Mark Biberdorf.

On the in-custody death we had a couple of months ago, both of the officers were able to come back to work one is still on light duty. Nothing more from the SBI investigation is still ongoing.

I have been in communications with Kevin Johnson of MSD about the possibly of extending sewer (using ARPA funds) down Westfield, North Hudson and some part of Dogwood Terrace. He is interested in giving us some more information about the possibility of sewer in these areas. We have some idea of a ball park on the costs (\$615,000.00) but you also have tap fees for each individual homeowner and the

connection from the home to the meter. Also, do they want to be on sewer and how many homeowners are actually interested in this.

Discussion Followed:

The mayor sent out a letter to the county (shared with council) that in the state budget (that was just passed) there is a million dollars that is not designated to a specific project for Henderson county and he has asked about engaging in discussions that this money be used towards a Fletcher Library.

Discussion Followed:

Mayor Blakely asked for a motion to adjourn and it was so moved by Mayor Pro-Tem Bob Davy and seconded by Councilman Keith Reid.

Motion carries all in favor.

Adjourned: 06:45 pm

Approved:

9-12-22
Date

Preston Blakely
Mayor Preston Blakely

Town of Fletcher
Town Council Meeting
Minutes
August 8, 2022

Call the meeting to order: 06:00 pm

Those who were in attendance are as follows:

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

Moment of Silence: Mayor Blakely asked for a moment of silence

Pledge of Allegiance: Mayor Blakely led everyone in the Pledge of Allegiance.

Public Comments

Dennis Justice of 31 Tamis Lane Fletcher commented on agenda item #5 and the proposed "courts" (basketball, tennis, pickleball) to be built at Bill Moore Community park.

Approval of minutes-corrections, additions or deletions.
(7/5, 7/11)

Mayor Blakely asked for any corrections, additions or deletions to the minutes?

Councilwoman Sheila Franklin stated that she would like to make a correction to the minutes on 7/11 to insert Chief Terry's response to Ms. Kemp's concerns about the in-custody death.

Mayor Blakely asked if we have a motion to approve the minutes with Councilwoman Franklin's additions?

Councilman Keith Reed stated that he would make that motion and it was seconded by Mayor Pro-Tem Bob Davy.

Motion carries all in favor.

Council Updates

None at this time.

Consent Agenda

Set public hearing for September 12, 2022 meeting in order to consider amendments to Article 6 of the Land Development Code regarding stormwater ordinances.

Approval of release of bond from Cane Creek Vistas LLC for Phase 2 infrastructure in Sycamore Cottages

Mayor Blakely asked for questions comments or concerns on the Consent Agenda?

Town Manager Mark Biberdorf stated on the bond from Cane Creek Vistas LLC, our Planning & Zoning Director Eric Rufa was able to confirm that they did finish the sidewalks in there.

On Article 6 of the stormwater ordinance we have someone here from McGill & Associates to answer any questions on that council has on this.

Chris Brown of McGill & Associates answered questions that council had on this consent item.

Discussion Followed:

Mayor Blakely asked do we have a motion to approve the Consent Agenda as presented and it was so moved by Mayor Pro-Tem Bob Davy and seconded by Councilman Keith Reed.

Motion carries all in favor.

Presentation from Pisgah Legal Services- Daniel Carey, Regional Development Officer.

Daniel Carey of Pisgah Legal Services gave a power point presentation on the services they offer to residents and answered questions that council had for him.

Discussion Followed:

Preliminary design for tennis and basketball courts at Bill Moore Community Park- Ben Cathey, McGill Associates.

Town Manager Mark Biberdorf stated that Ben Cathey is not here but Nathan Sawyer is here and I am just going to give a little lead in to this and see if you have any questions.

Last week I mentioned that staff (P & R director, Assistant Town Manager and myself) met initially with Ben Cathey of McGill & Associates to get the concept and potential location of the courts. With that I emailed you last week the potential layout of these courts and you can see that the location is just north of the fitness pad. This would be for a tennis court, 2 half basketball courts and 3 pickleball courts. The reason for half basketball courts is that it helps to keep better open play.

Discussion Followed:

Items to amend/revise for update at the September council meeting:

- a) Cost difference between the two surfaces for the courts.
- b) Shift tennis courts over to the west/left to leave room for expansion
- c) Basketball court design/layout stay with half courts and add additional boards/goals for additional players.

Will come back with additional concepts for the courts as well.

Extension of purchase & sale agreement for Town Center Project-Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that I spoke to you last week about basically where we are with this and we do not have anybody here from the developer team. Essentially, we met with DOT to discuss short term and long term on Transportation Improvements but at this point the traffic Impact analysis that the developer has to do to be submitted before DOT was going to take any position on driveway permits. (relinquish some of the residual right of way) This has gone to the Raleigh Congestion Management group and I contacted DOT last week and at that time they had not received it. Once this is reviewed then they will sit down and discuss how much financial contribution the developer will have to put into this project. I know Bob you had asked last week to have someone from DOT here at this week's meeting but I was unable to contact anyone.

Discussion Followed:

Town Manager Mark Biberdorf stated that he anticipates that there will be another extension but at that time the developer should have a better idea of when they will be able to close at that point.

Mayor Blakely asked for a motion to approve the extension of the purchase & sale agreement for the town center. Councilman Trevor Lance stated that he would make that motion and it was seconded by Councilwoman Sheila Franklin.

Motion carries all in favor.

Update on events at Family Fun Festival – Greg Walker, Parks & Recreation Director.

Parks & Recreation Director Greg Walker gave an update on the events that will take place at the Family Fun Festival on Saturday September 24

Comments from the Town Manager Mark Biberdorf.

Not much change on the in-custody death that occurred several months ago. We have not heard back from the SBI as of yet. The officers involved in that have returned to duty.

On the extension of sewer service with MSD and using ARP funds. I have been in communication with Kevin Johnson of MSD and also their engineer there. I have got a conference call tomorrow with Kevin Johnson to talk more about the logistics. Initially we are looking at Westfield Road, North Hudson Lane and Dogwood Terrace and they are in close proximity to each other off of Fanning Bridge Road. I will be looking at how practical it is to do this in this area.

Has there been any feedback on the letter sent to the commissioners on the 1 million in state funds that has not been committed.

Mayor Blakely said that he has not heard anything.

Also, I am working on getting some type of survey out to residents. What some other localities have done. I am researching what other localities have done and will get back to you next month.

Discussion Followed:

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

Motion carries all in favor.

Adjourned: 07:30 pm

Approved:

9-12-22
Date

Preston Blakely
Mayor Preston Blakely