

Town of Fletcher
Agenda Review Meeting
Minutes
November 6, 2023

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
Councilwoman Sheila Franklin
Councilman Keith Reed
Town Manager Mark Biberdorf

Moment of Silence:
Pledge of Allegiance:

Public Comments

None at this time.

Approval of minutes-corrections, additions or deletions.
(10/2, 10/9)

No comments were made on the minutes at this time.

Council Updates

Mayor Pro-Tem Bob Davy commented that he would have an update on the transportation roads next week.

Councilwoman Sheila Franklin stated that she thought that the Veterans Day program was great and staff did a great job.

Consent Agenda

Tax releases/refunds

No comments were made on the Consent Agenda at this time.

Discussion and Review of applications to fill upcoming vacancy for District 3 Seat on Town Council.

Mayor Blakely stated that at this time we are going to switch item 4 and item 5 since we have a candidate here to speak.

He also mentioned to council when we filled the District 2 seat we did the nomination and ballot method in which you received a ballot and you voted on the ballot. However, if we vote that way, I don't get a vote in the matter which is fine but if it ends up being a split vote (unless someone wants to change their vote) I was going to ask that we do a motion and a vote (as we do for other items) so that if it ends up being a tie that I can break that tie. We may not need to do this but I just wanted to mention that is everyone clear on how that works.

Mayor Blakely then asked Mr. Horn to introduce himself to council to and tell them about himself.

Mr. Zachery Horn introduced himself to council and answered questions that council had for him on his interest in becoming a councilmember.

Discussion Followed:

Public Hearing to discuss potential amendments to the Fletcher Land Development Code – Eric Rufa, Planning & Zoning Director.

- **Article 4- Campers/RV's**
- **Article 12 – Street Types**
- **General discussion – tiny home communities**

Planning & Zoning Director Eric Rufa gave an overview of the potential amendments to the Land Development Code.

Discussion Followed:

After some discussion it has been agreed that only Article 4 Campers/RV's will go to the public hearing next week. The other items will be re-examined to look at other options for amendment in the near future.

Ordinance # 0-23-11 amending the Town Charter for the plurality method of elections- Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that this one may seem a little redundant now with the senate bill that was ratified on October 25. This is our last step in the process when we started this the end of September when we did a Resolution of Intent at a special call meeting. You

then did a public hearing meeting to consider the change from a primary method to a plurality method for elections on October 9th. So, the last step is to consider an ordinance that amends the charter to go from a non-partisan primary method to a non-partisan plurality method. Our legislators were working on this and we were not sure that they were going to get this through. My recommendation is that you approve this as a final step in the process.

Council agrees to move this item to the Consent Agenda for next week.

Recommended street resurfacing projects FY 2023-2024 – Jabbo Pressley, Public Works Director.

Mayor Blakely stated that we will have Mr. Jabbo Pressley here to recommend some street resurfacing projects for this fiscal year. I understand that we have two streets, Continuum Drive and Snowball Lane.

Town Manager Mark Biberdorf stated that he looked at two streets with McGill Associates. They felt that Continuum Drive and Snowball Lane were the worst.

Discussion Followed:

Update on Developer interest in Town Center Project – Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf stated that in your packet we have 3 groups that we have been talking to.

Windsor Built- we had a months long discussion and meetings with them analyzing the property on Hwy 25.

Carland Company associated with Tennoca Construction Company.

NAI Beverly Hanks – a representative contacted Eric and I and wanted to meet about what we would like to see there as far as mixed-use development. He has a couple of International clients that are looking at our property.

Discussion Followed:

Council has decided that they would like a presentation from potential developers so that they can see what their overall plan is for our property.

Comments from the Town Manager Mark Biberdorf.

Crown Castle (company looking at small cell wireless facilities) they had shared with us the end of September and we have a lot of resident interest in this mostly Windsor Forest. On September 27 we had a face to face meeting with representatives of Crown Castle to hear from

them about where they are looking at (sites) for these small cell facilities. I had shared with you where these sites are but there was only two that were in residential neighborhoods. One was in Franem Acres at the corner of Oakbrook and Hickory Drive and the other was in Windsor Forest at the corner of Mountain Alder Lane and Red Spruce Way. We then in turn asked that they propose something outside of those neighborhoods in areas with above ground utilities. They came back with two alternative sites and you have a hard copy of a map in front of you. The alternative for the one out of Franem Acres (Hickory Drive and Oakbrook) was moved to Underwood Road and the other one going out of Windsor Forest they put the location on Fanning Bridge Road near Windsor Forest. I have heard from several residents of Windsor Forest and they are not happy with this location.

Discussion Followed:

Council has asked the town manager to get some information on the health implications of the small cell wireless facilities so that we can have some information available for the public/residents.

On the contract discussions with Fletcher Fire & Rescue, Councilman Lance and the Mayor have done a lot of work on this with the potential revisions. We met with them last week and went through these with a two-member committee from the fire board and worked on an updated agreement that includes these revisions. Again, they have not presented these revisions to the fire board to see what they are comfortable with so there may be some back and forth until we come to a final agreement.

Discussion Followed:

On the code enforcement at 1 Oakbrook Road issue, the bidding ended on it so that is good news. It ended at \$268,019.00. The winning bidder was Carolina Legacy Investments and they purchase, renovate homes and then sell them. Eric Rufa has reached out to them once Joe Ferikes let us know that this was the low bid. I also asked our town attorney to make sure it stays on the docket for the Code Enforcement process. Our next step would be to get an order of abatement in court to allow us to forcibly go on the property and clean it up. In the event it doesn't close or the closing takes forever.

Discussion Followed:

Also, don't forget Mr. Davy's reception on Wednesday at 3:00.

Mayor Blakley asked if council had anything else and if not do I have a motion to adjourn.

Mayor Pro-Tem Bob Davy made a motion to adjourn and it was seconded by Councilman Trevor Lance

Motion carries all in favor.

Adjourned: 7:48 pm

Approved:

12-11-23
Date

Preston Blakley
Mayor Preston Blakley

Town of Fletcher
Regular Council Meeting
Minutes
November 13, 2023

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
Councilman Trevor Lance
Councilwoman Sheila Franklin
Councilman Keith Reed
Town Manager Mark Biberdorf
Planning & Zoning Director Eric Rufa
Public Works Director Jabbo Pressley

Moment of Silence: Mayor Blakely asked for a moment of silence and to keep in mind those fighting the popular drive wildfires.

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

Public Comments

David Todd 96 Wilkie Way Fletcher he spoke on the pickle ball courts and the reservation process in which he believes that it needs to be eliminated. Fletcher is the only place that requires a reservation to play on the courts.

Discussion Followed:

Approval of minutes-corrections, additions or deletions.
(10/2, 10/9)

Mayor Blakely asked for any corrections, additions deletions to the minutes as presented and if not do I have a motion to approve the minutes as presented

Mayor Pro-Tem Bob Davy stated so moved and it was seconded by Councilman Keith Reed.

Motion carries all in favor.

Council Updates

Mayor Pro-Tem Bob Davy gave an update on the current road projects with DOT.

I26 from Airport Road to I40 the completion date is now June of 2026 – 71% completed.

Mills Gap Road and Cane Creek Road realign intersection and turning lanes that is scheduled to begin December of this year and the let date is July of 2024

I26 from Four Seasons Blvd back to Airport Road they have a revised completion date of February 2025 – 76% completed.

I26 bridge over Green River they say they have a revised completion date of December 2024 they say they are 57% complete.

I26 interchange at US 64 Four Seasons Blvd the ROW is scheduled to begin in November 2028 with a let date of January 2029

191 from Mountain Road back out to 280 road widening project the let date is July of next year.

Consent Agenda

Tax releases/refunds

Approval of Ordinance # 0-23-11 amending the Town Charter to the plurality method of elections.

Mayor Blakely asked for any question's comments about the consent agenda and if not do I have a motion to approve the consent agenda as presented.

Councilman Trevor Lance stated that he would make that motion and it was seconded by Councilwoman Sheila Franklin.

Motion carries all in favor.

Mayor Blakely stated that we are going to switch up item number 4 and 5 again this week.

Review of applications and selection of candidate to fill upcoming vacancy for District 3 seat on town council.

Mayor Blakely stated that last week we heard from Mr. Horn and this week we will hear from Mr. Player. After we hear from Mr. Player I will then pass the ballots out for you to vote and

select your preferred candidate. Also, please remember to put your name on your ballot and then pass it down to me.

Mr. Player introduced himself to council gave an overview of his desire to serve on the town council. He then answered questions that council had for him.

Discussion Followed:

Mayor Blakely passed out the ballots and asked council to vote for their preferred candidate. He stated that he was not going to announce as to who voted for who but it does go on the record.

Mayor Blakely then read the ballots. The vote was 3 to 1 in favor of Mr. Player.

Mayor Blakely then congratulated Mr. Player on being selected.

Public Hearing to discuss potential amendments to the Fletcher Land Development Code Regarding Article 4 – Campers/RV's – Eric Rufa, Planning & Zoning Director.

Planning & Zoning Director Eric Rufa spoke on the proposed amendment to the Land Development Code regarding the duration that a RV/Camper can be on occupied. This is just to address the issue of the long-term occupancy of an RV/Camper.

Mayor Blakely asked for a motion to open the public hearing.

Councilman Keith Reed made a motion to go into Public Hearing and it was seconded by Councilwoman Sheila Franklin.

Motion carries all in favor.

Mayor Blakely asked did anyone wish to speak during the public hearing?

Mr. David Todd 96 Wilkie Way Fletcher spoke concerning this change to the land development code and asked that it be given more review as he cited the issue with campers & RV's at 1 Oakbrook Road.

Mayor Blakely asked for a motion to close the public hearing

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.

Planning & Zoning Director Eric Rufa gave an update on the foreclosure auction (1 Oakbrook Road) and when the new owners will take over the property.

Discussion Followed:

Mayor Blakely asked if there were any other comments and if not, can I have a motion to approve the suggested changes to the Land Development Code.

Mayor Pro Tem Bob Davy made the motion to approve the changes and it was seconded by Councilman Trevor Lance.

Motion carries all in favor.

Recommended street resurfacing projects FY 2023-2024- Jabbo Pressley, Public Works Director.

Public Works Director Jabbo Pressley gave an overview of the recommend streets for paving this year. The streets are Continuum Drive and Snowball Lane and the cost estimate is \$157,500.

McGill Associates will provide a more detailed estimate at the December meeting.

Discussion Followed:

Mayor Blakely asked for a motion to approve the street resurfacing projects for 2023/2024.

Councilman Keith Reed stated that he would make that motion and it was seconded by Councilwoman Sheila Franklin.

Motion carries all in favor.

Update on Developer Interest in Town Center Project- Mark Biberdorf, Town Manager.

Town Manager Mark Biberdorf stated that last week he went over a list of groups that are interested and we have been in various levels of engagement with.

Windsor Built, The Carland Group and an interest from NIA Beverly Hanks. Windsor Built and The Carland Group have been more specific as to what they could do with the property. We are

talking about the stretch of land between Fanning Bridge Road and Howard Gap Road on Hwy 25.

I talked to you last week about a couple of options either having them submit a proposal of more details or have them to come and make a presentation. I contacted them since last week and I have not heard back from Windsor Built as of yet about coming to a meeting (agenda review or regular meeting) and making a presentation. I heard back from the Carland Group and they are coming to the regular meeting on December 11. It might be better to not have them all here at the same meeting.

Discussion Followed:

Comments from the Town Manager Mark Biberdorf.

Last week I talked to you where we are with the alternative sites that Crown Castle suggested for the small cell wireless facilities. They suggested some outside of the two neighborhoods Franem Acres and Windsor Forest. One out of Franem Acres would be out on Underwood Road and the other one outside of Windsor Forest would be on Fanning Bridge Road near Scarlett Oak Drive.

The one on Underwood Road is actually outside our jurisdiction on the Buncombe County side. They are going to get some more information on that for us. The other one on Fanning Bridge that they are trying to move out of Windsor Forest is across the road from the entrance of Scarlett Oak Drive and Fanning Bridge Road. They were talking about trying to locate it on the utility pole there but they are not sure that is the best location so they were moving a little further south away from that intersection on a light pole that would be added. Once they know the location they will do some type of public meeting to explain this.

Discussion Followed:

On the update about the contract discussions with Fletcher Fire & Rescue I talked to you last week about the draft that I sent to you that the committee members have worked on. The fire board needs to look at this now if you are ok with this. Mayor Pro-Tem Bob Davy asked about the funding and how is it used and is it specific to the stations and it is actually is not. To some extent the money is comingled.

Discussion Followed:

On the code enforcement update on 1 Oakbrook Road, so last week I mentioned that the bidding has ended since it went into foreclosure status. This has really disrupted our code enforcement status. Eric has reached out to the company that bought it "Carolina Legacy

Investments” and they plan to fix it up and sell it. We are hoping that the end of this month they close then they officially own it. Our town attorney is keeping this on the docket.

Discussion Followed:

FABA Business Association has invited you to their Christmas Party which in on December 1 at 6:00 pm. If you are interested in going please let me know.

Council has requested that Parks & Recreation Director Greg Walker come to the meeting next month to give an up date on the Pickle Ball courts and the registration system.

Mayor Blakely asked for a motion to adjourn

Councilman Trevor Lance stated I’ll make a motion and it was seconded by Councilwoman Sheila Franklin.

Motion carries all in favor.

Adjourned: 7:17 pm

Approved:

12-11-23
Date

Preston Blakely
Mayor Preston Blakely