

TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER



COUNCIL MEMBERS:
JIM PLAYER
TREVOR C. LANCE
KEITH REED
AMBER MCKINNEY

Town Council Agenda Review Meeting July 7, 2025 at 6:00 PM

Call the meeting to order at: 6:00 PM

Moment of Silence:

Pledge of Allegiance:

Public Comments:

"We will strive to uphold each citizen's First Amendment right to free speech. We will ensure a level of civility and decorum. We ask that all speakers be respectful and adhere to the three-minute time limit. Council is not expected to debate/discuss issues during public comment."

Approval of minutes - corrections, additions or deletions

- 1) Agenda Review Meeting June 2, 2025
- 2) Regular Meeting June 9, 2025
- 3) Special Call Meeting June 20, 2025
- 4) FY Budget close out meeting June 30, 2025

Council Updates

Consent Agenda

- 5) Tax Releases/refunds
- 6) Reappointment and charge Tax Collector Cynthia Broome to collect property taxes for 2025-2026 for the Town of Fletcher
- 7) Approval of request from Jackson Family Developers LLC to release performance bond for Heritage Park Subdivision
- 8) Approval of request from Windsor Built Homes to revise the performance bond covering improvements in Phase I of the Authors Subdivision (off Rutledge Road).

- 9) Reappointment of Bob Davy to serve a 5yr term on the Henderson County Historic Resources Board.
- 10) Notice to terminate lease of Town-owned property located near Town Hall - Mark Biberdorf
- 11) Approval of Apple Country transit service funding agreement.

Discussion Items

- 12) Discussion and selection of individual to fill the vacant seat in District 4 on the Planning & Zoning Board.
- 13) Year-end Tax Collectors report for FY 24/25 - Cynthia Broome, Tax Collector.
- 14) Discussion on the location of the summer concert that is to take place on August 16 - Josh Queen, Parks & Recreation Director.
- 15) Presentation of development scenarios on Town Center property - Ben Cathey and Scott Burwell, McGill Associates
- 16) Presentation and annual report from Asheville Regional Airport - Lew Bleweis, President & CEO

Town Manager Report

Department Reports

- 17) June Reports

Adjourn

Upcoming Events

Regular Meeting July 14, 2025, at 6:00 pm
LGCCA July 15, 2025, at 3:00 pm "Laurel Park Hosting"
Agenda Review Meeting August 4, 2025, at 6:00 pm
Regular Meeting August 11, 2025, at 6:00 pm
Painting Class August 16, 2025, in Bill Moore Community Park
Concert in the Park August 16, 2025

"This Institution is an equal opportunity provider."

Town of Fletcher
Town Council Agenda Review Meeting
Minutes
June 2, 2025

Call the meeting to order at: 6:00 PM

Those who were in attendance are as follows:

Mayor Preston Blakely
Mayor Pro-Tem Trevor Lance
Councilmember Amber McKinney
Councilmember Keith Reed
Councilmember Jim Player
Town Manager Mark Biberdorf

Moment of Silence:

No comments were made at this time.

Pledge of Allegiance:

No comments were made at this time.

Public Comments:

Joe Black, of 340 Howard Gap Road commented on all the traffic in the area and something needs to be done about it. Too much traffic with speeding and reckless driving.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting 5-5-25

Budget Meeting 5-8-25

Regular Meeting 5-12-25

No comments were made at this time.

Council Updates

No comments were made at this time.

Consent Agenda

Approval of resolution adopting the South Mountains Regional Hazard Mitigation Plan

Town Manager Mark Biberdorf stated that this is normally done every 5 years so that we can be eligible for any grant opportunities that may become available for elevation and structure modification from potential hazard (weather) risks.

Discussion Items

Public hearing to consider potential amendments to Appendix 1 of the Fletcher Land Development Code (Flood Damage Prevention Ordinance).

Mayor Blakely stated that we will have a public hearing related to the potential amendments to the Land Development code involving flood risks.

Update on farmers market activity and discussion of potential change of location - Mark Biberdorf, Town Manager and Josh Queen, Parks & Recreation Director

Town Manager Mark Biberdorf stated that I emailed some information about the potential of moving the Farmers Market to Bill Moore Community Park. Our Parks & Recreation director, Josh Queen, emailed our vendors who provided some feedback on the market.

Councilmember Amber McKinney stated that she had spoken with the residents (via survey/poll) of Livingston Farms who mostly preferred that the Farmer's Market be moved to the park. (90%)

Mayor Pro-Tem Trevor Lance stated that whatever we decided, he was OK with it, we just needed to keep it in one place and not keep moving it around.

Discussion Followed:

It is the consensus of the council to move the Farmer's Market to the park.

Discussion of fire inspections being conducted by Fletcher Fire & Rescue - Chief Robert Griffin, Fletcher Fire & Rescue

Chief Griffin stated that he has looked over everything to do the fire inspections here in Fletcher. He stated that he currently does not have a fee schedule as yet due to not having enough good data at the moment. We are good either way and if the council would prefer that the county does the inspections instead of the fire department, that is fine with us. If we charge fees, I think it would be fair to do it based on sq footage. We have square footage on buildings but not on businesses as yet. As far as doing the inspections, we will be ready come July 1 as the deputy chief has his level 3 inspector, and we have six other employees in class right now.

Discussion Followed:

The council agrees that we should have a Memorandum of Understanding with the Fire department to do these inspections.

Presentation of a capital improvement plan for the Fletcher ABC Board - Brandon Olsen, ABC Boardmember

ABC Board Member Brandon Olsen gave an overview of the board's request to establish a capital improvement plan. They are requesting to raise their working capital to 1.5 million dollars. The board would like to use these funds to add another store to the Fletcher area.

Discussion Followed:

Council agreed to add this to the consent agenda for approval next week.

Discussion of potential application for state revolving funds from Hurricane Helene - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf stated that he had received notice about an appropriation that was coming down from the EPA and the DEQ that is administering funds that are Helene related. This is for water distribution-related repairs or wastewater repairs or distressed water system repairs. The pot of available money within this capital revolving fund is for the decentralized waste water system. If we wanted to consider trying to get sewer extended to the three streets off Fanning Bridge Road (Westfield, North Hudson & Dogwood Terrace), we have done some preliminary analysis as far as resident interest, estimated cost etc through this program. If we want to make a preliminary application to say we are interested in this project. This at least gets us in for consideration. 22 million is available. Land of Sky could administer the funds for us as this is a federal program.

Discussion Followed:

The council is interested in pursuing this option.

Public hearing and approval of budget ordinance - Mark Biberdorf, Town Manager

Mayor Blakely stated that next week we will have a public hearing on the approval of the budget ordinance. Does council have any questions or comments on this?

Council has no comments at this time.

Town Manager Report

He introduced Blythe Edwards, who will be an intern here for the summer. She will be attending WCU in the fall for a master's degree in public administration.

On the park repairs, the ball fields are progressing, and the fencing is starting to go up around the multi-use courts. Our next thing is the repairs to the bridge and streambank we advertised, and the bids were supposed to be due/opened on May 27th. We did not open them at that time and the issue was access to the bridge, as we did our pre-bid conference at the park. We had to get permission from Copart (owns property on Mills Gap Road needs access through their property) to get access to the bridge, and so we will be doing a bid opening on Tuesday, June 10th. Hopefully, we will get some good bids and I will be sharing the results on that.

On our street resurfacing project in Livingston Farms where we paved North & South Sunberry Trail and Wildmeadow Road, we had some complaints from residents. One contractor tried to hook up a hose to fill a water tank, which they should not be doing. When they did the equipment along the road, they had to move some of the mailboxes to get up to the edge of the road and there was a complaint that one of the mailboxes was loose and Jabbo was checking on it. Also, usually, when they pave a road, they do one side of the road and then the other side of the road, and the reason that you do this is that you let traffic go by on the other side, and it is not as messy. That way, the tac does not spread all over the place and gets on the cars as well.

Discussion Followed:

The residents that were here under public input last month expressing their concerns about stormwater issues on Wilkie Way near 96 Wilkie Way and a property behind that house. (Mr Todd & Mr Blanton) McGill is working on this, and we are waiting to see what a possible solution might be.

On the town center project, I met with Martin Lewis of Lewis Real Estate group and answered all of his questions. They were the former developer of record, and they would like another shot at this project.

A reminder of the Special Call meeting is June 30 at 9:00 am as this is to close out the budget year.

Department Reports

May Reports

Adjourn

Mayor Blakely asked for a motion to adjourn

Councilmember Keith Reed motioned to adjourn and it was seconded by Councilmember Jim Player.

Motion all in favor.

Adjourned at: 6:51 pm

Upcoming Events

Summer Concert at the Auction House, June 7, 2025, from 6:00 pm - 8:00 pm

Regular Meeting June 9, 2025, at 6:00 pm

Special Call meeting to close out the Budget year June 30, 2025, at 9:00 am.

Agenda Review Meeting July 7, 2025, at 6:00 pm
Regular Meeting July 14, 2025, at 6:00 pm

Approved.

Date

Signed

Town of Fletcher
Town Council Regular Meeting
Minutes
June 9, 2025

Call the meeting to order at: 6:00 PM

Those who were in attendance are as follows:

Mayor Preston Blakely
Mayor Pro-Tem Sheila Franklin
Councilmember Keith Reed
Councilmember Amber McKinney
Councilmember Jim Player
Planning & Zoning Director Eric Rufa
Town Manager Mark Biberdorf

Recognition of Joe Tandy for his years of service on the Planning Board.

Mayor Blakely and Planning & Zoning Director Eric Rufa recognized Joe Tandy for his 17 years of service to the town on the Planning & Zoning Board.

Moment of Silence:

Mayor Blakely led the group in a moment of silence.

Pledge of Allegiance:

Mayor Blakely led the group in the pledge of allegiance.

Public Comments:

Mazie Goldstein of 142 Brickton Village Circle Fletcher commented on the excessive traffic on Old Brickyard and Old Hendersonville Road and also commented on the potholes at the entrance to their subdivision as well as all the trash on the road from the recycling center located across the road from their subdivision.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting 5-5-25

Budget Meeting 5-8-25

Regular Meeting 5-12-25

Mayor Blakely asked if there were any comments or questions on the minutes and, if not, do I

have a motion to approve the minutes as presented?

Mayor Pro-Tem Trevor Lance motioned to approve the minutes, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Council Updates

Mayor Blakely commented on the concert at the Auction House over the weekend and how successful it was and thanked Parks & Recreation for all their work on this event.

Consent Agenda

Approval of resolution adopting the South Mountains Regional Hazard Mitigation Plan

Approval for the ABC Board to adjust their working capital limit to \$1.5 million.

Mayor Blakely stated that we did add for the approval of the ABC board to have a working capital of 1.5 million. Are there any comments or questions on the consent agenda and, if not, do I have a motion to approve the consent agenda as presented?

Councilmember Jim Player motioned to approve the consent agenda, and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Discussion Items

Public hearing to consider potential amendments to Appendix 1 of the Fletcher Land Development Code (Flood Damage Prevention Ordinance).

Planning & Zoning Director Eric Rufa went over the proposed amendments to the Fletcher Land Development code pertaining to the Flood Damage Prevention Ordinance. He then answered questions that the council had for him. He also stated that Mike Hensen and Chris Brown of McGill Associates are here for any questions as well.

Discussion Followed:

Mayor Blakely asked for a motion to open the Public Hearing for discussion on the amendments to the land development code?

Councilmember Keith Reed motioned to go into a Public Hearing, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Mayor Blakely asked if there were any comments from the public on these amendments to the

Land Development Code.

There were no comments at this time from the public.

Mayor Blakely asked for a motion to close the Public Hearing.

Councilmember Keith Reed motioned to close the Public Hearing, and it was seconded by Mayor Pro-Tem Trevor Lance.

Motion all in favor.

Mayor Blakely asked for a motion to approve the amendments to the Land Development Code as presented in the agenda packet with corrections.

Mayor Pro-Tem Trevor Lance motioned to approve, and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Mayor Blakely asked for a motion to lift the moratorium on the development in the Flood Plain.

Councilmember Keith Reed motioned to lift the moratorium, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Public hearing and approval of budget ordinance - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf gave a PowerPoint presentation (will be attached to final minutes) on the proposed budget for the upcoming FY 25/26. He then answered questions that the council had for him concerning the proposed budget.

Mayor Blakely asked for a motion to open the Public Hearing.

Mayor Pro-Tem Trevor Lance motioned to open the Public Hearing, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Mayor Blakely asked if anyone had any comments on the proposed budget for the upcoming FY 25/26.

There were no comments made at this time from anyone.

Mayor Blakely asked for a motion to close the Public Hearing.

Councilmember Keith Reed motioned to close the Public Hearing, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Mayor Blakely asked for a motion to approve Budget Ordinance O-25-04.

Councilmember Jim Player motioned to approve the budget ordinance, and it was seconded by Mayor Pro-Tem Trevor Lance.

Motion all in favor.

Town Manager Report

Town Manager Mark Biberdorf stated that he talked to the council last week about the park repairs, and he is hoping that this will be wrapped up soon. Our Parks & Rec Director said that they are closing off the multi-use courts so that they can finish the fencing. The ball fields are nearing completion this week. Then the last thing is our stream bank and bridge repairs (bid out) as we did another addendum with McGill Associates for this project. We had to extend the deadline for bids but tomorrow is the bid opening for these repairs.

On our street resurfacing project, we got the last pay app on it, and we will be checking our punchlist of items.

On the stormwater review in front of 96 Wilkie Way and the property behind that, I don't have anything from McGill yet but any recommendation or analysis that I get on that I will share with you.

On the town center project, I mentioned that Martin Lews is interested in taking a run at this again. They are gathering information with their engineer (Will Buie WGLA) that they are working with, and they are meeting with McGill (our engineer) at the end of the week to go over an analysis of the property.

Last thing, I finally received a draft back of our updated marketing document, and you have a hard copy in front of you. If you have any suggestions on this please let me know.

Discussion Followed:

Just a reminder: June 30 at 9:00 am is a special call meeting to close out the budget year.

Department Reports

May Reports

Adjourn

Mayor Blakely asked for a motion to adjourn

Councilmember Jim Player motioned to adjourn, and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Adjourned at: 7:00 pm

Upcoming Events

Special Call meeting to close out the Budget year June 30, 2025, at 9:00 am.

Agenda Review Meeting July 7, 2025, at 6:00 pm

Regular Meeting July 14, 2025, at 6:00 pm

Approved.

Date

Signed

Town of Fletcher
Town Council
Minutes
June 20, 2025

Call the meeting to order at: 9:00 AM

Those who were in attendance are as follows:

Mayor Preston Blakely
Mayor Pro-Tem Trevor Lance
Councilmember Keith Reed
Councilmember Jim Player
Town Manager Mark Biberdorf

Councilmember Amber McKinney was absent for this meeting.

Discussion Items

Approval of the lowest responsible bidder for bridge and streambank repairs at Bill Moore Community Park - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf stated that we had our bid opening on June 10th, and we received three bids. McGill Associates coordinated the bid opening and the high bid was \$852,000 down to a low bid of \$354,000. We had a middle bid of \$605,000. There was a lot of uncertainty about access to the bridge and getting materials in there. We had to do a scope of work for FEMA on this. The low bid is from a qualified licensed firm. Bradley & Connor made the low bid of \$354,000. McGill is comfortable recommending them as the lowest responsible bidder. If the council is comfortable, we ask that you approve this. Once you approve this, we will get a contract signed within 90 days and have a pre-construction meeting.

Discussion Followed:

Mayor Blakely asked for a motion to approve Bradley & Connor Grading Contractors to do the repair work.

Councilmember Lance motioned to approve Bradley & Connor as the lowest responsible bidder, and it was seconded by Councilmember Jim Player.

Motion Passed all in favor.

Adjourn

Mayor Blakely asked for a motion to adjourn

Councilmember Keith Reed motioned to adjourn, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Adjourned at: 9:06 am

Approved.

Date

Signed

Town of Fletcher
Town Council Special Call Meeting
Minutes
June 30, 2025

Call the meeting to order at: 9:00 AM

Those who were present are as follows:

Mayor Preston Blakely
Mayor Pro-Tem Trevor Lance
Councilmember Jim Player
Councilmember Keith Reed
Councilmember Amber McKinney
Assistant Town Manager Heather Taylor
Town Manager Mark Biberdorf

Discussion Items

Budget Amendment #5 for FY 24/25

Assistant Town Manager Heather Taylor went over Budget Amendment #5 stating that there is a new regulation/statutory requirement under the Local Government Budget and Fiscal Control act.

Mayor Blakely asked for a motion to approve Budget Amendment #5

Councilmember Jim Player motioned to approve Budget Amendment #5, and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Budget Amendment #6 for FY 24/25

Assistant Town Manager Heather Taylor went over Budget Amendment #6 which is for transferring funds from the general fund to the account for the 2024 Hurricane Helene disaster response repairs in Bill Moore Community Park.

Mayor Blakely asked for a motion to approve Budget Amendment #6

Mayor Pro-Tem Trevor Lance motioned to approve Budget Amendment #6, and it was seconded by Councilmember Amber McKinney

Motion all in favor.

Assigned for Future Park Development (Fund Balance Designation)

Assistant Town Manager Heather Taylor went over the funds received for FY 25 that were to be transferred to the park development fund.

Mayor Blakely asked for a motion to approve these funds to be transferred to the park development fund.

Councilmember Keith Reed motioned to approve the funds transfer, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Adjourn

Mayor Blakely asked for a motion to adjourn

Mayor Pro-Tem Trevor Lance motioned to adjourn and it was seconded by Councilmember Jim Player.

Motion all in favor.

Adjourned at: 9:08 pm

Approved.

Date

Signed



TOWN OF FLETCHER
Tax Collectors Office
300 Old Cane Creek Road
Fletcher, NC 28732
(828) 687-3985

JULY 2025 Releases /Refunds

Release Year	Release Name	Reason	Amount	Real Value	Personal Value	Account
2024	1 Michael David Nesbitt	Located in Buncombe Cty	\$	23.24		
	2 Jeffrey Scott Wallen	Boat moved in March 2023	\$	42.73		
2023	1 Michael David Nesbitt	Located in Buncombe Cty	\$	20.23		

Total to be refunded for July

\$86.20



TOWN OF FLETCHER

TAX COLLECTOR'S OFFICE

300 OLD CANE CREEK ROAD
Fletcher, NC 28732
(828)687-3985

Cynthia J. Broome, CTC
Tax Collector

State of North Carolina County of Henderson

To Cynthia J. Broome, Tax Collector of the Town of Fletcher

You are hereby authorized, empowered, and commanded to collect the 2025 taxes set forth in the tax records filed in the office of Fletcher Town Hall and in the tax, receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the Town of Fletcher, and this Order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with law.

Witness my hand and official seal, this 7th day of July 2025.

Mayor, Preston Blakely
Town of Fletcher
Henderson County

Attest:

Town Clerk, Christine Thompson

MEMORANDUM

TO: Mayor & Town Council
FROM:
COPY TO: Mark Biberdorf, Town Manager
DATE: 6/24/2025



SUBJECT: Approval of request from Jackson Family Developers LLC to release performance bond for Heritage Park Subdivision

Background:

At their August 14, 2023 meeting, the Fletcher Town Council approved a performance bond in the amount of \$214,700 to cover remaining infrastructure in the new Heritage Park Subdivision (located off Rutledge Road). The bond covered sidewalks, landscaping, paths in the open space, and associated engineering/survey costs. This bond was for a duration of 24 months. The development is now complete and all of the items covered under the bond are complete. Therefore, the developer is requesting Council approve release of the bond.

Recommendation:

Staff recommends approval of bond release.

Attachments:

1. HeritagePark_Bond release request

**Jackson Family Developers, LLC
3 Walden Ridge Drive Suite 300
Asheville, NC 28803
828/684 8800**

**Town of Fletcher
300 Old Cane Creek Rd.
Fletcher, NC 28732**

Attn: Eric Rufa

Re: Heritage Park – Rutledge Road, Infrastructure bond

Dear Eric,

Please accept this letter as our formal request that the Town of Fletcher release the infrastructure bond in the Heritage Park subdivision.

If you have any questions or need any additional information from me, please do not hesitate to contact me.

Best regards,



**Kenneth G. Jackson Sr.
Member Manager**

BOND NO. BX0035701

Effective Date: 08/14/2023

Subdivision Performance Bond Site Improvements

KNOW ALL PERSONS BY THESE PRESENTS that we, Jackson Family Developers LLC, as Principal, and Jet Insurance Company, a corporation organized and doing business under the laws of the state of North Carolina and duly licensed to conduct a general surety business in the state of NC, as Surety, are held and firmly bound unto Town of Fletcher, as Obligee, in the sum of Two Hundred Fourteen Thousand Seven (\$214,700.00) dollars, for which payment, well and truly to be made, we bind ourselves, our heirs, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered into a development agreement (the "Agreement") with said Obligee relating to a subdivision identified as: Heritage Park.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall well and truly perform said Agreement during the original term thereof, or of any extension of said term that may be granted by the Obligee in writing and consented to in writing by the Surety, then this obligation shall be void, otherwise it shall remain in full force and effect. This obligation is subject to the following conditions:

1. This bond runs to the benefit of the named Obligee(s) only, and no other person or entity shall have any rights under this bond.
2. No claim shall be allowed against this bond after the expiration of one year from the completion date set forth in the Agreement, or one year from the end of the latest extension of time consented to in writing by the Surety, whichever occurs last. If the limitation set forth in this bond is void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
3. In the event of a default by the Principal and the receipt by Surety of timely written notice of a claim, the Surety shall be liable to reimburse the Obligee for damages sustained by the Obligee as a result of Principal's default of its bonded obligation. It is understood and agreed that this bond shall not be construed as a penalty or as a forfeiture obligation, but rather reimburses the Obligee for actual losses incurred.
4. This bond covers installation of site improvements, and does not cover on-going maintenance of completed site improvements. This bond will not respond to any liability that arises from design defects or efficiency guarantees.
5. In no event shall the Surety's aggregate liability hereunder exceed the dollar amount of this bond set forth above.

IN WITNESS WHEREOF, the signature of said Principal is hereto affixed, and the corporate seal and the name of the Surety is hereto affixed by its duly authorized Attorney-in-Fact this 18th day of August, 2023.

Principal

Jackson Family Developers LLC

Signature of Authorized Officer

Ken Jackson

Print Name & Title

Jet Insurance Company

Signature of Attorney-in-Fact

David Gonsalves

Attorney in Fact

Print Name



JET INSURANCE COMPANY

POWER OF ATTORNEY

NOW ALL BY THESE PRESENTS: That **JET INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of North Carolina, having its principal office in Charlotte, North Carolina does hereby constitute and appoint

Name
David Gonsalves

Limit of Liability per Bond
\$214,700.00

its true and lawful Attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds, undertakings, contracts of indemnity, recognizances and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, provided that the liability of such shall not exceed the limit stated above.

The execution of such instrument(s) in pursuance of these presents, shall be as binding upon **JET INSURANCE COMPANY** as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at the principal office.

The Power of Attorney is executed and may be certified so, and may be revoked, pursuant to and by authority of the following resolutions adopted by the Board of Directors of **JET INSURANCE COMPANY** by unanimous written consent dated August 03, 2018, of which the following is a true excerpt:

RESOLVED that the President, or any Vice President, acting with any Secretary or Assistant Secretary, shall have power and authority to appoint Attorney(s)-in-fact, and to authorize them to execute on behalf of the Company, attach the Seal of the Company thereto and deliver, bonds, undertakings, contracts of indemnity, recognizances and other writings obligatory in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke, at any time, any such Attorney-in-fact and revoke the authority given.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of the Company adopted by unanimous written consent dated August 3, 2018, of which the following is a true excerpt:

RESOLVED that the signature of any authorized officer and the Seal of the Company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution on behalf of the Company and delivery of any bond, undertaking, contract of indemnity, recognizance and other writings obligatory in the nature thereof, and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, **JET INSURANCE COMPANY** has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 17th day of May, 2023.



JET INSURANCE COMPANY

Spencer Siino

Spencer Siino, President

Richard Popp

Richard Popp, Secretary

STATE OF NORTH CAROLINA
County of Mecklenburg

On this 17th day of May, 2023 before me came the individuals who executed the preceding instrument, to me personally known, and being by me duly sworn, said that each is the herein described and authorized officer of Jet Insurance Company; that the seal affixed to said instrument is the Corporate Seal of said Company; that the Corporate Seal and each signature were duly affixed by order of the Board of Directors of said Company.

Sara C. Holt

Sara C. Holt
Notary Public, State of North Carolina
County of Mecklenburg
My Commission Expires 09/11/2027

IN WITNESS WHEREOF, I have hereunto set my hand at Jet Insurance Company offices the day and year above written.

SARA C. HOLT
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
September 11, 2027

I, Richard Popp, Secretary of **JET INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by **JET INSURANCE COMPANY**, which is still in full force and effect.



IN WITNESS WHEREOF, I have thereunto set my hand and attached the seal of said Company this 18th day of August, 2023.

Richard Popp

Richard Popp, Secretary

MEMORANDUM



TO: Mayor & Town Council

FROM: Eric Rufa, Planning & Zon Dir

COPY TO: Mark Biberdorf, Town Manager

DATE: 6/27/2025

SUBJECT: Approval of request from Windsor Built Homes to revise the performance bond covering improvements in Phase I of the Authors Subdivision (off Rutledge Road).

Background:

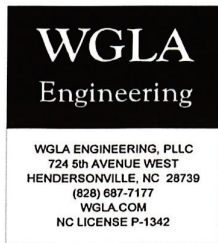
Windsor Built Homes, the developer of The Authors Subdivision on Rutledge Road, has submitted a request for approval of a revision to the performance bond covering remaining infrastructure improvements within Phase 1 of the development. The bond would be in the amount of \$84,250.00, and would cover the street trees, a portion of sidewalk with small pedestrian bridge along Rutledge Road, and the final surface of asphalt on a portion of the road entering the development (which is not complete due to ongoing construction traffic). The bond is to replace the existing bond which is set to expire August 12, 2025. The duration of the revised bond could be set at 12 months from that date, meaning the covered improvements would need to be done by August 12, 2026.

Recommendation:

Staff is recommending Council approve the request for the revised bond. The previous bond inadvertently covered a portion of the road that had already been completed while missing the portion not yet done. This request corrects that error, which was missed by both staff and the developer last year.

Attachments:

1. Authors Ph1 bond revision_July 2025



WGLA Engineering, PLLC
Consulting Engineers and Land Planners

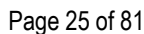
Preliminary Cost Estimate
Windsor Built Homes - Rutledge Road Phase I
Estimate to Complete Infrastrucutre

Date: 05/21/25

Project #: 20134

<u>Item</u>	<u>Quan.</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Price</u>
Final Asphalt Paving	2,900	SY	\$16.00	\$46,400.00
Pedestrian Bridge - 10' Span	10	LF	\$750.00	\$7,500.00
Street Trees	40	EA	\$250.00	\$10,000.00
			SUBTOTAL	\$63,900.00
Construction Materials Testing				\$1,000.00
Engineering Services (Coordination with Contractor and Town)				\$2,500.00
TOTAL ESTIMATED CONSTRUCTION COST				\$67,400.00
PERFORMANCE GUARANTEE AMOUNT (125%)				\$84,250.00





MEMORANDUM

TO: Town Council and the Town Manager

FROM:

COPY TO:

DATE: 6/27/2025

SUBJECT: Reappointment of Bob Davy to serve a 5yr term on the Henderson County Historic Resources Board.



Background:

Please see the attached application for Bob Davy to continue to serve on the Henderson County Historic Resources Board. If you'll remember, last fall he was appointed to serve out the remaining 7-month term for Christy Thompson, who had just resigned from the board. The current term is set to expire on June 30, 2025. This would be a 5 yr term that would expire in June of 2026.

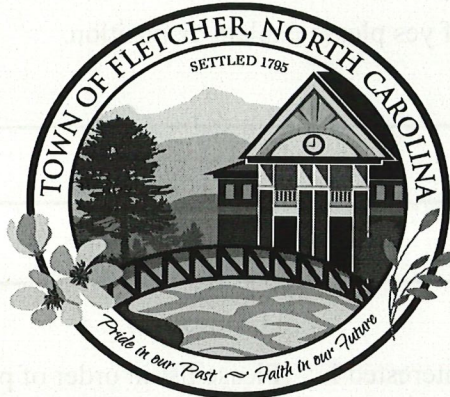
Recommendation:

Council to appoint Mr Davy for the seat on this board.

Attachments:

1. Bob Davy Historic Board app

RECEIVED
6-27-25



Application for Appointed Boards/Commissions/Committees Fletcher Town Council

The Town of Fletcher Town Council believes that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a citizen member of one of the Town's various boards. If you wish to be considered for an appointment to a board, please complete the information below and return it to the Town Clerk at 300 Old Cane Creek Road, NC 28732. For more information you may contact Town Hall at (828) 687-3985.

Name: BOB DAUV

Home Address: 6 Oak Leaf Dr Fletcher, NC 28732
My residence is located with the Town of Fletcher city limits: ☒ Yes ☐ No (circle one)

How long have you lived in Fletcher: 44 YRS

E-mail Address: bdnole78@gmail.com

Home Phone: 828 687-0313 Work Phone: _____

Occupation: Retired Years in Position: _____

It is the Town Council's goal to maintain a balance of membership on its Boards/Commissions or Committees based on race, gender and voting district residency.

Voting District 3 Male ☒ Female _____
Race: White ☒ Black _____ Hispanic _____ Native American _____
Other _____

Have you been convicted on any formal charge of professional misconduct, criminal misdemeanor or a felony in any jurisdiction?

Yes _____ No X If yes please explain disposition.

Board(s) / Committee(s) Interested In: (Please list in order of preference)

1. Historic Resources Comm
2. _____
3. _____

What do you feel are your qualifications for serving on the board requested?

Former president of Fletcher Arts & Heritage
Comm, former town councilman, active
member of Historic Resources Comm.

I understand this application is public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to the background checks and to the investigation and verification of all statements contained herein as deemed appropriate. I further authorize all information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree that any misstatement may be cause for my removal from Board/Commission/Committee. I understand regular attendance to any Board/Commission/Committee meeting is important and accordingly, I further understand that if my attendance is less than the standards established for any body that this is cause for removal. Lacking any written standards for attendance by any Board/Commission/Committee it is expected that I will attend at least 75% of all meetings during any one calendar year to maintain my seat on any

Board/Commission/Committee to which I may be appointed. This form will remain on file in the Office of the Town Clerk and requests for updates will be sought prior in any consideration for re-appointment (or future appointment) to any Board/Commission/Committee.

Signature: Bob Davy Date: 6/26/25

Office Use Only:

taxes paid 6-27-25

Date Received: 6-27-25

Date Forwarded to Council: _____

MEMORANDUM

TO: Mayor & Council

FROM:

COPY TO: Heather Taylor, Assistant Town Manager

DATE: 7/1/2025

SUBJECT: Notice to terminate lease of Town-owned property located near Town Hall - Mark Biberdorf



Background:

A memo is attached detailing the reason for terminating the lease for farming Town-owned property located near Town Hall.

Recommendation:

It is recommended that Council approve this action.

Attachments:

1. Memo to Council. Notice to Terminate Lease Ageement. Parcel Near Town Hall
2. Lease with Michael Simpson. executed copy

MEMORANDUM

TO: Mayor and Town Council

FROM: Mark E. Biberdorf, Town Manager *MEB*

COPY TO: Heather Taylor, Assistant Town Manager

DATE: July 1, 2025

SUBJECT: Notice to Terminate Lease of Town Owned Property Located Near Town Hall

The Town has since 2021 leased out a portion of its property located near Town Hall to a local farmer named Michael Simpson. Mr. Simpson has farmed this property for multiple years per the terms of that agreement. He also farmed the property this past year however he has failed to pay rent that is due to the Town. The Town and him are currently at an impasse due to the difficulties that he is having with the current condition of the property that is outside of the scope of the Town's responsibility.

Due to the above-described circumstances with the current lessee of the Town property, I am recommending that Council terminate the lease agreement. The terms of the lease agreement call for six a month notice to be given by either party to terminate the lease. This termination would then be effective on January 14, 2026.

If you should have any questions regarding this item prior to the Agenda Review meeting, please feel free to contact me.

MEB/meb

Attachment

STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

LICENSE AGREEMENT

THIS AGREEMENT, made effective as of the 10th day of May, 2021, by and between MICHAEL SIMPSON, and the Town of Fletcher, County of Henderson, State of North Carolina, hereinafter referred to as "Licensee", and the TOWN OF FLETCHER, a North Carolina Municipality of the State of North Carolina, hereinafter referred to as "Licensor".

IN CONSIDERATION of the licensing by Licensor of the lands described below and the payment by Licensor of the price for use of such land, the parties to this agreement agree as follows:

SECTION ONE

GRANT OF LICENSE

1. Licensor grants to Licensee the license to enter the following described property beginning the 10th day of May 2021. Either party may cancel this license, however, by giving written notice to the other party no less than six (6) months prior to the date said party desire to terminate this license. The license herein contemplated shall apply to only that portion of the following described properties as agreed to by both the parties:

That certain parcel of land located in Fletcher, North Carolina and more particularly described in Deed recorded in Book 1496, at Page 341, Henderson County Registry - Tax Parcel I.D. Number 9652895984.

2. During the period of the license granted above, Licensee shall be permitted to cultivate, plant, grow, and harvest crops on such portions of the described property as the parties agree on or before December 31st of each year.

SECTION TWO

LICENSE FEE

Licensee shall pay to Licensor an annual license fee of One Hundred and no/100 (\$100.00) Dollars per acre for the first year of this license. For each successive year,

to crops on the property by Licensor's activities, nor shall Licensor harm or adversely affect Licensee's crops.

SECTION SEVEN

NO WAIVER

The failure of either party to this agreement to insist on the performance of any of the terms and conditions of this agreement, or the waiver of any breach of any of the terms and conditions of this agreement, shall not be construed as thereafter waiving any such terms and conditions, but such terms and conditions shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

SECTION EIGHT

INSURANCE

Licensee will, at its own expense, properly qualify and/or maintain insurance coverage in such amounts and with such companies as shall be satisfactory to Licensor Comprehensive General Liability Insurance with limits of not less than \$500,000 per person and \$1,000,000 for each occurrence for bodily injury and limits of \$50,000 each occurrence for property, damage and endorsement extending the comprehensive general liability insurance to cover contractual liability. Licensee shall deliver to Licensor certificates in a form satisfactory to Licensor evidencing the required coverages and shall keep the current certificates on file with Licensor until this lease is terminated. Such certificates shall, among other things: (a) indicate the expiration date of each policy; and (b) contain a statement that such policies will not be cancelled or amended until after at least ten (10) days advance written notice to Licensor.

SECTION NINE

ENTIRE AGREEMENT

This agreement constitutes the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding on either party except to the extent incorporated in this agreement.

SECTION TEN

MODIFICATION OF AGREEMENT

Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if in writing signed by each party or an authorized representative of each party.

the license fee shall increase at a rate agreed to by both parties on or about
November 1st of each year. Said fee shall be due and payable no later than
may 1st of each year.

SECTION THREE

REMOVAL OF CROPS AND EQUIPMENT

The granting of this license shall include the right to enter the described property at reasonable times for the exclusive purposes previously specified, and it is agreed that Licensee shall remove from such property all of such crop or crops and any and all equipment owned by Licensee on or before the termination of this license.

SECTION FOUR

TITLE OF LAND

Licensee agrees that title, ownership, and possession of the above-described property are in Licensor.

SECTION FIVE

DUTIES AND LIABILITIES OF LICENSEE

Licensee shall not commit or permit any unlawful acts, activities, or nuisances on the described property, nor commit any waste on such property, and shall be responsible for any and all damages to such property arising from the exercise of Licensee's rights under and pursuant to the license granted in this agreement. Licensee shall save and hold Licensor harmless from and against all liabilities, claims and demands on account of personal injuries, including death, or property loss or damage to others (including Licensee, employees of either Licensor or Licensee and invitees of Licensee) arising out of, or in any manner connected with, the license hereunder, if such injury, loss or damage shall be caused by negligence of the Licensee, or the employees of the Licensee; and, Licensee shall, at its own expense, defend any and all actions based thereon and shall pay all charges of attorneys and all costs and other expenses arising therefrom.

SECTION SIX

LICENSOR'S USE AND POSSESSION OF PROPERTY

Licensee shall not in any way hinder or obstruct Licensor in the use and possession of the described property or in the performance of development on such property. In addition, Licensee shall make no claim against Licensor for loss or damage

SECTION ELEVEN

GOVERNING LAW

This agreement shall be governed by, construed, and enforced in accordance with the laws of the State of North Carolina.

SECTION THIRTEEN

ASSIGNMENT OF RIGHTS

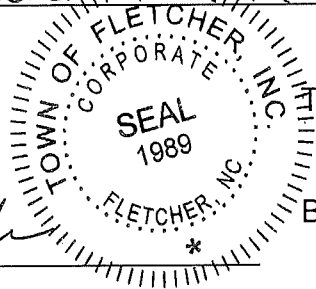
The rights of each party under this agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party.

IN WITNESS WHEREOF, each party to this agreement has caused it to be executed at Fletcher Town Hall, the day and year first above written.

ATTEST:

Town Clerk

Cathy J. Blome
WITNESS



TOWN OF FLETCHER, Licensors

By:

Rod A. Whiteside (SEAL)
ROD A. WHITESIDE, Mayor

By:

Michael Simpson (SEAL)
MICHAEL SIMPSON, Licensee

MEMORANDUM

TO: Mayor & Council
FROM: Mark Biberdorf, Town Manager
COPY TO: Heather Taylor, Assistant Town Manager
DATE: 7/2/2025
SUBJECT: Approval of Apple Country transit service funding agreement.



Background:

Council had previously expressed interest in entering into an agreement with Henderson County to fund Apple Country Transit services. The benefit to having the agreement is that it helps to provide stability in future years match obligations.

Recommendation:

Recommend approval of the attached agreement.

Attachments:

1. Fletcher Contract_07.01.25

APPLE COUNTRY TRANSIT SERVICE FUNDING AGREEMENT

This AGREEMENT made and entered into the ____ day of _____, 20____ by and between the **Town of Fletcher, North Carolina**, a North Carolina municipal corporation hereinafter referred to as the “Town”, and **Henderson County, North Carolina**, a body politic and corporate, hereinafter referred to as the “County.” Together, they shall be referenced as “the parties.”

WHEREAS, The County operates a public transit system consisting of fixed route bus transit and paratransit services, known as the Apple Country Public Transit system; and

WHEREAS, The County has requested that each jurisdiction where public transit services are provided pay a proportional share of operational costs for riders from the jurisdiction; and

WHEREAS, The parties have previously agreed on terms for funding of operational costs of the Apple Country Public Transit system on an annual basis; and

WHEREAS, The parties now desire to enter into a multi-year agreement.

NOW, THEREFORE, in consideration of the following, the parties hereto do mutually agree as follows:

1. **Purpose.** The purpose of this Agreement is to set forth the terms and conditions under which the County-funded public transit system, Apple Country Public Transit, will be partially funded by the Town based upon a ridership formula.
2. **County’s Responsibilities.** The County will:
 - a. Operate the Apple Country Public Transit system as described in Exhibit A (the “Transit Services”), attached hereto and incorporated by reference.
 - b. Manage the Transit Services in accordance with its regular procedures and as may be further specified in this Agreement.
 - c. Compile service data for routes serving the Town of Fletcher and report such data to the Town at least annually, and in the same format in which it is compiled for the County’s planning needs, or otherwise already reported to the Town.
 - d. Notify the Town of any major changes to Town-funded Transit Services, including changes in fares or significant changes or restructurings to existing routes serving the Town of Fletcher.
3. **Town’s Responsibilities.** The Town will:
 - a. Pay, based on annual invoices from the County, according to the Fee Schedule as described in Exhibit B, attached hereto and incorporated by reference. The fees paid by the Town to the County pursuant to this Agreement represent 50 percent of the operational cost per rider in the Town of Fletcher.
4. **Term.** This Agreement shall commence on July 31, 2025, and shall remain in effect until June 30, 2028, unless extended or earlier terminated pursuant to the terms of this Agreement. Extension cannot be calculated until the County rebids the transit system for service for fiscal year 2029.
5. **Termination.** Either party may terminate this Agreement for its convenience, upon 180 calendar days' written notice to the other party, such written notice delivered by certified mail, and a

return receipt requested. Upon the effective date of termination for convenience, the Town shall pay the County for all Transit Services actually provided during the then-current fiscal year.

6. Invoices and Payment.

- a. The County will invoice the Town annually for Transit Services, in accordance with Exhibits A and B, on or after July 1 of the previous fiscal year. As an example, for Year 1 of this Agreement, fiscal year 2025-2026, the County may invoice the Town no earlier than July 1, 2024.
- b. After receipt of an invoice, the town shall make payment within sixty (60) days of the start of the billed fiscal year (August 30, 2025, for the FY26 bill). Payment shall be made by check delivered by personal delivery, mail, or reliable commercial delivery service to 100 N King Street, Hendersonville, NC 28792, c/o Janna Bianculli, Assistant Planning Director.
- c. Invoices shall be sent by email to the Assistant Town Manager prior to the adoption of the upcoming fiscal year budget.

7. Mutual Indemnification. To the fullest extent permitted by law, each party shall indemnify, defend, protect, hold harmless, and release the other, its officers, elected officials, agents, and employees, from and against any and all claims, loss, proceedings, damages, causes of action, liability, costs, or expense (including attorneys' fees) arising from or in connection with, or caused by any act, omission, or negligence of, such indemnifying party. This term shall survive any termination or expiration of this Agreement.

8. Insurance. The County shall name the Town as an additional insured on all insurance policies related to the operation of the Transit Services, and shall require any of its transportation vendors to name the Town as an additional insured for the same. The County shall provide a certificate of insurance to the Town evidencing the coverages held and naming the Town as an additional insured.

9. Independent Employer. The County is solely responsible for its services and the supervision of its employees and subcontractors. All persons assigned by the County to provide the Transit Services pursuant to this Agreement shall, for all purposes of this Agreement, be considered employees or subcontractors of the County only. The County's subcontractors shall assume the sole and exclusive responsibility for the payment of wages to individuals for services performed under this Agreement and the withholding of all applicable Federal, State, and local taxes, unemployment insurance, and maintaining workers' compensation coverage in an amount and under such terms as required by law.

10. No Waiver of Immunity. Nothing in this Agreement shall be construed to waive either party's defense of governmental immunity from any cause of action alleged or brought against any party for any reason if otherwise available as a matter of law. No officer, agent or employee of either party shall be subject to any personal liability by reason of the execution of this Agreement or any other documents related to the transactions contemplated hereby. Such officers, agents, or employees shall be deemed to execute this Agreement in their official capacities only, and not in their individual capacities. This section shall not relieve any such officer, agent or employee from the performance of any official duty provided by law.

11. Miscellaneous Provisions

- a. **Force Majeure.** Neither party shall be liable to the other for any failure, delay or interruption of service or for any failure or delay in the performance of any obligation

under this Agreement due to strikes, walkouts, governmental restriction, enemy action, civil commotion, unavoidable casualty, unavailability of fuel or parts, epidemic, pandemic, governmental declared emergency, or other similar acts beyond the reasonable control of the Parties.

- b. **Assignment.** Neither party may assign or otherwise transfer any interest in this Agreement without the prior written approval of the other party.
- c. **No Third-Party Beneficiaries.** There shall be no intended or incidental third-party beneficiaries of this Agreement.
- d. **Entire Agreement.** This Agreement and all attachments constitute and represent the complete and entire agreement between the parties and supersede all previous communications, either written or verbal with respect to the subject matter of this Agreement.
- e. **Notices.** Any notices under this Agreement shall be sent to the parties at the following addresses:

For the Town:

ATTN: Mark Biberdorf, Town Manager
Town of Fletcher
300 Old Cane Creek Road
Fletcher, NC 28732

For the County:

ATTN: Janna Bianculli, Asst. Planning Director
Henderson County
100 N King Street
Hendersonville, NC 28792

- f. **Counterparts.** This Agreement may be executed in two counterparts, either of which shall be regarded for all purposes as an original.

In witness thereof, the contracting parties, by their authorized agents, affix their signatures and seals at Hendersonville, North Carolina, this _____ day of _____, 20_____.

Henderson County

Town of Fletcher

BY: _____ (SEAL)

Signature

BY: _____ (SEAL)

Printed Name and Title

Printed Name and Title

EXHIBIT A

Description of Transit Services

The Apple Country Public Transit system consists of fixed route services and complementary paratransit services as follows:

Operating Hours: Buses operate Monday through Friday from 6:30 a.m. to 6:30 p.m. Times vary on individual routes. There is no or limited service on County observed holidays.

Fixed Route Service: The Apple Country Public Transit system includes three fixed bus routes:

White Route (Route 1) – Operates mainly in Hendersonville commercial and residential areas east of I-26 and connects with the downtown transfer point.

Red Route (Route 2) – Operates in downtown Hendersonville and surrounding neighborhoods west of Interstate 26 and includes service to Blue Ridge Community College and East Flat Rock.

Blue Route (Route 3) – Operates in a north/south alignment along Highway 25/Highway 25 Business between downtown Fletcher and Hendersonville and includes service to the Asheville Airport and a connection with Asheville Transit.

Paratransit Service: One paratransit vehicle is in service during normal operating hours. Paratransit services are provided within three-quarters of a mile of the fixed route service.

Stops and Other Infrastructure: The County maintains existing bus stops, shelters, signposts, benches, and related infrastructure, as well as plans for the placement of new stops and other infrastructure. Currently, there are 116 total bus stops in the system, with 10 stops in the Town of Fletcher. The County may add, move, or reduce stops and other infrastructure during the term of this Agreement as it deems necessary.

System Planning and Administration: The County is responsible for all planning and administration activities related to the Apple Country Public Transit system, including but not limited to: the planning of routes, hours of operation, bus stop locations, collecting fares, advertising, the provision and maintenance of vehicles, the provision and management of vehicle operators, and all other activities necessary to provide the fixed route and paratransit services.

EXHIBIT B

Fee Schedule

All fees are based on a proportional share of fixed route bus stops and ADA-required paratransit trips in the Town of Fletcher, as follows:

County total fixed route stops:	116
Fixed route stops in Fletcher:	10
Percent of total stops in Fletcher:	8.6%
County total ADA required paratransit trips:	1,341
Paratransit trips in Fletcher:	291
Percent of total paratransit trips in Fletcher:	22.0%

Fixed Route Transit Fees

	Year 1 FY 2025-2026	Year 2 FY 2026-2027	Year 3 FY 2027-2028
Total Local Match Req.:	\$469,241	\$487,718	\$507,008
Operational Cost in the Town of Fletcher:	\$36,407	\$42,045	\$43,708
Town's Fixed-Route Fee:	\$18,203	\$21,022	\$21,854

ADA Required Paratransit Fees

	Year 1 FY 2025-2026	Year 2 FY 2026-2027	Year 3 FY 2027-2028
Total Local Match Req.:	\$87,343	\$91,066	\$95,146
Operational Cost in the Town of Fletcher:	\$18,954	\$15,398	\$16,088
Town's Paratransit Fee:	\$9,476	\$7,699	\$8,043

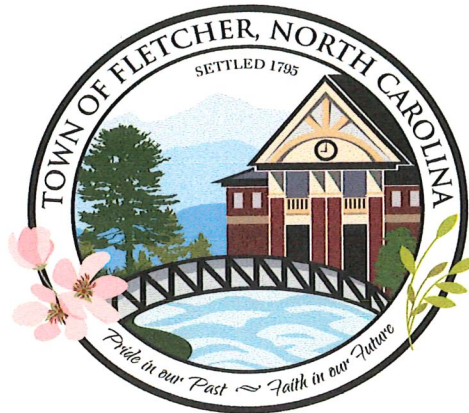
Town's Total Fees for Both Modes

	Year 1 FY 2025-2026	Year 2 FY 2026-2027	Year 3 FY 2027-2028
Total Local Match, Both Modes:	\$556,584	\$592,709	\$602,154
Town's Total Fee:	\$27,680	\$28,721	\$29,898

Total Due after July 1, 2025: \$27,680.

It is understood that the County may increase or decrease the number of fixed route bus stops and ADA-required paratransit trips in its regular management of the Transit Services. However, all fees during the term of this Agreement paid by the Town to the County shall be as expressly stated in this Fee Schedule. The County may ask for an adjustment to this Fee Schedule if additional routes are created beyond the one route that currently serves the Town. Said adjustment shall be made only by a written amendment through mutual consent of the parties.

RECEIVED
5-21-2025



Application for Appointed Boards/Commissions/Committees Fletcher Town Council

The Town of Fletcher Town Council believes that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a citizen member of one of the Town's various boards. If you wish to be considered for an appointment to a board, please complete the information below and return it to the Town Clerk at 300 Old Cane Creek Road, NC 28732. For more information you may contact Town Hall at (828) 687-3985.

Name: DOUGLAS FERGUSON

Home Address: 211 WINDSOR FOREST CIRCLE FLETCHER
My residence is located with the Town of Fletcher city limits: (Yes) No (circle one)

How long have you lived in Fletcher: SINCE 1998 - 27 YEARS

E-mail Address: dgferg49@gmail.com

Home Phone: 828/231-9951 Work Phone: 828/231-9951

Occupation: COMMERCIAL INTERIOR DESIGNER/
REAL ESTATE INVESTOR Years in Position: 39+

It is the Town Council's goal to maintain a balance of membership on its Boards/Commissions or Committees based on race, gender and voting district residency.

Voting District 4 Male X Female _____
Race: White X Black _____ Hispanic _____ Native American _____
Other _____

Have you been convicted on any formal charge of professional misconduct, criminal misdemeanor or a felony in any jurisdiction?

Yes _____ No X If yes please explain disposition.

Board(s) / Committee(s) Interested In: (Please list in order of preference)

1. PLANNING & ZBA BOARD - DISTRICT 4

2. _____

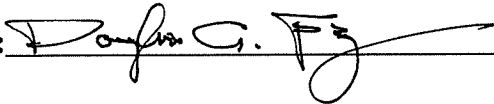
3. _____

What do you feel are your qualifications for serving on the board requested?

PLEASE SEE ENCLOSED DOCUMENTS

I understand this application is public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to the background checks and to the investigation and verification of all statements contained herein as deemed appropriate. I further authorize all information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree that any misstatement may be cause for my removal from Board/Commission/Committee. I understand regular attendance to any Board/Commission/Committee meeting is important and accordingly, I further understand that if my attendance is less than the standards established for any body that this is cause for removal. Lacking any written standards for attendance by any Board/Commission/Committee it is expected that I will attend at least 75% of all meetings during any one calendar year to maintain my seat on any

Board/Commission/Committee to which I may be appointed. This form will remain on file in the Office of the Town Clerk and requests for updates will be sought prior in any consideration for re-appointment (or future appointment) to any Board/Commission/Committee.

Signature:  Date: MAY 21, 2025

.....
Office Use Only:

Date Received: 5-21-25

Date Forwarded to Council: _____

9954 a06
paid
12/23/24
\$ 1,475.32

Bio of Douglas G. Ferguson:

Doug was born and raised outside of Pittsburgh, Pennsylvania and went to college at Kent State University, College of Architecture. Mid-way through Kent State, Doug ended up transferring to the Art Institute of Pittsburgh and eventually the Art Institute of Ft. Lauderdale to major in Interior Design, which ultimately became his life career. After 2 years in the Marine Corps and a tour of duty in Vietnam, Doug returned to the States and settled in South Florida to pursue his creative interests in the Commercial design field. While in Boca Raton, Florida, Doug created his own Design firm, The Planning Group, Inc., and worked extensively with Arvida Corporation, a commercial and residential development firm, where he was responsible for a variety of residential housing developments and many commercial projects moving into Boca Raton at the time. While in South Florida, Doug worked on several Fortune 500 Company headquarters that moved into the Boca Raton area.

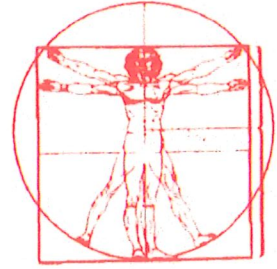
After 8 years, Doug was approached by a large (250 person) regionally recognized Architectural/Engineering firm to setup and run their commercial design department. One of their major projects was the creation of a new airside terminal and hotel at Orlando International Airport whereby the design work included coordinating Interior design items with the Aviation Authority, the various airlines, county commissioners, the hotel chain, and in-house Architects and Engineers to name a few. Doug's team also proposed design services for the Jacksonville International Airport expansion which included the demolition and re-design of the airport's landside terminal building. During his time with this firm, he and his team of 10 designers also worked on Barnett Banks throughout all of Florida and Georgia and the corporate headquarters for the CSX Corporation and Jacksonville Electric Authority, both in Jacksonville, Florida.

Doug and his wife Cheryl, moved to WNC in 1991 and in 1994 established their current firm, Design Logic, Inc. Up until 2018, he was still practicing what he loves most, commercial Interior Design and Occupancy Coordination. In Doug's 39 plus years of practice, his experience has included such well-known projects as the Boca Raton Hotel and Club, the Hyatt Regency Hotel, Orlando, Florida, The Grove Park Inn, Asheville, NC, Mission Hospitals, Asheville, NC, Manna Food Bank, Asheville, NC and Pardee UNC Healthcare, Hendersonville, NC.

Two years ago, Doug and Cheryl created a Design Build division within their company and purchased property in Oleta Falls in Hendersonville, NC and built up-scale private residences for out of state clients moving to the Western North Carolina area. Currently, they are real estate investors helping qualified clients with financial investments throughout Henderson County to re-build residential and retail properties destroyed by the most recent storms.

Doug is president of Design Logic, Inc., a Planning, Design and Project Management firm in Fletcher, North Carolina. He has served 5 years on the Board of Directors of Grand View Resort in Sevierville, Tennessee (where he and Cheryl owned 2 log cabins). He was a member of the Fletcher Area Business Associates, was a committee member of the Heart of Brevard Master Plan Task Force and has been an active member of the International Interior Design Association (IIDA) since 1996.

Design **Logic, Inc.**



A Presentation Prepared

Specifically For

Fletcher Town Council

300 Old Cane Creek Road, Fletcher, NC 28732

for

Planning & ZBA Board – District 4

May 20, 2025

P.O. Box 1627, Fletcher, North Carolina 28732
Phone: 828/231-9951
dgferg49@gmail.com
Website: DLogicInc.com

PROFILE OF DOUGLAS G. FERGUSON

Douglas G. Ferguson, IIDA created Design Logic, Inc. in 1994 and dedicated the firm to the creation of superior interior architectural planning through excellence in quality design, in technical execution and in comprehensive professional services to its clients. We have built our reputation on highly personalized service, complimenting solid functional solutions and tastefully aesthetic designs.

The firm's principal, Douglas G. Ferguson, IIDA, has over thirty-nine years of experience in interior/architectural design, working with corporate, hospitality, aviation, government, developer clients and private residences across the United States and the Caribbean Islands. Mr. Ferguson has extensive experience in both new construction and renovation/refurbishment projects, project management, product acquisitions, and construction site installations.

Over his past 39 years of doing business, Doug has successfully worked with Architects, Landscape Architects, planning boards, state, city and county officials, engineers, general contractors, DOT's, HOA's and individual homeowners. Whatever challenges have presented themselves, Doug has investigated solutions that help satisfy everyone's issues. His expertise includes such things as cost and time schedule reviews, document compliance, bid preparation and consultation, bid analysis, awarding of contracts, administration of contracts for construction and post construction evaluations.

His company's portfolio is characterized by workable, innovative solutions and imaginative, award-winning designs that span a wide variety of project types. Sensitivity to client requirements and appropriateness of design response are of the utmost importance to Doug and his firm, Design Logic, Inc.

PRINCIPAL PROFILE OF DOUGLAS G. FERGUSON, I.I.D.A.
President

EDUCATION:

Kent State University, 1969
Department of Architecture
Art Institute of Pittsburgh, 1970
Department of Interior Design
Art Institute of Ft. Lauderdale, 1973
Department of Interior Design

CERTIFICATION:

National Council for Interior Design
Qualification, 1989

FIRM INFORMATION:

Design Logic, Inc.
PO Box 1627
Fletcher, North Carolina
President
Established 1993

PAST EXPERIENCE:

SPACEPLAN/Architecture, Interiors & Planning, P.A.
Asheville, North Carolina
Board of Directors/Director of Interiors
1991 - 1993

Spillis Candela & Partners, Inc.
Jacksonville, Florida
Director, Jacksonville Division
1989 - 1991

KBJ Architects, Inc.
Jacksonville, Florida
Vice President/Director of Interiors
1987 - 1989

The Planning Group, Inc.
Boca Raton, Florida
President
1979 - 1987

CIVIC AFFILIATIONS:

Was on HOA Planning Board at Oleta Falls, Hendersonville, NC
Was a Member Fletcher Area Business Associates 2013-2014
Was a Board of Director for Grand View Resort, Sevierville, TN
Committee Member Heart of Brevard Master Plan Task Force
International Facilities Managers Association
Asheville Chapter - Program Director
International Interior Design Association - Since 1996
Institute of Business Designers - Since 1981
South Florida Chapter of A.S.I.D. (Past Executive Board)
South Florida Chapter of I.B.D. (Past Board of Directors)
National Trust of Historic Preservation
Who's Who in South and Southeast, 1986
Who's Who in Executives, 1989, 1998, 1999

PARTIAL REPRESENTATIVE PROJECTS OF DESIGN LOGIC, INC.

Airports

Orlando International Airport, Orlando, Florida.
Jacksonville International Airport, Jacksonville, Florida.

Banks and Financial Institutions

Barnett Banks, Over 150 projects throughout the states of Florida and Georgia.
Barnett Operations Center/Corporate Headquarters, Jacksonville, Florida.
Barnett Center, Fort Meyers, Florida
Barnett Tower, St. Petersburg, Florida.
Barnett Bank of Lakeland, Lakeland, Florida.
Barnett Plaza, Sarasota, Florida.
Jefferson National Bank, Boca Raton, Florida.
Tandem Financial Corporation, Jacksonville, Florida.
Mellon Bank, Boca Raton, Florida.
Lincoln First National Bank, Boca Raton, Florida.
Marine Midland Bank, Boca Raton and Miami, Florida.
First National Bank of Chicago, Boca Raton, Florida.

Corporate Headquarters

MANNA Food Bank, Asheville, North Carolina
CSX Corporation, Jacksonville, Florida.
Jacksonville Electric Authority, Jacksonville, Florida.
Arvida Realty Sales, Boca Raton, Florida.
Marvel Advertising, Inc., Boca Raton, Florida.
Applied Robotics, Inc., Boca Raton, Florida.
Eltech Systems, Inc., Boca Raton, Florida.
Mitsubishi Electronics, Inc., Boca Raton, Florida.
Compson Development, Inc., Boca Raton, Florida.
PAI Corporation, Boca Raton, Florida.
PepsiCo Interamerica, Ft. Lauderdale, Florida.
Rainberry Developers, Inc., Delray Beach, Florida.

Golf and Country Clubs

Blue Mountain Country Club, Asheville, North Carolina.
Boca Raton Hotel and Club, Pro Shop, Boca Raton, Florida.
Boca West Golf & Country Club, Boca Raton, Florida.
Gleneagles Golf & Country Club, Delray Beach, Florida.
Woodfield Country Club, Boca Raton, Florida.
Port St. Lucie Country Club, St. Lucie, Florida.

PARTIAL REPRESENTATIVE PROJECTS

(Continued)

Government

Fletcher Town Hall, Fletcher, North Carolina
City of Asheville - Public Works Facility, Asheville, North Carolina.
U.S. Department of General Services, Daytona Beach, Florida.
State of Florida Department of Commerce, Boca Raton, Florida.

Hospitality/Multi-Family

The Grove Park Inn Resort, Asheville, North Carolina.
The Plantation Inn and Golf Resort, Crystal River, Florida.
Wintergreen Resort, Wintergreen, Virginia.
The Secret Garden Bed & Breakfast, Weaverville, North Carolina.
Hyatt Regency Hotel, Orlando, Florida.
Hollywood Beach Hotel and Complex, Hollywood, Florida.
Boca Raton Hotel & Club, Boca Raton, Florida.
Boca Beach Club and Resort, Boca Raton, Florida.
St. Lucie Hilton Hotel, St. Lucie, Florida.
The Crestpark in Highland Park, Dallas, Texas.
Villa Magna Condominium, Boca Raton, Florida.
Villa Nova Condominium, Boca Raton, Florida.
Boca Inlet Condominium, Boca Raton, Florida.

Investment and Brokerage Firms

Thomson McKinnon Securities, Inc., Over 30 offices throughout the state of Florida.
Drexel Burnham Lambert, Inc., Over 15 offices throughout the state of Florida.
Butcher & Singer Securities, Inc., Boca Raton, Florida.
Wilson, Miller Capital Corporation, Boca Raton, Florida.
Tucker Anthony Securities, Inc., Boca Raton, Florida.
Buchanan & Company Securities, Inc., Ft. Lauderdale, Florida.
A.L. Havens Securities, Inc., Ft. Lauderdale, Florida.

Law Firms

Fleming, O'Brian & Fleming, Boca Raton & Ft. Lauderdale, Florida.
Broad & Cassel, P.A., Boca Raton & Miami, Florida.
Holland Knight Law Firm, Miami, Florida.
Gunster, Yoakley, Criser & Stewart, Boca Raton & Miami, Florida.
Buchanan, Ingersoll & Van Kleeck, P.A., Boca Raton, Florida.
McDonough, Beyer, Kaback, Phillips & Rogers, P.A., Coral Springs, Florida.
McDonough Law Offices, Hendersonville, North Carolina.
Woods, Oviatt, Gilman, Sturman & Clarke, P.A., Boca Raton, Florida.
Wofsey-Certilman Law Offices, Boca Raton, Florida.
Rumberger, Wechsler & Kirk Law Firm, Boca Raton, Florida.
VanNess & VanNess, P.A., Crystal River, Florida.

PARTIAL REPRESENTATIVE PROJECTS

(Continued)

Medical

Pardee UNC Health Care, Hendersonville, North Carolina
Southeastern Sports Medicine and Orthopedics, Fletcher, North Carolina
Southeastern Sports Medicine and Orthopedics, Waynesville, North Carolina
Southeastern Sports Medicine and Orthopedics, Asheville, North Carolina
Southeastern Sports Medicine and Orthopedics, Hendersonville, North Carolina
Southeastern Sports Medicine and Orthopedics, Mountain Home, North Carolina
Centra Health, Lynchburg, Virginia
Mission Health System, Asheville, North Carolina
Mission Pardee Health Campus, Fletcher, North Carolina
North Oaks Medical System, Hammond, Louisiana
Blue Ridge Community Hospital, Spruce Pine, North Carolina
Asheville Radiology Associates, Asheville, North Carolina
The Ruth & Billy Graham Women's & Children's Wing at Memorial Mission Hospital, Asheville, North Carolina.
Mountain Area Health Education Center (MAHEC), Asheville, North Carolina.
Highland Farms Retirement Community, Black Mountain, North Carolina.
Cook Chiropractic Clinic, Shelby Township, Michigan.
Life Chiropractic Clinic, Flemington, New Jersey
Life Chiropractic Clinic, Jersey City, New Jersey
Datamedix, Inc., Boca Raton, Florida.

Religious Facilities

Jewish Community Center, Jacksonville, Florida
Brookwood Baptist Church, Simpsonville, South Carolina
Christ Episcopal Church of Jacksonville, Jacksonville, Florida
Kanuga Conference Center, Colhoun Building, Hendersonville, North Carolina

Residential

A confidential listing could be provided upon request.

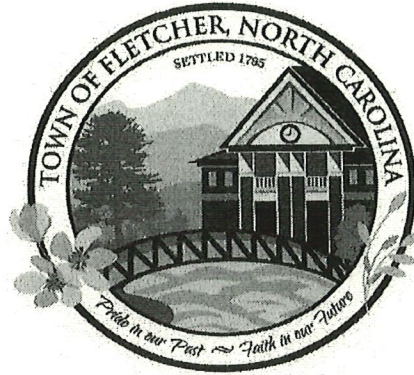
PARTIAL REPRESENTATIVE PROJECTS

(Continued)

Retail

Various Shops in Town Center Mall, Boca Raton, Florida.
Various Shops in Bal Harbour, Miami Beach, Florida.
Various Shops in Broward Mall, Ft. Lauderdale, Florida.
The Promenade Shops of Ft. Lauderdale, Ft. Lauderdale, Florida.
Jim Bob Tinsley Museum and Research Center, Brevard, North Carolina.
Transylvania County Arts Council, Brevard, North Carolina.
Arts For Humanity, Mars Hill, North Carolina.
Lilly Pulitzer Shops, Boca Raton, Miami Beach & Palm Beach, Florida.
Ambassador Travel, Ft. Lauderdale, Florida.
Countess Alexander, Ft. Lauderdale, Florida.
Executive Fitness Center, Boca Raton, Florida.
Spaghetti Factory Restaurant, Boca Raton, Florida.
T.G.I. Friday's Restaurant, Ft. Lauderdale, Florida.
Chez Marcel Restaurant, Boca Raton & Palm Beach, Florida.
Bonanza Restaurant, Boca Raton, Florida.
Al Stevens Hair Salon, Boca Raton & Ft. Lauderdale, Florida.
Covins Furniture, Dallas Texas.
The Light Side, Dallas, Texas.
Sticks Clothing, Dallas, Texas.
Café on the Square, Asheville, North Carolina.

RECEIVED
5-23-25



Application for Appointed Boards/Commissions/Committees Fletcher Town Council

The Town of Fletcher Town Council believes that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a citizen member of one of the Town's various boards. If you wish to be considered for an appointment to a board, please complete the information below and return it to the Town Clerk at 300 Old Cane Creek Road, NC 28732. For more information you may contact Town Hall at (828) 687-3985.

Name: Phillip Jones
Home Address: 67 Cartlin Heights Ct, Fletcher
My residence is located with the Town of Fletcher city limits: ☒ Yes ☐ No (circle one)
How long have you lived in Fletcher: Since Aug 2022
E-mail Address: Realtor.PhilJones@gmail.com
Home Phone: N/A Work Phone: 828-820-4171
Occupation: Business Owner Years in Position: 20 years

It is the Town Council's goal to maintain a balance of membership on its Boards/Commissions or Committees based on race, gender and voting district residency.

Voting District 4 Male ☒ Female ☐
Race: White ☒ Black ☐ Hispanic ☐ Native American ☐
Other ☐

Have you been convicted on any formal charge of professional misconduct, criminal misdemeanor or a felony in any jurisdiction?

Yes _____ No ☒ If yes please explain disposition.

Board(s) / Committee(s) Interested In: (Please list in order of preference)

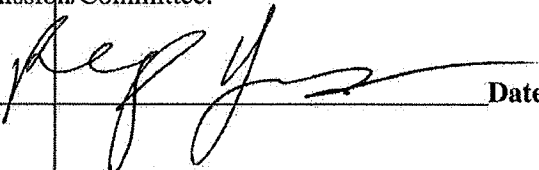
1. Planning Board
2. _____
3. _____

What do you feel are your qualifications for serving on the board requested?

Concerned / Involved Citizen
Extensive background in Real Estate & Business

I understand this application is public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to the background checks and to the investigation and verification of all statements contained herein as deemed appropriate. I further authorize all information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree that any misstatement may be cause for my removal from Board/Commission/Committee. I understand regular attendance to any Board/Commission/Committee meeting is important and accordingly, I further understand that if my attendance is less than the standards established for any body that this is cause for removal. Lacking any written standards for attendance by any Board/Commission/Committee it is expected that I will attend at least 75% of all meetings during any one calendar year to maintain my seat on any

Board/Commission/Committee to which I may be appointed. This form will remain on file in the Office of the Town Clerk and requests for updates will be sought prior in any consideration for re-appointment (or future appointment) to any Board/Commission/Committee.

Signature:  Date: 5/23/25

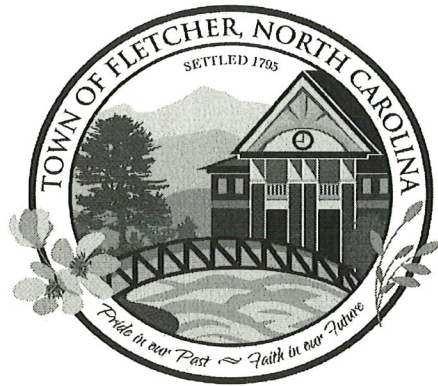
Office Use Only:

Date Received: 5-23-25

Date Forwarded to Council: _____

10011190
paid 12/26/24
\$280.00

RECEIVED
5-27-25



Application for Appointed Boards/Commissions/Committees Fletcher Town Council

The Town of Fletcher Town Council believes that all citizens should have the opportunity to participate in governmental decisions. One way of participating is by serving as a citizen member of one of the Town's various boards. If you wish to be considered for an appointment to a board, please complete the information below and return it to the Town Clerk at 300 Old Cane Creek Road, NC 28732. For more information you may contact Town Hall at (828) 687-3985.

Name: Johanna Spindola

Home Address: 121 N. Wintergarden Rd, Fletcher, NC 28732

My residence is located with the Town of Fletcher city limits: Yes No (circle one)

How long have you lived in Fletcher: 4 Years

E-mail Address: johanna.spindola@clarknexsen.com

Home Phone: 312-609-9579 Work Phone: 828-519-0824

Occupation: Architect Years in Position: 7

It is the Town Council's goal to maintain a balance of membership on its Boards/Commissions or Committees based on race, gender and voting district residency.

Voting District 4 Male Female X
Race: White X Black Hispanic X Native American
Other

Have you been convicted on any formal charge of professional misconduct, criminal misdemeanor or a felony in any jurisdiction?

Yes _____ No X If yes please explain disposition.

Board(s) / Committee(s) Interested In: (Please list in order of preference)

1. Planning Board/ZBA Vacancy – District 4 Seat
2. _____
3. _____

What do you feel are your qualifications for serving on the board requested?

I am a licensed Architect with experience designing a wide range of building types

in Western North Carolina and beyond. I am also Director of Outreach and Co-Chair of
the Advocacy Committee within the American Institute of Architects (AIA) Western

North Carolina chapter. I am deeply committed to the sustainable, functional, and
community-oriented development of the built environment, and look forward to applying
this dedication to my own community.

I understand this application is public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to the background checks and to the investigation and verification of all statements contained herein as deemed appropriate. I further authorize all information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree that any misstatement may be cause for my removal from Board/Commission/Committee. I understand regular attendance to any Board/Commission/Committee meeting is important and accordingly, I further understand that if my attendance is less than the standards established for any body that this is cause for removal. Lacking any written standards for attendance by any Board/Commission/Committee it is expected that I will attend at least 75% of all meetings during any one calendar year to maintain my seat on any

Board/Commission/Committee to which I may be appointed. This form will remain on file in the Office of the Town Clerk and requests for updates will be sought prior in any consideration for re-appointment (or future appointment) to any Board/Commission/Committee.

Signature: Johanna Spindola Date: 05/22/2025

.....
Office Use Only:

Date Received: 5-29-25

Date Forwarded to Council: _____

9960208 Taxes Paid 11-12-24
\$ 1,204.56

JOHANNA SPINDOLA

ARCHITECT

PROFILE

Johanna Spindola is a licensed architect living in Fletcher, North Carolina. She has a diverse background in the architecture and construction field. She also extends her design expertise into volunteerism, where she demonstrates her commitment to a community-oriented and sustainable community.

WORK EXPERIENCE

- **2023 - PRESENT**
CLARK NEXSEN INC., ASHEVILLE, NC
ARCHITECT
 - Design & develop diverse commercial projects across Western North Carolina, including navigating various code & zoning regulations
- **2022 - 2023**
CARLTON-EDWARDS, ASHEVILLE, NC
PROJECT MANAGER
 - Designed & developed high-end residential projects from conception through construction
- **2021 - 2022**
EDGENS HERZOG ARCHITECTS, ASHEVILLE, NC
PROJECT MANAGER
 - Designed & developed high-end residential projects from conception through constructions
- **2019 - 2021**
SPACE ARCHITECTS+PLANNERS, CHICAGO, IL
ASSOCIATE
 - Designed & developed diverse commercial & residential projects across the Chicagoland area, including navigating various code & zoning regulations
- **2014-2016**
BUGAJ ARCHITECTS, CHICAGO, IL
ARCHITECTURE & INTERIOR DESIGN ASSISTANT
 - Assisted in various architectural & interior design tasks, including drawing development

☎ 312-609-9579
✉ johanna.spindola@clarknexen.com
📍 121 N Wintergarden Rd
Fletcher, NC 28732

EDUCATION

- 2016-2018**
WASHINGTON UNIVERSITY IN ST. LOUIS
 - Master of Architecture
- 2010-2014**
UNIVERSITY OF ILLINOIS AT CHICAGO
 - Bachelor of Science in Architecture

VOLUNTEERISM

- Current **Director of Outreach** for the American Institute of Architects (**AIA**) Western North Carolina Chapter
 - Provides mentorship and networking opportunities for local architects and industry-adjacent professionals
 - Organizes events and resources for local Emerging Professionals and Young Architects in WNC
- Co-Chair of the **AIA Advocacy Committee**
 - Currently advocating for communities in Asheville in collaboration with NCDOT regarding the spatial impacts of the current I-26 design
- Organizer of the Clark Nexsen **Community Collective** in Asheville, which coordinates local volunteerism among our staff.
 - Past partner organizations include Asheville Humane Society, Riverlink, MANNA FoodBank, Habitat for Humanity & Appalachian Community Relief

MEMORANDUM

TO:

FROM:

COPY TO:

DATE:



SUBJECT: Discussion on the location of the summer concert that is to take place on August 16 - Josh Queen, Parks & Recreation Director.

Background:

Recommendation:

Attachments:

1. Memo summer concert

We're considering holding our next summer concert on **Friday, August 16th** at the **Auction House** instead of **Bill Moore Community Park**. The band **Showboat** is scheduled to perform from **6:00 PM to 8:00 PM**.

Below is a breakdown of the pros and cons for each location:

Bill Moore Community Park

Pros:

- Familiar location (where concerts have been held in the past)
- Outdoor setting with grassy areas for guests

Cons:

- Requires food & drink vendors (food truck coordination)
 - Additional staff needed for stage and tent setup
 - Guests must bring their own seating
 - Risk of guests bringing in outside alcohol
 - The event space is subject to full sun or rain with no covering for guest
-

Auction House

Pros:

- Pre-set location (with stage)
- Food and drink available onsite at no extra cost to the Town
- Auction House provides full staff for the event
- Each picnic table has an umbrella for shade
- Offer shuttle service again to the Auction House from Town Hall

Cons:

- Potential parking limitations
- No rain backup plan because they are booked out for concerts

MEMORANDUM



TO: Mayor & Council

FROM: Ben Cathey

COPY TO: Heather Taylor, Assistant Town Manager

DATE: 6/30/2025

SUBJECT: Presentation of development scenarios on Town Center property - Ben Cathey and Scott Burwell, McGill Associates

Background:

McGill Associates was tasked with coming up with several different development scenarios for the Town Center property. This was based on a preliminary engineering analysis of the conditions of this property as determined by looking at environmental factors and land use regulations. Ben Cathey and Scott Burwell will review this information with Town Council at the meeting. The goal is to have this information available to developers to use in developing a proposal for the property.

Recommendation:

This item is for informational purposes only.

Attachments:

None

ASHEVILLE REGIONAL AIRPORT YEARLY NEWS

Letter from CEO — Historic Events — Community — AVL Forward Milestones — Land Development — Air Service — AVL Team and Accomplishments — Economic Impact — Financials — Board Members

HISTORIC HURRICANE HELENE IMPACTS WNC



Airport serves as critical gateway for relief efforts happening throughout the western North Carolina region after Hurricane Helene.

Asheville Regional Airport Surpasses Two Million Passengers, Two Years in a Row

Asheville Regional Airport celebrated its second consecutive year surpassing 2 million passengers, with 2,174,125 travelers in 2024, despite a 3% dip following storm-related disruptions. The airport continues to solidify its role as the region’s gateway, driven by increased airline services, new nonstop destinations, and strong support from local residents. Construction on the new concourse, set to open in 2025, remains on schedule, reflecting the airport’s commitment to meeting the demands of its growing passenger base and delivering world-class service. (pg. 8)



Airport contributes \$3.9 billion in economic impact for WNC in 2024

According to the North Carolina Division of Aviation economic impact report titled “The State of Aviation,” Asheville Regional Airport supports 22,745 jobs, over \$1 billion in personal income for the region, and \$3.9 billion in economic impact for WNC. These numbers highlight the contributions of leisure and business travelers, airport tenants, and general aviation activities, such as jobs supported by airport-dependent businesses and visitor spending. (pg. 12)



AVL Forward Milestones Continue

Since the groundbreaking for a new airport terminal in August of 2023, construction has blasted off! There have been some big changes around AVL in the past year, and there are even more to come. This year has brought us closer to the end of Phase One of the three-phase project.



President & CEO Bleiweis

As we reflect on the past year, Asheville Regional Airport (AVL) has achieved extraordinary accomplishments, including the opening of our new terminal, the opening of our new concourse, and the opening of our new ramp. We are proud to have served nearly 2.2 million passengers in 2024, a testament to the hard work of our staff and the support of our community.

2024 ROUTE MAP

6 AIRLINES & 27 NONSTOP DESTINATIONS



ALLEGiant • AMERICAN • DELTA • JETBLUE • SUN COUNTRY • UNITED

EXTRA
EXTRA
READ
ALL
ABOUT
IT

TOGETHER WE SOAR • A LETTER FROM THE PRESIDENT & CEO

A LETTER FROM LEW BLEIWEIS, AVL PRESIDENT & CEO

TOGETHER WE SOAR • A LETTER

LEW BLEIWEIS, A.A.E., PRESIDENT & CEO

As we reflect on 2024, Asheville Regional Airport (AVL) has experienced a year of extraordinary growth, challenges, and opportunities. These moments have reinforced our role as a critical hub for Western North Carolina, and a reflection of the resilience and strength of our community.

2024 was projected to exceed our record breaking 2.25 million passengers in 2023. Mother Nature had other plans. Even with the challenges we faced, our airport still served nearly 2.2 million passengers and is the second busiest year on record. We achieved this with your continued support and the dedication of our team. This summer alone, we experienced several record-breaking days with over 7,000 passengers screened each day.

You experienced our growing pains, and we are grateful for your patience and support. Thank you for easing our congestion with new queuing systems, temporary rental car facilities, and reconfigured gate holds. Our goal is to get you to wherever you're going with the most efficient and least stressful solutions. That's why we were thrilled when TSA added our fourth security screening lane in the summer, easing wait times during peak hours.

We are proud of our team and our partners. Despite the challenges we have faced, AVL Forward continues to meet milestones and budget expectations. In a time of uncertainty, AVL Forward pushed forward. The work continued, jobs were secure, and progress was made. AVL Forward represents more than the construction of a world-class facility—it is our commitment to supporting the region's recovery, growth, and connectivity.

AVL is more than an airport — it's a lifeline for our region. From



facilitating disaster relief efforts to serving as a hub for community and business growth, we are deeply invested in Western North Carolina's success. Together, we will continue to meet challenges head-on, delivering exceptional service and connectivity.

This annual report is primarily a reflection on the past year (2024). We also included some very important economic impact information from the North Carolina Department of Transportation Division of Aviation's 2025 biennial report titled "The State of Aviation." Read on to learn about the significant impact of your region's airport on the economic strength and resilience of Western North Carolina.

As always, stay connected with us at flyavl.com or on social media for updates. Together, we'll keep Western North Carolina soaring.



Lew Bleiweis, AVL President & CEO, greets aviation partners on the ramp at Asheville Regional Airport, during Helene response, as donated supplies are unloaded by team.

“AVL is
more than
an airport
— it's a
lifeline for
our region.”

SEPTEMBER 27, 2024

Together We Are WNC

HURRICANE HELENE

On September 27, Hurricane Helene roared into Florida as a Category 4 storm before making its way to western North Carolina, unleashing record-breaking rainfall and wreaking havoc in its path. The mountains, so often a symbol of our region's strength, were battered by catastrophic flooding and landslides. Roads disappeared beneath rushing waters, homes were lost, and entire communities were cut off. Much of the region was left in darkness—without power, water, or even the means to communicate with loved ones.

Yet, in the face of devastation, something extraordinary happened: western North Carolina came together. Neighbors helped neighbors. Strangers became family. And in the heart of it all, AVL became a beacon of hope—a gateway for relief and a testament to the resilience of this incredible region.

WATCH VIDEO

Scan QR code or visit:
flyAVL.com/HurricaneHelene



MOST SIGNIFICANT NATURAL DISASTER IN WNC HISTORY

RELIEF EFFORTS

In the critical days after Helene, AVL transformed into a lifeline. With roads washed away and access to many areas impossible, the skies became the only path forward. Chinook helicopters and massive C-17 aircrafts became a familiar sight, carrying food, water, and medical supplies to those who needed them most. AVL pulsed with activity as FEMA, the National Guard, and countless relief organizations worked tirelessly to get help where it was most urgently required. The airport saw an unprecedented surge in air traffic, not from travelers on vacation, but from heroes on a mission.

AVIATION STRONG

When disaster struck, airports across the country came together to support AVL. Colleagues from Charlotte Douglas International Airport (CLT), Savannah/Hilton Head International Airport (SAV), Raleigh-Durham International Airport (RDU), Piedmont Triad International Airport (GSO), Wilmington International Airport (ILM), Charleston International Airport (CHS), McGhee Tyson Airport (TYS), Cincinnati/Northern Kentucky International Airport (CVG) and Fort Lauderdale-Hollywood International Airport (FLL) sent reinforcements, ensuring AVL had the support it needed to keep relief efforts moving.

The kindness didn't stop there. Charleston International Airport (CHS) and Breeze Airlines filled a plane with supplies for AVL employees and their families, knowing that the very people working to help others were also facing hardship themselves. Sun Country Airlines joined in, delivering essential goods, while Gulfport-Biloxi International Airport (GPT) sent care packages and letters filled with words of encouragement. It was more than aid—it was solidarity. The aviation industry, built on movement, showed its unwavering commitment to lifting each other up in times of need.



A Yearly Review
January 2024 - December 2024

THE YEARLY NEWS

Together We are WNC
Hurricane Helene

ASHEVILLE REGIONAL AIRPORT

TOGETHER WE ARE WNC • HISTORIC HURRICANE HELENE

AVL STRONG

The heartbeat of AVL has always been its people—dedicated, hardworking, and relentless in their service to the community. When the storm raged, they stayed. While their own homes and families were in danger, they worked to keep the airport running. And when the skies finally cleared, they returned—tired but determined—to rebuild, restore, and reconnect.



WNC STRONG

Now, as western North Carolina continues to rise from the storm's aftermath, AVL remains steadfast in its mission. This airport is more than a place of transit; it is a pillar of this community. Whether it's welcoming travelers home, hosting events that bring people together, or standing as a hub for relief in times of crisis, AVL is here for WNC—because together, we are stronger. Together, we endure. Together, we rebuild. Helene tested us, but it did not break us. This is western North Carolina. This is resilience. This is home.



Military aircraft operations taking place on general aviation ramp at Asheville Regional Airport during Hurricane Helene emergency response efforts.





AVL FIRE TRUCK AND TREAT

At a time when our community needed a positive reason to gather together, AVL was able to hold a special Fire Truck and Treat event. Thanks in part to the generosity of Mars Candy Company Inc., who donated candy to local fire departments in the region, AVL invited the neighborhood to come to the

airport for some festive fun on Halloween. Hundreds of families, donning costumes and smiles, attended the event. There were airport police and firemen, an aircraft rescue fire truck for kids to explore, Paws for Passengers dogs in costumes to pet, and plenty of treats to take home!

PAWS FOR PASSENGERS

A favorite program among passengers and airport employees, Paws for Passengers had another great year. The program boasted 32 volunteer teams of certified therapy dogs and their handlers. These ambassa-dog teams participated in special passenger appreciation events like the popular Valentine's Day "Smooches from Pooches," National High Five Day, summertime's "Red, White and Paws," and a new holiday favorite "Santa Paws." Several teams also helped make the AVL Fire Truck and Treat event extra special by dressing up and handing out candy.



AVL TEAM GENEROSITY

The AVL team is always looking for ways to give back to the community. This year, the team held a spring blood drive for the Blood Connection during which 20 donations were collected, enough to help up to 60 people.

The AVL team also participated in the Christmas program for Crossnore, a local non-profit in Hendersonville that supports

kids in the foster care system. The AVL team's participation in this program provided Christmas gifts for 12 local children in the foster care system.

Through the program AVL Gives, team members raised over \$8,000 for various nonprofits, including Big Brothers Big Sisters of WNC.

AIRPORT COMMUNITY

VOLUNTEERS

AVL is fortunate to have a strong team of volunteers in the AVL Ambassador and AVL Welcome Crew programs. These volunteers greet passengers, help answer their questions, help them with directions and more.

The AVL Welcome Crew's founding member Logan celebrated three years on the team in July! This group of volunteers proudly serves as a way for community members on the autism spectrum to volunteer at the airport, welcoming travelers to or from AVL.

The volunteers and ambassadors were appreciated with an annual picnic in 2024. This fun event is a great way to say thank you to our hardworking volunteers who help make AVL a friendly and welcoming place. Held at Mills River Park, the picnic had BBQ, ice cream, music and fellowship as members of the various volunteer programs (including Paws for Passengers) got to hang out and get to know each other.

A Yearly Review
January 2024 - December 2024

THE YEARLY NEWS

Together We Are a Community
Events and Contributions

ASHEVILLE REGIONAL AIRPORT

TOGETHER WE ARE A COMMUNITY • EVENTS AND CONTRIBUTIONS

AVL RUNWAY 5K

On a warm summer morning in August, thousands of community members and neighbors gathered for the annual AVL Runway 5K. This beloved community event, which always sells out, allows the people of WNC to come together, have fun and raise money for local nonprofits. This event has something for everyone: plane spotting, food trucks, DJ, popup merch shop and, of course, the race itself. This year the AVL Runway 5K raised \$23,571.84, an incredible amount for aviation education and local nonprofits. This year's recipients were AB Tech's Aviation Scholarship Fund, WNC Pilot's Association Educational Foundation and Big Brothers Big Sisters of WNC. Thanks to generous sponsors including our presenting sponsors Gresham Smith, Hensel Phelps, Hunter Subaru, Paradies Lagardère and Signature Aviation, as well as the amazing participants, we were able to make a huge impact in people's lives in our community.



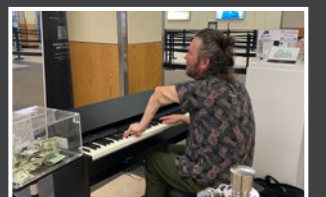
BLUE RIDGE HONOR FLIGHT

Once again, AVL was honored to host Blue Ridge Honor Flight — a local nonprofit organization that provides complimentary trips for veterans of World War II, the Korean War, and the Vietnam War to visit their memorials in

Washington, D.C. — with a flight that took place in the spring. The flight took off from and landed at AVL. As always, a large welcome home celebration took place to honor these valiant veterans as they stepped off the plane.

MUSIC IN THE AIRPORT

Talented, local musicians shared their musical skills and provided entertainment for passengers in AVL's Music in the Airport program. Whether playing piano or violin, Classical or pop music, passengers and airport employees enjoyed the music these local artists created in the terminal throughout the year, including special holiday performances.



MORE SPACE IS ON THE WAY AT AVL

AVL FORWARD

A DEFINING MOMENT IN AVL HISTORY

Since the groundbreaking for a new airport terminal in August of 2023, construction has blasted off! There have been some big changes around AVL in the past year, and there are even more to come. This year has brought us closer to the end of Phase One of the three-phase project. Phase One includes a new north concourse, northern expansion of the ticket lobby, and a temporary TSA checkpoint. Phase One will culminate in the opening of the new north concourse in the summer of 2025.

MILESTONES

NORTH CONCOURSE

The north concourse saw some major progress this year. The first piece of vertical steel was placed on January 3, and the final steel beam for the north concourse was raised on July 1, which was celebrated with a traditional



topping out ceremony. The AVL team had the opportunity to sign the beam before it was raised.

The latter part of the year saw dry-in work, glass and stairwell installation, as well as the initial wiring, plumbing, and duct work.

It was amazing to see the north concourse rise and take shape over the year, making way for a grand opening in the summer of 2025. The north concourse will have new gates, boarding bridges, spacious gate hold rooms, restrooms and new concession areas.

North Concourse Concessions

Phase 1 of AVL Forward brings new amenities for passengers including several new concession options. The north concourse will feature Jimmy John's, Tropical Smoothie Café, The Goods @ AVL (a convenient one-stop shop for snacks, drinks, retail and more), The Grounds (coffee) as well as the familiar Aletitude bar with grab and go snacks. These options are the first of many new concession outlets coming to AVL as the terminal project progresses.

NORTH TICKET LOBBY AND SOUTH BAGGAGE CLAIM EXPANSIONS

Along with the north concourse, the north ticket lobby expansion saw great progress this year. Demolition took place in late January and work quickly progressed. The very visible changes along the curbside of the terminal made way for a glimpse of the beautiful new façade to take shape. This expansion will also house the temporary TSA checkpoint that will be utilized until the next phase of the construction project is complete.



To the south of the terminal, the baggage claim area saw big changes as well. The rental car counters were relocated to temporary modular buildings at the south end of the terminal and a construction wall was erected in Baggage Claim. Demolition took place in June followed by foundations and utility work, preparing the way for steel to be erected.

AIR TRAFFIC CONTROL TOWER

In February, a massive concrete pour took place for the base of the air traffic control tower. By September, vertical construction was underway, and the tower precast installation began. The iconic silhouette began to take shape as the tower cab was raised into position at the top of the structure in December.



A Yearly Review
January 2024 - December 2024

THE YEARLY NEWS

Together We Create
AVL Forward and Land Development

ASHEVILLE REGIONAL AIRPORT

TOGETHER WE CREATE • AVL FORWARD AND LAND DEVELOPMENT

INSIGHT: AVL FORWARD

A new quarterly newsletter titled INSIGHT: AVL FORWARD debuted in 2024. This newsletter was designed to give readers a deeper understanding of the transformational infrastructure project happening at AVL that will result in a brand-new passenger terminal for western North Carolina. INSIGHT: AVL FORWARD features in-depth articles, photos, and videos focusing not only on the “what’s happening,” but also the “how,” “when” and most importantly – the “WHY.”

SPACE EXPLORATION

AVL TEAM

The AVL team was given the opportunity to take quarterly construction tours to explore the new space as it took shape. These guided “space walks” allowed the team to get a behind-the-scenes view of the north concourse and experience just how spacious it is, as well as see the interior of the central energy plant and learn more about what is to come with the new terminal.

MEDIA

A construction tour was held for local members of the press, which allowed them to share in AVL’s excitement for the new terminal and share with their readers and viewers about the progress being made on the project.



COMMUNITY LEADERS

Other community leaders were invited to the airport to take part in special construction tours led by president and CEO, Lew Bleiweis. This allowed members of the business community to ask questions and learn more about the impacts of the new state-of-the-art passenger terminal for the WNC region.

MASTER PLAN UPDATE

The Master Plan consultant completed the draft Airport Layout Plan (ALP) in August. This draft has been submitted to the FAA for their review. Once the FAA completes their review, the ALP will be finalized and will become the airport’s road map for future development.

CENTRAL ENERGY PLANT

The central energy plant took further steps to become fully operational. All equipment was delivered and placed in its final position. All piping was tested, building management devices were installed and control programming with graphics were completed. The remaining finishes were put in place and the plant received its final cleaning. This central energy plant will provide all the energy necessary to power the state-of-the-art airport facility being built.

PARKING

Shuttle Lot South

More parking became available as the final phase of Shuttle Lot South was completed in June. This completion created approximately 100 more parking spaces in the airport’s newest parking lot, and additional access to the lot from Terminal Drive. The ground transportation pickup area was relocated to this lot as well, a necessary and temporary move to make way for additional terminal construction.

Parking Guidance System

A new parking guidance system was installed in the parking garage in January. This system features different colored lights to indicate open parking spaces. In addition, live parking numbers for the various lots were added to the AVL website. This passenger service helps streamline the parking experience.

Passenger Parking Shuttles

In January 2024, AVL’s parking shuttle fleet grew and got a makeover. The comfortable and climate-controlled shuttles showcase three different, custom AVL Forward designs that are out-of-this-world. The designs include a QR code for easy access to information about the airport and the historic AVL Forward infrastructure project.

LAND DEVELOPMENT

Sheetz

Sheetz Inc. began exploring the possibility of opening a convenience store with fuel services on airport property and entered a period of due diligence in 2024. The process progressed over the year and Sheetz announced they will break ground in 2025. The new convenience store will be located across the street from the main entrance of the airport, on Airport Road/ Highway 280.

Hotel at Broadmoor Golf Links

Broadmoor golf course was severely impacted by Hurricane Helene and this has delayed the development schedule for a new 4-diamond hotel. The groundbreaking for the hotel and the reopening of the golf course is anticipated in 2025.



Passengers wait to board flights in gate area at Asheville Regional Airport.



Passengers boarding flight during AVL Forward project, as new terminal is being constructed.

2 YEARS, OVER 2 MILLION!

2,174,125 PASSENGERS IN 2024

Asheville Regional Airport celebrated its second consecutive year surpassing 2 million passengers, with 2,174,125 travelers in 2024, despite a 3% dip following storm-related disruptions. The airport continues to solidify its role as the region's gateway, driven by increased airline services, new nonstop destinations, and strong support from local residents.



AIRPORT ROUNDTABLE HOSTED IN ASHEVILLE

With only three per year held across North America, AVL was the proud host of an Airport Roundtable conference in late summer. Network planning representatives from seven airlines attended, along with air service development professionals from airports across North America. The three-day event gave the airline decision-makers the opportunity to experience the beauty and allure of western North Carolina, learning first-hand about the vibrancy of the market. Explore Asheville collaborated with the airport to provide an authentic and memorable experience, helping our airline partners and

potential future partners gain even more understanding about and confidence in WNC as a place to be successful.



TSA EXPANDS TO 4 LANES AT AVL

AVL saw historic growth in 2023 with over 2.2 million passengers utilizing the airport prompting the expansion of the TSA screening checkpoint with the

addition of a fourth screening lane. In July 2024, the new lane was added to help alleviate wait times during peak travel hours.



ALLEGiant FLIES TO ORLANDO

ALLEGiant MCO INAUGURAL AT ASHEVILLE REGIONAL AIRPORT

On May 3, a festive event was held at the gate to celebrate Allegiant's inaugural flight to AVL's newest destination: Orlando International Airport (MCO). This special flight took off at 6:51PM, under a traditional water arch. The event created a buzz in the terminal with music, snacks, swag, trivia and a ribbon cutting. Passengers, the AVL team and Allegiant team members all had a great time commemorating the flight.



DELTA ANNOUNCED NONSTOP SERVICE TO BOS

In September, Delta announced an exciting new flight: a nonstop to Boston (BOS). This flight will begin in May of 2025 and will operate on Saturdays and Sundays. This announcement marked Delta's fourth nonstop option from AVL.



ALLEGiant ANNOUNCED NONSTOP SERVICE TO IAD

November brought good news from Allegiant with an announcement of nonstop service from AVL to Dulles International Airport (IAD) in Washington, D.C. beginning in June of 2025, expanding their large portfolio of nonstop options from AVL, again..



NEW EXECUTIVE LEADERSHIP STRUCTURE AT AVL ANNOUNCED



Janet Burnette
CHIEF FINANCIAL OFFICER



Lexie Farmer, C.M., M.P.A.
CHIEF OPERATIONS OFFICER



Tina Kinsey, A.A.E.
CHIEF ADMINISTRATIVE OFFICER

EXECUTIVE LEADERSHIP

The Greater Asheville Regional Airport Authority underwent an organizational restructure with the development of a strategic executive leadership team, consisting of a Chief Administrative Officer, Chief Financial Officer, and Chief Operations Officer, all reporting directly to the President and Chief Executive Officer. This new dynamic of leadership is designed to strengthen collaboration, drive business forward, and enhance operational efficiency. As AVL continues to experience record growth, this structure positions the organization to plan strategically and respond proactively to the evolving needs of our passengers, partners, and community. It ensures that the airport is well-equipped to support future expansion, foster innovation, and uphold its commitment to exceptional customer service and operational excellence. This transformation reflects AVL's dedication to being a forward-thinking, resilient organization prepared to meet the opportunities and challenges of the future.

GROWTH CONTINUES AT AVL

In addition to the organizational restructure, the AVL team continues to expand. The airport authority board approved 18 additional positions for the 2024/2025 fiscal year, bringing the FTE (full time equivalency) count to 116.5.



AIRPORT RECEIVES AAAE AWARD

“Excellence Award for Airport Training”

AVL TEAM ACCOMPLISHMENTS



John Coon, A.A.E.
VICE PRESIDENT
OPERATIONS AND
MAINTENANCE

PRESIDENT
North Carolina Airports Association



Alexandra Ingle
MARKETING + PR MANAGER

MEMBER
Marketing, Communications and
Customer Experience Steering Group

CO-CHAIR
Marketing Working Group – Airports
Council International – North America



David King
GUEST SERVICES +
SALES MANAGER

CHAIR
Ambassador Group – Henderson County
Chamber of Commerce

MEMBER
Customer Experience Working Group –
Airports Council International – North
America



Tina Kinsey, A.A.E.
CHIEF ADMINISTRATIVE
OFFICER

VICE CHAIR
Air Service Committee – Airports
Council International – North America

MEMBER
Henderson County Chamber Board



Brian Morgan
AIRCRAFT RESCUE
FIREFIGHTER CAPTAIN

Completed International Fire
Service Accreditation Congress
(IFSAC) Basic Aircraft Rescue
Fire Fighting Certification



**Samuel Sales, A.M.F.,
ACE**
PUBLIC SAFETY CHIEF

MEMBER
Blue Ridge Honor Flight Board



Angela Wagner, MSHR,
VICE PRESIDENT
ADMINISTRATION +
HUMAN RESOURCES

MEMBER
Western Carolina University Masters
of Human Resources Advisory Board

TOGETHER WE IMPACT • ECONOMIC AND FINANCE

TOGETHER
WE IMPACT

According to the North Carolina
Division of Aviation economic impact
report titled “The State of Aviation,”

Asheville Regional Airport supports 22,745 jobs, over \$1 billion in personal income for the region, and \$3.9 billion in economic impact for western North Carolina.

These numbers highlight the contributions of leisure and business travelers, airport tenants, and general aviation activities, such as jobs supported by airport-dependent businesses and visitor spending. This comprehensive assessment underscores the vital role AVL plays in the region’s economy.

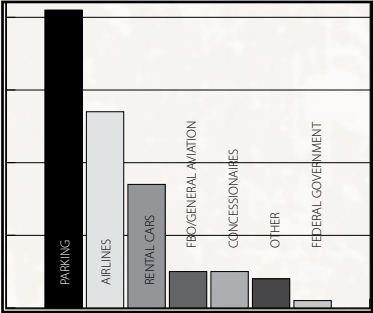
SOURCES OF
AUTHORITY
REVENUE

PARKING.....	41%
AIRLINES.....	27%
RENTAL CARS.....	17%
FBO/GENERAL AVIATION.....	5%
CONCESSIONAIRES.....	5%
OTHER.....	4%
FEDERAL GOVERNMENT.....	1%

FINANCIALS

At June 30, 2024, the Authority's assets exceeded liabilities by \$314,327,687.

That is an increase of over \$40.7 million from 2023 and an increase of over \$77.7 million from 2022.



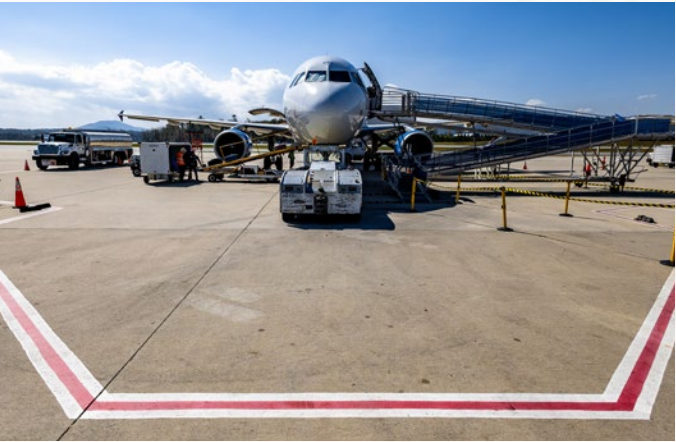
CROSSWORD

across

3. Where you collect your bags after landing.
10. This airline will begin offering nonstop service from AVL to BOS in May of 2025.
11. The area where you wait for your flight; each flight has a specific _____ number.
12. The number of TSA screening lanes at AVL.
16. AVL celebrated its _____consecutive year surpassing 2 million passengers!
17. Be sure to arrive at the airport _____ hours before your flight's boarding time.
19. The _____in the Airport program entertains passengers with local talented musician performances.
20. Goods carried on an aircraft.
22. This airline offers nonstop flights from AVL to one of their major East Coast hubs, CLT.
23. This airline offers nonstop flights from AVL to ORD, DEN and EWR.
24. This is the main road that runs from the airport entrance to the exit, past the front curb.

down

1. The airline at AVL with the most nonstop flight destinations.
2. The rear aircraft structure that provides aerodynamic stability.
4. The three-letter airport code for Asheville Regional Airport.
5. The new terminal construction project — a defining moment in AVL History.
6. \$3.9 billion in _____ for western North Carolina.
7. The central portion of an aircraft, which is intended to house the flight crew, passengers, and cargo.



8. AVL's therapy dog program.
9. This airline offers seasonal nonstop service to BOS from AVL.
13. The paved area at an airport where aircraft park, fuel, load and unload.
14. The new north _____ is slated to open summer 2025.
15. A piece of aircraft equipment that contains rotating blades, creating engine thrust.
16. _____ explorations have taken place throughout the year to show off the new terminal under construction.
18. The act of increasing aircraft altitude, typically to a designated level.
21. A "defined rectangular area on a land aerodrome prepared for the landing and takeoff of aircraft," at AVL it is 8,001 feet long.
25. Allegiant will be offering flights to this airport in Washington, D.C. (3-letter code) beginning in June 2025.



TOGETHER
WE
RISE
AVL
2024

GREATER ASHEVILLE REGIONAL AIRPORT AUTHORITY BOARD

GREATER ASHEVILLE REGIONAL
AIRPORT AUTHORITY BOARD



Brad Galbraith
CHAIR
Appointed By: City of Asheville



Britt Lovin
VICE CHAIR
Appointed By: GARAA Board



Gene Bell
MEMBER
Appointed By: Buncombe County



Nathan Kennedy
MEMBER
Appointed By: Henderson County



Susan Russo Klein
MEMBER
Appointed By: City of Asheville



Laura Leatherwood
MEMBER
Appointed By: Henderson County



Carl H. Ricker, Jr.
MEMBER
Appointed By: Buncombe County

OUR MISSION

To champion exceptional experiences and economic vitality

OUR VISION

To be an authentic and convenient gateway for business and adventure

FLYAVL.COM

Greater Asheville Regional Airport Authority

61 Terminal Drive • Fletcher • NC • 28732

**Public Works Department
Monthly Report
June 2025**

Brush Pick Up

Public Works has resumed brush collection. Public Works is currently hauling the brush to our facility where contractors for FEMA are collecting it. For the month of June, Public Works collected 316 brush orders which produced 720 Cyds of brush.

We are still collecting about 80% of our brush from the remnants of Hurricane Helene.

Vehicles

Maintenance was performed on 7 police cars, 2 Public Works Vehicles and 2 P&R vehicles.

Sanitation

For the month of June, Public Works collected 179.12 tons of garbage for a daily average of 8.53 tons.

Streets

Public Works will have a contractor do pavement repairs to Wildwood Circle after the 1st of July.

Monthly Update— June, 2025

Planning & Zoning

Planning Board/ZBA – The Board did not meet in June... Applicants for the District 4 vacancy will be present at the July 7 agenda meeting for introductions and questions, with Council making their appointment at the July 14 regular meeting.

- Continued day to day issuance of permits, fielded inquiries about potential new developments, and responded to miscellaneous complaints (various complaints involving zoning, solid waste, and/or junked vehicles.
- Continued work on implementation of various minimum measures related to the Town's MS4 Stormwater Permit. Continued discussions and work with Mary Roderick from LOS and Chris Brown from McGill on various aspects of the program.
- Attended the June 12 meeting of TCC (advisory board to the FBRMPO)
- Have been continuing to monitor properties with substantially damaged structures from Helene. I had another visit from FEMA on June 4 as they are continuing to closely monitor the local programs. Still awaiting action on several locations
- Participated in a meeting with Town Manager and a group out of Atlanta that inquired about the Town Center properties.
- Continued work with McGill Assoc. on pending items related to floodplain ordinance amendments. McGill incorporated several minor changes into the draft following guidance from NCEM. Council held public hearing in June and approved the draft amendments.
- Attended the June 11 (virtual) meeting of the Asheville Regional Housing Consortium.
- Met with Rebekah Robinson from Conserving Carolina to review current efforts on extension of the Cane Creek Greenway. We are awaiting word on the 2nd grant application which was originally supposed to be announced in March, but was delayed until June 30. (Will update council and manager as soon as we hear)... If we learn that this grant will be awarded, we will be back to Council in August or September to discuss the match requirements and determine next steps.

Fletcher Parks and Recreation Department

Monthly Report – June 2025

Programs

First Summer Concert

We held our first Summer Concert at the Auction House in Fletcher on June 7th, and the event was a great success! The band played from 6:00–8:00 PM, and every seat was filled as guests brought their own lawn chairs and enjoyed the live music. The Auction House team was a pleasure to work with and has already invited us back for our August concert.

Fletcher Farmers Market

The Fletcher Farmers Market has officially moved to Bill Moore Community Park and now takes place every Tuesday from 3:00 to 6:00 PM. Both vendors and shoppers are enjoying the new location, and we've been receiving new applications weekly since the move.

Attendance has remained steady, and the market continues to feature a diverse mix of vendors offering fresh produce, baked goods, handmade crafts, and more. Community feedback has been overwhelmingly positive, and we're excited to see the market continue to grow throughout the season.

Summer Day Camp & Middle School Adventure Camp

We're already in Week 5 of Summer Camp, and both campers and staff are having a blast! Some camp favorites so far include visits to Ellaberry Llama Farm and rock-climbing adventures in Brevard. With the hot weather, everyone especially enjoyed cooling off with swim days at Cane Creek Community Pool.

We're looking forward to having even more fun in the weeks ahead!

Facilities & Maintenance

Bill Moore Community Park

Our maintenance team is in full swing with the mowing season and has done an excellent job keeping the park clean and welcoming.

Fence & Multi-Court Repairs

Patton Construction will be conducting the final walk-through next week for the fence and multi-court repairs. We're excited to see this project nearing completion and appreciate everyone's patience during the process.

Bridge and Greenway Repairs

Bradley and Conner Grading Contractors have been awarded the project for bridge and greenway repairs. Work is scheduled to begin in the upcoming weeks.



FLETCHER POLICE DEPARTMENT

TEAMWORK - PROFESSIONALISM - DEDICATION

DANIEL D. TERRY
CHIEF

MEMORANDUM

To: Mark Biberdorf, Town Manager
From: Chief D. Terry
Date: July 1, 2025
Re: June 2025 Monthly Report

Training & Professional Development:

- We congratulate Sergeant Kilby who graduated from the North Carolina Law Enforcement Leadership Academy. This was a six-month endeavor where he attended class one week a month, for six-months, along with working on various projects during his time away from class.

We had a total of 547 calls for service for the month of June. This does not include 1494 extra security checks. Fifty-two incident reports were filed. Thirty of these incidents required some type of investigative follow-up to be conducted. Thirty-three citations were issued for a total of 45 charges. Twenty-four auto accidents were reported and 11 arrests made.

Activities of interest for the month of June include:

- The Fletcher Police Department welcomed its newest member to the police force. Chandler Floyd graduated from the AB-Tech Basic Law Enforcement Training and was sworn in as a Fletcher Police Officer. We welcome him to the team and look forward to working with him.
- North Carolina Criminal Justice Training & Standards Board conducted an in-person audit on the police department. They examined training records and law enforcement hiring documentation that we are required to maintain by law on all sworn officers. We passed the audit with high marks. Thanks to Captain Gutierrez for his organization and detail in managing employee files and required documentation.
- Officers investigated an apparent drowning at Westphal Park. A 53-year old male was found in the river face down and unresponsive. CPR attempts were unsuccessful and the man was subsequently pronounced dead. This investigation continues pending the results of the autopsy.
- Officers investigated a breaking and entering of a motor vehicle at a local hotel where various tools were stolen from the vehicle. A description of the suspect's vehicle was obtained. This information was searched through the Flock camera system maintained by another agency and a license plate was obtained. The driver was identified and warrants taken out for his arrest.

300 OLD CANE CREEK ROAD, FLETCHER NC 28732
PHONE (828) 687-7922 – FAX (828) 654-8046
Email: d.terry@fletchernc.org

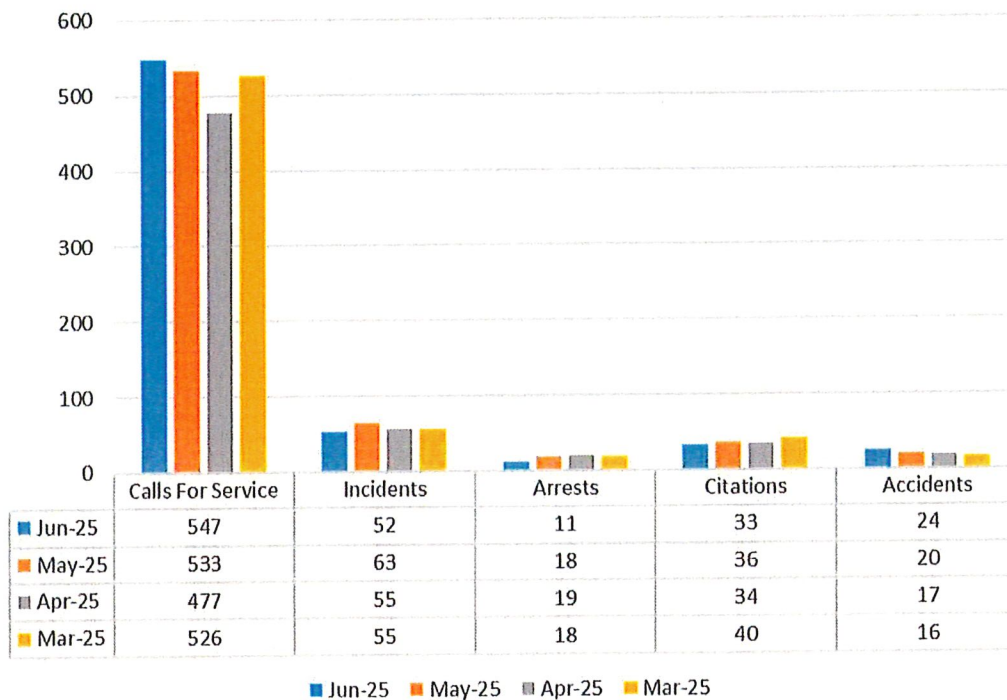
- Officers took reports for nine different storage units that were broken into at “Go Store It” on Old Airport Road. A significant amount of property was taken. Suspects have been identified and some of the stolen property recovered and returned to the owners. The investigation continues as officers are working with several other law enforcement agencies that have experienced similar break-ins. Arrests are expected soon and will be reported in next month’s report.
- Community engagement activities for the month of June consisted of attendance at the National Insurance Crime Bureau (NICB)’s NC Insurance Crime Information Exchange Meeting. Officers visited the Town of Fletcher’s summer camp and attended the bi-weekly Henderson County Investigators meeting.

Respectfully Submitted,

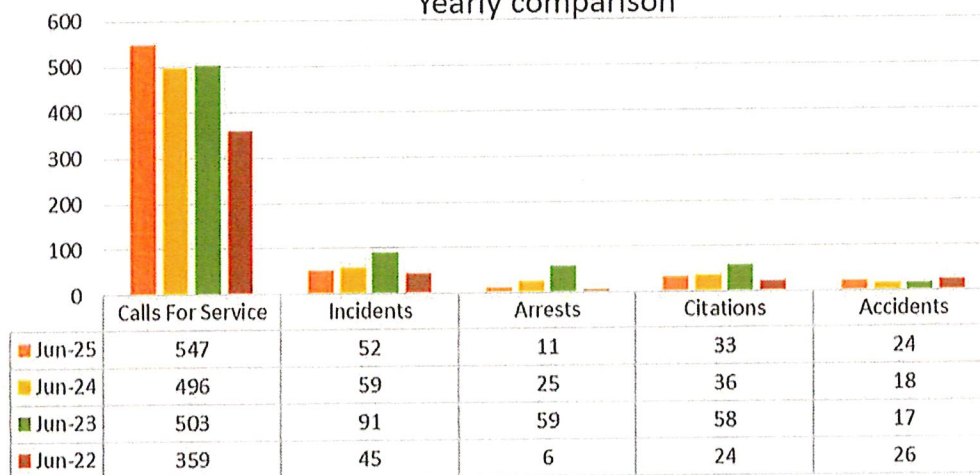


Chief Dan Terry

Fletcher Police Department - June - 2025 Monthly Comparison



Fletcher Police Department - June- 2025 Yearly comparison



FLETCHER POLICE DEPARTMENT
CRIMINAL INV DIVISION
MAY 2025 STATISTICS

OFFENSE	MONTHLY ACTIVITY 2025					CUMULATIVE 2025				
	ASSIGNED	CLEARED w/ ARREST	EXCEPTIONALLY CLEARED	ADMINISTRATIVELY CLEARED	UNFOUNDED	OPEN PENDING	CLEARED BY ARREST	EXCEPTIONALLY CLEARED	ADMINISTRATIVELY CLOSED	UNFOUNDED
ARSON										
ASSAULT/BATTERY							1			
B&E (COMMERCIAL)	6					7				
B&E (RESIDENTIAL)				1		1			1	
B&E (TO MOTOR VEHICLE)				1		2		1	2	
CHILD ABUSE (PHYSICAL/NEGLECT)									1	1
CRIMINAL DAMAGE										
CRIMINAL TRESPASS										
DEATH INVESTIGATIONS	2				1	3				1
DOMESTIC VIOLENCE										
DRUG INVESTIGATIONS							3			
ELDER ABUSE-FINANCIAL							2			
ELDER ABUSE-PHYSICAL									2	
FINANCIAL CRIMES/ID THEFT						2			3	
HARASSMENT/INTIMIDATION										
HOMICIDE										
LARCENY			1					1		
MISSING PERSON (ADULT)										
MISSING PERSON (JUVENILE)										
MOTOR VEHICLE THEFT/UUMV						1			1	1
ROBBERY										
SEX OFFENSE							2		1	
SUICIDE/ATTEMPTED										
OTHER										
TOTAL	8	0	1	2	1	16	8	2	11	3
LAST MONTH	5	1	1	2	1					
YEAR-TO-DATE										

Department of Social Services			2025 YTD
TOTAL CASES REVIEWED	1		11
TOTAL CASES ASSIGNED	1		7

50 % Clearance rate for June
2025

54% Year-To-Date Clearance

CITIZEN ASSIGNMENT LETTERS SENT

15

54