

TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER



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

Town Council Regular Meeting October 13, 2025 at 6:00 PM

Call the meeting to order at: 6:00 PM

- 1) Introduction of the new Planning & Zoning Director Tyler Morrow to Council. (Regular Meeting)

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

- 2) Agenda Review Meeting September 2, 2025
- 3) Regular Meeting September 8, 2025

Council Updates

Consent Agenda

- 4) Tax refunds/releases

Discussion Items

- 5) Discussion of Stormwater Off-Right-of-Way Grant Program - Mark Biberdorf, Town Manager
- 6) Budget amendment to fund Stormwater Off-Right-of-Way Grant Program - Mark Biberdorf, Town Manager

- 7) Consideration of legislative priorities list for FY 2025-2026 - Mark Biberdorf, Town Manager

Town Manager Report

Department Reports

- 8) September Reports

Adjourn

Upcoming Events

LGCCA Tuesday, October 21, 2025, at 3:00 pm

Fall Shred/Pill drop event on October 24, 2025, from 10:00 to 2:00 pm

Halloween Carnival October 25, 2025

Fall Food Pantry October 27, to November 15, 2025

Agenda Review Meeting November 6, 2025

Veterans Salute Breakfast November 1, 2025, at 9:00 am

Regular Meeting November 13, 2025

Agenda Review Meeting December 1, 2025, at 6:00 pm

Christmas in the Park December 6, 2025 12:00 to 2:00 pm

Regular Meeting December 8, 2025, at 6:00 pm

"This Institution is an equal opportunity provider."

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

Call the meeting to order at: 6:00 PM

Those who were in attendance are as follows:

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

Presentation of Proclamation in honor of Constitution Week, which runs from September 17 to September 23, 2025.

Mayor Blakely presented Pamela Tilson with a proclamation in honor of Constitution week, which runs from September 17 to September 23, 2025.

Moment of Silence:

No comments were made at this time.

Pledge of Allegiance:

No comments were made at this time.

Public Comments:

No comments were made at this time.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting August 4, 2025

Regular Meeting August 11, 2025

No comments were made at this time.

Council Updates

Councilmember Jim Player commented on the recent TAC (Transportation Advisory Committee) meeting that he attended and what they are working on. He stated that they have added improvements to the list for Fanning Bridge Road for a modernization project to include

sidewalks and DOT upgrades. He said that you could go to the French Broad River MPO website and click on plans and then Spot 8.0 to view these plans. He also stated that he is not sure when exactly they would get started on this as it may be a while.

Councilmember Keith Reed commented on the event in the park this past Saturday and how well it was done.

Consent Agenda

Tax refunds/releases

No comments were made at this time.

Discussion Items

Presentation from the Love and Respect Community for Recovery- Alivea Turner, Director of Operations.

Mayor Blakley stated that they will be here next week at the regular meeting to make a presentation.

Discussion and review of application(s) from individuals to fill the vacancies on the Parks & Recreation Advisory Board.

The following applicants for the Parks & Recreation Board introduced themselves and answered questions that the council had for them.

Katie Taylor
Patrick Nard
Julie Hunter
Helen Dixon
Richard Haschke
Johanna Spindola

Discussion Followed:

Discussion and review of application(s) for a representative from Fletcher to serve on the Water & Sewer commission.

The following applicants for the Water & Sewer commission introduced themselves and answered questions that the council had for them.

Jacob Compher
Mitch Brevard
Johanna Spindola

Discussion Followed:

Discussion and review of application(s) of an individual to serve on the ABC Advisory Board.

The following applicants for the ABC Board introduced themselves and answered questions that the council had for them.

Helen Dixon
Rachel Nard

Discussion Followed:

Presentation on 2024 Crime Rates and Police Operations - Dan Terry, Police Chief.

Town Manager Mark Biberdorf stated that Chief Terry would be here next week to make a presentation to council.

Discussion of potential storm water improvement grant program for private property owners - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf went over some information that he recently discovered from several municipalities on examples of storm water improvement grants for residents.

Mayor Pro-Tem Trevor Lance went over some information that he put together for these grants by comparing three different cities that have this type of program. (Gastonia, Salisbury & Shelby)

Discussion Followed:

It is agreed to keep this moving forward and the Town Manager is going to further review this and come back with more details next week at the regular meeting.

Town Manager Report

Park repairs: Our punch list of items left is for all the ballfields, and they are working on that. The next big project was the streambank repair (Mills Gap Road area), bridge and some streambank repair in the main portion of the park. Mills Gap Road streambank repair is completed. The bridge should hopefully be done soon and then the stream bank repairs in the main portion of the park will be done and this should all be done by the end of September.

We met with some representatives from Retail Strategies several weeks ago, and they are continuing to use their contacts with retailers who might be interested in our property. They are also meeting with our former developer, Lewis Real Estate Group, as well.

There will be a fall shred event and medication turn-in event in with First Citizens Bank which will take place on Friday, October 24, 2025.

Department Reports

August 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: 7:20 pm

Upcoming Events

Regular Meeting September 8, 2025

Family Fun Festival September 20, 2025

Agenda Review Meeting October 6, 2025

Regular Meeting October 13, 2025

Fall Shred/Pill drop event October 24, 2025, from 10:00 to 2:00 pm

Halloween Carnival October 25, 2025

Fall Food Pantry October 27, to November 15, 2025

Approved.

Date

Signed

Town of Fletcher
Town Council Regular Meeting
Minutes
September 8, 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 Jim Player
Councilmember Amber McKinney
Town Manager Mark Biberdorf
Police Chief Dan Terry

Councilmember Keith Reed did not attend this meeting.

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:

No comments were made at this time.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting August 4, 2025

Regular Meeting August 11, 2025

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

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

Motion all in favor.

Council Updates

No comments were made at this time.

Consent Agenda

Tax refunds/releases

Mayor Blakely asked for a motion to approve the consent agenda.

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

Motion all in favor.

Discussion Items

Brief discussion on mowing moratoriums involving the removal of campaign signs during elections - Dwayne Hill, Thomas Redmond mowing.

Mr Hill did not show up for discussion on this item.

Mayor Blakely stated that he did some review of SB 391 and that he can see where not being able to mow the grass in the right of way during campaign season (signs) could cause some safety issues. He stated that we need to contact our legislators to see about getting this appealed/corrected.

Discussion Followed:

Presentation from the Love and Respect Community for Recovery- Alivea Turner, Director of Operations.

Representatives (Lexie Wilkins, Alivea Turner, Marko Rodriguez and Joselito Ruiz) from Love and Respect Community for Recovery gave a presentation on their program and how they help people who have recently been released from prison, may have substance abuse or are homeless. They would like to offer their help in the Fletcher area.

Discussion Followed:

The council thanked them for coming to the meeting and their presentation.

Selection of individual(s) to fill the vacancies on the Parks & Recreation Advisory Board.

Mayor Blakely handed out the ballots and asked council to select their candidates for the Parks & Recreation Advisory Board.

The following were selected to be on the board.

Katie Taylor
Patrick Nard
Richard Haschke
Johanna Spindola

Mayor Blakely asked for a motion to approve Katie Taylor, Patrick Nard, Richard Haschke and Johanna Spindola to the Parks & Recreation Advisory Board.

Councilmember Jim Player stated that he would make that motion, and it was seconded by Councilmember Amber McKinney.

Motion all in favor.

Mayor Blakely congratulated the individuals who were selected for the board.

Selection of a representative from Fletcher to serve on the Water & Sewer commission.

Mayor Blakely handed out the ballots and asked council to select their candidate to represent Fletcher on the Water & Sewer Commission.

Council selected Mitch Brevard for the Water & Sewer Commission.

Mayor Blakey congratulated Mr Mitch Brevard.

Selection of individual to fill vacancy on the ABC Board

Mayor Blakely handed out the ballots to fill the vacancy on the ABC Board and asked council to make their selection.

Mayor Blakely stated that, by a unanimous vote, Rachel Nard has been selected for the ABC Board.

Mayor Blakely asked for a motion to approve Ms. Rachel Nard to the ABC Board.

Mayor Pro-Tem Trevor Lance made a motion to approve Rachel Nard to the ABC board, and it was seconded by Councilmember Jim Player.

Motion all in favor.

Presentation on 2024 Crime Rates and Police Operations - Dan Terry, Police Chief.

Police Chief Dan Terry gave a report/presentation on the crime rates for 2024 and the police operations in Fletcher.

Discussion Followed:

Discussion of potential storm water improvement grant program for private property owners - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf went over the most recent information he collected for storm water improvement grants. (examples from Shelby, Salisbury and Clemmons).

Discussion Followed:

The Town Manager is going to finalize the information for these grants and bring back the information at the October meeting.

Town Manager Report

Park repairs — Phase II which is the stream bank(s) and the bridge. They are actually pouring concrete on the bridge tomorrow. The stream bank down by Mills Gap Road is already done, and I am not sure if the final punch list has been completed on that. They are working on the bridge now and when they finish that they will work on the stream bank in the main area of the park. Hopefully they will be done by the end of September.

Nothing more on the Town Center Project from last week

The Fall Community Appreciation day at First Citizens Bank is on Friday, October 24, from 10:00 to 2:00 pm. We will have a shred event/pill drop and some food for people. ABCCM will be there as well, collecting donations.

The Fall Family Festival is coming up on Saturday, September 20, from 4:00 to 7:00 pm, and you have a map and flyer in front of you.

Department Reports

August Reports

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: 07:31 pm

Upcoming Events

Family Fun Festival September 20, 2025

Agenda Review Meeting October 6, 2025

Regular Meeting October 13, 2025

Fall Shred/Pill drop event October 24, 2025, from 10:00 to 2:00 pm

Halloween Carnival October 25, 2025

Fall Food Pantry October 27, to November 15, 2025

Approved.

Date

Signed

October 2025 Releases /Refunds

Release Year	Release#	Name	Reason	Amount	Real Value	Personal Value
2025	9	Brown, Alex	MH moved 11/6/2024		\$38.89	13,890.00
	10	Coffey, Scotty Midrandge Solutions	Company closed 12/2024		\$30.12	10,756.00
	11	Huntington Technology Finance	Adjustment of business property		\$61.58	21,993.00

Total to be released/refunded for October \$130.59

Town Council meeting:

MEMORANDUM

TO: Mayor & Council

FROM:

COPY TO: Heather Taylor, Assistant Town Manager
Jabbo Pressley, Public Works Director

DATE: 10/3/2025

SUBJECT: Discussion of Stormwater Off-Right-of-Way Grant Program - Mark Biberdorf, Town Manager



Background:

A copy of the revised draft of the Stormwater Off-Right-of-Way Grant Program is attached for Council's review and approval.

Recommendation:

It is recommended that Council approve this program with any other potential revisions that are discussed at the meeting.

Attachments:

1. Memo to Council - Stormwater Off Right of Way Grant Program
2. Fletcher Stormwater Off-Right-of-Way Assistance Grant._second draft

MEMORANDUM

TO: Mayor and Town Council

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

COPY TO: Heather Taylor, Assistant Town Manager
Jabbo Pressley, Public Works Director

DATE: October 3, 2025

SUBJECT: Discussion of Stormwater Improvement Grant Program for Private Property Owners

Attached is a revised draft of the Town's Stormwater Off-Right-of-Way Grant Program. A draft was first presented at the September meeting. Some revisions from that discussion were incorporated and are reflected in this version.

It was also discussed that we should have our Town Attorney, and our engineering firm review the guidelines for the grant. Our Town Attorney has since reviewed the program and is comfortable with it. I met with Ben Cathey from McGill Associates yesterday and I will go over his comments at the Agenda Review meeting.

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

MEB/meb

Attachment



Stormwater Off-Right-of-Way Assistance Grant Summary

The Town of Fletcher will provide **grants** for off right-of-way improvements for property owners to address stormwater issues through **the following program:**

- Provides public stormwater funds to private citizens in efforts to address stormwater impacts on their property that have degraded a stormwater conveyance or may pose a threat to a dwelling where public stormwater is involved.
- Enables **citizens** to conduct stormwater improvements that they have been approved for by providing 90% of the approved costs.
- All citizens currently in good standing with Town Fees.



Approval Process

- Contact the Town of Fletcher to schedule **an** on site evaluation of the stormwater issue.
- The stormwater team will converse the issue and recommend an action for the Advisory Panel (AP) to debate and vote on.
- Once the AP decision is rendered, it is up to the participant to decide which program option they wish to pursue.

Category 1 Determination (\$30,000)

- **A threat to a dwelling is posed but is not imminent**
- **The City will pay 90% of the cost or up to \$30,000 for a Category 1 Determination**

Category 2 Determination (\$10,000)

- **There is no threat to dwellings or loss of life; Basic conveyance improvements**
- **The City will pay 90% of the cost or up to \$10,000 for a Category 2 Determination**

The approved participant acts as the project manager, conducting all necessary tasks {bids, design, material usage, quality control, etc... With bids, at least three licensed & insured contractor quotes) required to see the project through from start to finish. Grant funds shall be payable upon submittal of contractor invoices, approved for payment. Upon completion of the project, receipts for the project are submitted to the finance department and a reimbursement check is **issued to the contractor.**

For Questions or to Schedule a Field Inspection Call Town of Fletcher at (828)687-3985



Protecting
Our
Local Creeks





STORMWATER OFF-RIGHT-OF-WAY ASSISTANCE PROGRAM

Amended September 9, 2025

Background:

The Town of Fletcher's level of service related to storm drainage meets the minimum basic requirements of the State of North Carolina. The Town maintains drainage facilities within Town-system street rights of way. The Town does not typically plan for improvements to existing street drains, and the Town does not maintain or improve drainage facilities on private property.

In 2025, the Town of Fletcher Council initiated a storm drainage incentive grant program to assist with the cost of making drainage improvements on private property that also benefit the public. The following information will help property owners apply for an incentive grant.

Application Process:

1. Applicant(s) shall review the drainage situation with the Town of Fletcher Staff.

Contact: Mr. Mark Biberdorf, Town Manager

Town of Fletcher
300 Old Cane Creek Road
Fletcher, NC 28732
Telephone: (828)-687-3985

2. To be eligible for a grant, the proposed project must meet the following criteria:
 - a. Located within the town limits of Fletcher, North Carolina.
3. Applicant(s) shall submit a complete grant application including the following:
 - a. A description of the problem and the proposed treatment.
 - b. Cost proposal(s) submitted by appropriate contractors. (At least three licensed / insured contractor quotes are **recommended before final approval of award**).
 - c. Statement describing how expenses shall be shared.
 - d. Photos of existing conditions annotated with notes for the proposed improvements.

4. A notification letter will be sent to the applicant(s) identifying if the request has been granted, granted with restrictions, or denied.
5. An agreement between the Town and the property owner(s) must be signed before any grant-eligible work commences.
6. The Town will provide spot inspections of construction activity, but it is the applicant's responsibility to ensure that construction is completed in substantial conformance with the grant proposal.
7. Upon Submittal of a copy of the contractor's invoice, approved for payment by the Town will prepare its portion of payment directly to the contractor. The Town reserves the right to withhold payment for work found to be not in substantial conformance with the grant proposal. All requests for payment must be submitted by the end of the fiscal year in which the grant was awarded (Add Date).

Evaluation of Grant Requests:

1. Grant requests received by March 31, June 30, September 30, and December 31 shall be evaluated competitively, and awarded by Town Council.
2. Grant requests received after the above date may be evaluated individually, based on established priorities, subject to available funds.
3. Grants of up to \$5,000 may be awarded by the Town manager. Grants in excess of \$5,000 may be awarded only by Town Council.

Legal Background:

The North Carolina Supreme Court formally adopted the common law doctrine known as the “rule of reasonable use” with respect to surface water drainage in 1977. The rule of reasonable use allows each landowner to make reasonable use of his land even though by doing so, he alters in some way the flow of surface water, thereby harming other landowners. Liability is incurred only when the harmful use is found to be unreasonable and causes substantial damage. The questions of what is unreasonable and what constitutes substantial damage are dependent upon the circumstances of each situation, and can be specified only through litigation.

The State Court has ruled on several cases to establish the following general principles that are applicable to drainage throughout North Carolina:

1. Every property owner has the right to develop his property to the extent allowed by local ordinances (zoning and subdivision ordinances).
2. Development results in more runoff at a higher velocity. Downstream property owners are obligated to accommodate the increased runoff (except for diversions).
3. Municipalities are not obligated to address storm drainage on private property.
4. If a Town has accepted streets with insufficient drainage facilities, the Town must use reasonable diligence to keep the drains in good repair, but the Town is not obligated to upgrade them.
5. If a Town annexes an area with drainage problems, the Town is required to provide the same level of service to that area as is provided Town wide. The Town is not obligated to correct existing problems in a newly annexed area.

STATE OF NORTH CAROLINA

AGREEMENT

COUNTY OF HENDERSON / TOWN OF FLETCHER

THIS AGREEMENT, is made and entered into this ____ day of _____, 20__, by and between the Town of Fletcher, a municipal corporation of Henderson County, North Carolina, hereinafter referred to as the TOWN, party of the first part, and _____ of Henderson County, North Carolina, hereinafter referred to as the RECIPIENT, party of the second part.

WITNESSETH THAT:

WHEREAS, the Common Law Doctrine known as the “rule of reasonable use” which has been formally adopted by the North Carolina Supreme Court with respect to surface water drainage allows reasonable alteration of the flow of storm water runoff which may cause harm to properties; and

WHEREAS, there are locations throughout the Town of Fletcher where the altered flow of storm water runoff through private property interferes with the safety, comfort, welfare, and/or convenience of property owners or the general public; and

WHEREAS, the Town does not have the power of eminent domain with respect to storm water runoff, and in most cases does not have legal authority to make drainage improvements on private property; and

WHEREAS, the Town is willing to award grants to promote the improvement of drainage facilities on private property in accordance with the Stormwater Off-Right-of-Way Assistance Grant ;

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained, the parties agree as follows:

1. The recipient agrees to utilize the grant funds via direct payment to their contractor to fulfill that project described in the Stormwater Off-Right-of-Way Assistance Grant Application attached hereto as Exhibit “A”, and to utilize said funds solely for fulfillment of identified storm drainage improvements.

2. The recipient agrees to maintain the subject drainage way at no cost or liability to the Town. Further, the recipient acknowledges that the Town is not, at this time, responsible for surface water runoff or for the maintenance of drainage ways across private property.

AGREEMENT

page 2

3. The recipient agrees to abide and conform all drainage improvement construction undertaken pursuant to this agreement to all applicable laws of the United States, the State of North Carolina, Henderson County, and those applicable provisions of the ordinances of the Town directly or indirectly related to the subject matter of this agreement.

4. The amount of the grant shall be \$_____ or 90% of actual grant-eligible expenses, whichever is less. Grant funds shall be payable upon submittal of contractor invoices, approved for payment, provided said project meets with the Town's approval and is completed in substantial conformance with those provisions specified in the Stormwater Off-Right-of-Way Assistance Grant, Exhibit "A".

5. The recipient agrees to complete the project and submit approved invoices as soon as is practical after the work is completed.

6. Technical assistance provided by the Town will be advisory only. The Town will not be a party in negotiations between the recipient and any contractor or designer employed by the recipient. The recipient agrees to hold the Town harmless for any design considerations, defects in workmanship, or from any liability, damages, or other costs relative to this project.

7. This agreement may be terminated and the Town may withhold grant moneys upon the recipient's breach of or failure to perform any of the terms of this agreement including those provisions in Exhibits "A". The Town shall give the recipient ten (10 days' notice in writing of termination for any cause.

IN WITNESS THEREOF, the parties hereto have caused this agreement to be signed by their proper officials upon the day and year first written above.

By:

Town of Fletcher

Witness

Recipient

Exhibit A

Town of Fletcher

STORMWATER OFF-RIGHT-OF-WAY ASSISTANCE GRANT APPLICATION

Property Location

Nature of Problem

Proposed Treatment

Total Estimated Cost (Please attach itemized estimates)

\$ _____

Expenses shall be shared in the following manner:

- A single participant shall incur all expenses.
- Expenses shall be divided equally among all participants.
- Expenses shall be prorated according to street frontage.
- Expenses shall be prorated according to property length.
- Other (please describe)

We the undersigned hereby apply for a Stormwater Off-Right-of-Way Assistance Grant from the Town of Fletcher. By signing this form we acknowledge the following:

- The proposed storm drainage improvement is being made under control of private property owners. The subject drainage way is neither owned nor controlled by the Town, and at this time is not part of a Town-maintained drainage system.
- Upon completion of the project, property owners shall continue to maintain the drainage facilities located on their respective properties. Maintenance includes, but is not limited to: using reasonable diligence to keep pipes and ditches free of obstructions and uncontrolled vegetation; removal of litter and debris; repair of erosion or structural failure.
- We have read the standard Agreement and agree to abide by its terms.
- We agree to pay our respective shares of the project.

Signature: _____

Date: _____

MEMORANDUM

TO: Mayor & Council

FROM: Mark Biberdorf, Town Manager

COPY TO: Heather Taylor, Assistant Town Manager

DATE: 10/8/2025

SUBJECT: Budget amendment to fund Stormwater Off-Right-of-Way Grant Program - Mark Biberdorf, Town Manager



Background:

Attached is a budget amendment that will transfer \$100,000 from the Capital Improvement Fund to the Public Works departmental budget for the stormwater grant program.

Recommendation:

It is recommended that Council approve this budget amendment.

Attachments:

1. Budget Amendment 1- Stormwater Grant Program - FY 25-26

BUDGET AMENDMENT 1
Original Ordinance # 0-25-04
Amended on October 13, 2025
Ordinance # 0-25-06
REQUEST FOR BOARD ACTION
TOWN OF FLETCHER

MEETING DATE: October 13, 2025

SUBJECT: Budget Amendment 1

ATTACHMENTS: YES

SUMMARY OF REQUEST:

The Town would like to move forward with implementation of the Stormwater Off-Right-of-Way Assistance Grant Program for Fletcher residents. This budget amendment reallocates funds within the Town's Capital Improvement Program (CIP) to establish a dedicated line item within the Public Works Department budget to account for program expenses.

TOWN MANAGER'S RECOMMENDATION:

It would be appropriate for the Board to approve the attached budget amendment transferring funds from the Capital Improvements line item to the newly established Stormwater Grant Expense line item within the Public Works Department to support this new grant assistance program.

BUDGET AMENDMENT # 1
FY 25/26 BUDGET ORDINANCE
Effective October 13. 2025

	Account #	Debit	Credit
General Fund			
Revenues			
Expenditures			
Stormwater Grant Expense	10-5600-3350	100,000.00	
Capital Improvements	10-7000-0000		100,000.00

Approved this the 13th day of October 2025

Mayor Preston Blakely

ATTEST:

Christine Thompson MMC, NCCMC
Town Clerk

MEMORANDUM

TO: Mayor & Council

FROM: Mark Biberdorf, Town Manager

COPY TO: Heather Taylor, Assistant Town Manager

DATE: 10/3/2025

SUBJECT: Consideration of legislative priorities list for FY 2025-2026 - Mark Biberdorf, Town Manager



Background:

Discussion of draft legislative priorities list for FY 2025-2026.

Recommendation:

Approval of legislative priorities list and project list for FY 2025-2026.

Attachments:

1. Memo to Council - Proposed Legislative Priorities List for FY 2025-2026
2. Legislative Priorities List for FY 2025-2026
3. Legislative Priorities Project List for FY 2025-2026
4. 20250127_nclm_202526legislativegoals

MEMORANDUM

TO: Mayor and Town Council

FROM: Mark E. Biberdorf, Town Manager 

DATE: October 3, 2025

SUBJECT: Legislative Priorities List for 2025-2026

Last year I prepared a draft Legislative Priorities List that was ultimately approved and used for meetings with members of our legislative delegation. I have included a similar updated list for your review and discussion in addition to a specific project list for funding assistance.

Also attached is the North Carolina League of Municipalities' Legislative Goals to show how it mirrors some of our priorities.

If you should have any questions on this item prior to the meeting, please let me know.

MEB/meb

Attachments

2025 – 2026 Legislative Priorities for Town of Fletcher

- 1) Development of the Fletcher Town Center – Funding support for infrastructure to the site, construction of public facilities, and creation of jobs.
- 2) Support for funding mechanisms to be put in place when state or federal legislation is passed that requires municipalities to carry out the provisions of the legislation – no unfunded mandates.
- 3) Expanded grant funding for the development of local recreational facilities – indoor recreational facilities for Parks & Rec. and outdoor facilities, including greenways.
- 4) Expanded grant funding to support smaller law enforcement agencies with equipment, staffing, and facility needs.
- 5) Advocating for western North Carolina getting an equitable share of community and economic development funds.
- 6) Seeking legislation that would provide the Town with enhanced local option revenue sources that are approved by a local referendum, i.e. local option sales tax, occupancy taxes designated for local services, and impact fees for transportation.
- 7) Assistance for expanding the availability of water and sewer to un-served areas as identified by the Town of Fletcher.
- 8) Ensure that adequate funding is in place to maintain DOT roads to a high standard.
- 9) Support for additional federal and state resources to facilitate workforce housing projects.
- 10) Identify federal and state resources to help develop a new Fletcher Library branch in the Town Center area.

Town of Fletcher
Requests for Legislative Assistance

Project Name	Organization	Location	Cost Information	Project Description & Cost Share Opportunities
Cane Creek Greenway Extension	Town of Fletcher	Areas along Cane Creek extending from Bill Moore Community Park in Fletcher toward the French Broad River.	\$3,000,000 - \$5,600,000	The Town of Fletcher has been working for several years with adjoining property owners and Conserving Carolina to extend the Cane Creek Greenway. This would help to create a new leg of our greenway system that could connect with a larger regional system. Funding from the legislature could be used as a potential grant match along with local funding. The Town is also pursuing federal grants for this project.
Fanning Bridge Road Sewer Extension Project	Town of Fletcher	Westfield Road, North Hudson Lane, and Dogwood Terrace located off of Fanning Bridge Road	\$900,000	Certain areas of Fletcher do not have sanitary sewer service but could greatly benefit from this service due to struggling septic systems. One particular area that would benefit from the extension of sewer is a neighborhood located off of Fanning Bridge Road. This neighborhood consists of the properties located on Westfield Road, North Hudson Lane, and Dogwood Terrace. The Town has been in communication with the Metropolitan Sewerage District (MSD) to discuss the logistics for extending sewer service to the Fanning Bridge Road neighborhood.
Fletcher Library Branch	Town of Fletcher	Fletcher Town Center Property	TBD	The Town is advocating for the replacement of the Fletcher Branch Library. The current building is in less-than-ideal condition, and they have outgrown their space. The Fletcher Branch is the busiest branch location for the Henderson County library system. The Town would like to work on a joint project with Henderson County to relocate the facility to the Town Center area of Fletcher.

2025-26 NCLM Legislative Goals

RESILIENT INFRASTRUCTURE

Establish long-term funding streams that adequately address water, sewer, stormwater, transportation and other infrastructure needs.

- Infrastructure – including roads, water, sewer, stormwater, parks and beaches – is critical to economic development and job creation.
- Many cities in the state are growing, creating a constant need for investment to keep pace with population growth; many cities and towns also have aging infrastructure that must be replaced.
- Creating long-term and more permanent funding streams for infrastructure will ensure adequate investments so that North Carolina thrives now and into the future.

Expand state transportation funding streams for construction and maintenance of municipal and state-owned secondary roads.

- Current Powell Bill and other state funding is not adequate to address transportation needs, particularly as they affect municipal and state-owned secondary roads.
- In many cities and towns, major commuting corridors are not receiving the level of investment needed to keep pace with traffic.
- More investment is needed for these roads if existing residents are to embrace business and residential growth.

Create incentives that encourage and adequately fund regionalized water and sewer solutions.

- A number of municipal water and sewer systems continue to financially struggle with deferred maintenance needs.
- These challenges came about largely due to population and job losses in rural areas, leading to an erosion of taxpayer and ratepayer bases.
- While legislators and municipalities have begun to address these issues with the creation of the Viable Utility Reserve and the use of ARPA funding, state estimates show needs still exceed expenditures by several billion dollars.

HEALTHY FINANCES

Expand funding opportunities for disaster resiliency and recovery efforts.

- North Carolina has faced a number of damaging natural disasters in recent years, including the unprecedented storm that devastated the western part of the state in the fall of 2024.
- To fully recover from these natural disasters requires a broad approach that focuses on infrastructure, housing and economic losses.
- Federal assistance and private insurance will not be enough to address these ongoing, critical needs or mitigate damage when future disasters hit.

Provide local revenue options beyond the property tax.

- Roughly 40 percent of municipal general fund revenue is generated by local property taxes.
- Cities have little to no authority to raise significant revenue in other ways.
- A lack of diverse, local tax options can affect economic growth, as well as cause large swings in revenue based on economic changes.

Expand incentives and funding for local economic development.

- Funding is simply inadequate in many cities and towns to encourage job growth.
- State grants and incentives are often targeted in ways that fail to assist the areas in greatest need of job creation.
- Maintaining or expanding funding for film tax credits, major industrial site development, downtown development and renewable energy tax credits helps cities and towns across the state.

UPLIFTING UNDERSERVED COMMUNITIES

Support technical assistance programs to assist municipalities with securing or maintaining grants or other necessary municipal resources.

- Many municipalities do not have the resources to seek or administer grants, even as that source of funding could help meet the needs of residents.
- State, federal and other grant funding offers a significant opportunity for cities and towns to improve infrastructure or enhance services.
- Providing technical assistance to these municipalities can provide them with access to grant funding, providing resources not otherwise available to them.

VIBRANT COMMUNITIES & NEIGHBORHOODS

Preserve authority for extraterritorial jurisdiction to ensure that growth is well-planned and investments by homeowners and business owners are protected.

- A community's land-use planning tools, including ETJ, are vital as infrastructure investments are made that pave the way for economic growth.
- Protecting homes and businesses from incompatible uses continues to be an important feature of ETJs. As of 2022, at least 14 counties in North Carolina had no zoning restrictions, with several others being only partially zoned.
- Protecting neighborhoods from incompatible uses ultimately protects the value of residents' homes and property.

Update the annexation petition thresholds to make voluntary annexations easier to initiate.

- Voluntary annexation by petition currently requires 100 percent consent from all property owners, a threshold that can be impossible to meet even if a majority of property owners can benefit by utilizing their property for business or residential purposes.
- Lowering the threshold from 100 percent represents a middle ground that would still reflect the will of property owners but not handicap communities' ability to economically thrive.
- The ability of a city or town to grow and reflect its urban footprint is vital to its financial health; city services are relied on by residents whether they live in or near municipal boundaries.

ADAPTIVE MUNICIPAL OPERATIONS

Protect the ability of municipal elected officials, acting on behalf of local voters, to determine election formats, districts and other election matters currently under their purview.

- Locally-elected municipal officials are best positioned to understand the wishes of local voters and how those should be applied to local election matters.
- In many areas, residents prefer to avoid political polarization when it comes to the practical tasks of municipal government.
- Locally-elected municipal officials are in their communities every day and accessible to voters.

Fletcher Parks and Recreation Department

Monthly Report – September 2025

Programs & Events

Free Yoga in the Park

Soul Summit offered free yoga sessions every Monday in September at Bill Moore Community Park as part of their *Free Yoga at the Park* series. These classes continue to provide a valuable wellness opportunity for residents and remain a strong component of our park programming.

Pickleball Clinic

Our beginner pickleball clinic on September 6th was a great success! Due to high interest, an additional class was scheduled for October 4th, which has already sold out.

Fall Family Festival

The Fall Family Festival was a wonderful success! Attendance started light but quickly grew, and soon the park was buzzing with activity. The last-minute addition of the Police vs. Fire basketball game drew an enthusiastic crowd, while the kids' stations stayed busy with lines at nearly every booth. Guests enjoyed browsing vendor displays and relaxing as the band played to a lively audience. Overall, it was a fantastic day that the community looks forward to each year, and we are already excited for the next one.

Fall Yoga

Fall Yoga began on September 24th and will run for eight weeks at Fletcher Town Hall. The class, taught by Lindsay Fox, is at full capacity with 15 participants.

Fletcher Baseball/Softball Fall League

Fletcher Baseball/Softball is wrapping up its first full fall season, with the final games scheduled for October 11th.

Other Events

In addition to our regular programming, we hosted the Autism Society 5K Run/Walk and the Walk to End Alzheimer's events in the park in September.

Facilities & Maintenance

Bill Moore Community Park & Kate's Park

Our maintenance team has been hard at work during mowing season, doing an outstanding

job keeping both parks clean, safe, and welcoming, while also maintaining five ball fields for the Fletcher League.

Public Works and Parks and Recreation staff have also been repairing the back trails, preparing them for the bridge reopening.

Bridge and Greenway Repairs

Bradley and Conner Grading Contractors completed the riverbank restoration in the park and finished work at the bridge.

The message board at the park entrance has also been repaired and is back in working order.

Employment & Hiring

- Aaron Ramsey was promoted to **Maintenance Supervisor**.
- We are currently hiring a **Maintenance Specialist**.

Administration Monthly Report

Heather Taylor, Assistant Town Manager

September 2025

Assistant Town Manager:

- **Hurricane Helene/FEMA Park Recovery:**
 - Greenway Bridge and Streambank projects were completed, and the bridge and trails were open to the public on September 22.
- **Website/Facebook:**
 - Continuing to update the Town's website with current Town information as well as trying to post to the Town's Facebook account a couple times a week.
- **Purchasing for FY 25/26:**
 - Assisted departments in purchasing various capital items during September to include the workstation replacements, a tire changer for Public Works, and other items.

Finance:

- **Taxes for 2025-** During September we collected over 17% of the levy as of 9/30. This amount will increase as we continue through the fall and early winter months.
- **Business Registration Revenue-** Susan reached out to our multiple businesses who have not paid for their business registration, and we ended up removing some businesses who have closed over the past year.
- **FY 24/25 Audit-** Continued working on items for the Town's auditors during the month of September in wrapping up the FY 24/25 audit. The auditors will be here the week of October 13, and they will present the audit later this fall at a Council meeting
- **FY 24/25 Financial Statements** - Heather spent the majority of September working on the Town's financial statements and they should be done in time for the audit. The printing and binding of the statements will occur later in October/early November after our audit/statements have been approved by the LGC.

Human Resource:

- **Employment-**
 - New Employees- Tyler Morrow, Planning and Zoning Director began work with the Town on 9/15/25, as well as Wayne Rock in the Public Works Department.
 - Promoted Aaron Ramsey to Parks and Recreation Maintenance Supervisor, and posted the vacancy left by his promotion.
- **Wellness-**
 - Employee Treat- Pelicans SnoBalls came by on September 15 for a nice end of summer treat for our employees.
 - Employee Gym- Over 40 hours were spent in the employee wellness gym during September.
 - Flu Shots- Coordinated the flu shot clinic to be held on Wednesday, October 1 at 8:30 am here at Town Hall for interested employees.
 - Retirement Gathering- Began planning for Eric's retirement drop in party to be held on Wednesday, October 29 from 2-4 pm.

**Public Works Department
Monthly Report
September 2025**

Brush Pick Up

Public Works collected 355 brush orders which produced 408 Cyds of brush. All brush is now disposed of at the Garbage Pal facility off of Old Hendersonville Hwy @48.00 per ton. This is a \$5 per ton savings from Henderson County.

Vehicles

Maintenance was performed on 13 police cars, 5 Public Works Vehicles and 4 P&R vehicles.

Sanitation

For the month of June, Public Works collected 177.71 tons of garbage for a daily average of 8.08 tons.

Parks & Rec

Repairs were made to the outer greenway trail. Public Works hauled gravel, regraded the walking trail in preparation for the opening.

Town Facilities

The stormwater system has had maintenance performed and is awaiting inspection. Concrete has been poured at Parks & Rec building.

Monthly Update—September 2025
Planning & Zoning

Planning Board/ZBA – The Board did not meet in September. Coming up in October, we will have a brief meeting in order to introduce our new director, Tyler Morrow, to the Board. We continue to have a vacancy for the ETJ seat, and as of January 10, we will have a vacant at-large seat as Olga Grooman will be stepping away from the board at the end of her current term. We are very grateful to Olga for her service to the Town.

- 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. We spent September working with McGill and LOS preparing for the audit of our program coming up Oct 6/7.
- Have been continuing to monitor properties with substantially damaged structures from Helene. The damaged structure (which was illegally repaired) at 98 Cromer Drive has now been removed from the site and I am working w/ Clayton Homes to prepare them for submittal of permit applications for a replacement home.
- Working w/ Conserving Carolina and McGill on next steps for potential extension of the Cane Creek greenway. Following Council's commitment of matching funds for two grants, we will be back in touch soon with Conserving Carolina and McGill on next steps to prepare for completing construction drawings which are required as part of an environmental review that is necessary before we can get under contract for the grants.
- Working with our new Director, Tyler Morrow, on all things related to the upcoming transition as I prepare to retire Oct. 31, 2025.



FLETCHER POLICE DEPARTMENT

TEAMWORK - PROFESSIONALISM - DEDICATION

DANIEL D. TERRY
CHIEF

MEMORANDUM

To: Mark Biberdorf, Town Manager
From: Chief D. Terry
Date: October 3, 2025
Re: September 2025 Monthly Report

Training & Professional Development:

- Officer Gibbard attended the 2-day Verbal Judo Course which attempts to improve communication skills.
- Officers Cucchiara attended a week long Intoxilyzer course which allows him to perform breath testing on DWI suspects.
- Sergeant Diaz and Detective Beauchamp attended the monthly Henderson County Crisis Negotiator's Team meeting.
- Sergeant Beddingfield attended the National Drug Interdiction Conference where various classes covering the investigation and enforcement of drug laws were emphasized.
- Chief Terry, Captain Fulmer and Captain Gutierrez attended the Western North Carolina Emergency Services Leadership Seminar at AB-Tech.
- Chief Terry and Captain Gutierrez attended the North Carolina Association of Chiefs of Police's Region 1 training.

We had a total of 571 calls for service for the month of September. This does not include 1113 extra security checks. Sixty-five incident reports were filed. Thirty-three of these incidents required some type of investigative follow-up to be conducted. Thirty-seven citations were issued for a total of 50 charges. Seventeen auto accidents were reported and 23 arrests made.

Activities of interest for the month of September include:

- Officer Justin McCarson received this year's Hometown Hero Award from the Hunter Automotive Group. He was recognized for his service during the Hurricane Helene response and the consistent support and professional example to other members of the police department.
- During the month, officers made (4) warrants arrests, (6) marijuana arrests, (4) cocaine arrests, (5) DWI arrests, and (3) methamphetamine arrests.
- The police obtained its very first confession from Artificial Intelligence (AI). Last month the department reported on an incident where a caretaker was stealing from their elderly

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client suffering from dementia. After taking the offender into custody, a search of offenders phone was made. It was found the offender told AI what she did and asked AI what "she should say to get out of it." AI, being somewhat smarter than the offender responded, "This is a very serious situation and you're at the risk of being accused of theft or financial abuse especially since it involved a vulnerable person." And, AI was right, the offender has been charged.

- A traffic stop was made on a vehicle for having a fictitious license plate. The vehicle was occupied by (4) men and a child. In speaking with the occupants, open containers of alcohol and a firearm was observed in the vehicle. All (4) occupants were removed from the vehicle and a search was conducted. Cocaine and a significant amount of methamphetamine were located. As officers attempted to arrest the driver, he began to resist arrest. Another man then attacked the officers trying to arrest his friend. Officers were able to fight him off and the man fled into the neighborhood. The driver was transported to the detention center. A search of the neighborhood for the fleeing individual was unsuccessful. However, the man had left his passport behind so he was identified. The following morning officers located him walking out of the neighborhood, muddled from being in the creek. Both offenders were charged with multiple offenses to include Possession with Intent to Manufacture, Sell, or Deliver Methamphetamine, Possession of Cocaine, Possession of Marijuana, Assault on a Government Official, Resisting a Public Officer, Carrying a Concealed Weapon, Having a Open Container, and Child Abuse.
- Officers observed an unoccupied vehicle sitting on the shoulder of the road near Cromer Dr. As they examined the vehicle they noticed numerous items within. Officers then noticed a path going through the woods near to where the vehicle was parked. Officers followed that path and located numerous tools inside the woods adjacent to the path. Recalling a previous breaking and entering in the near vicinity, officers continued to investigate and follow the path. The owner of the vehicle was found along with a broken into shed. The suspect had items on his person that were stolen from the shed. Additional stolen items were found in his vehicle. He was arrested and charged with Felony Breaking and Entering and Larceny After Breaking and Entering. He was also wanted on a warrant.
- Community engagement activities for the month of September included the attendance at the Blue Ridge Community College BLET Program Status Update Meeting where discussions reference to how to best promote and improve law enforcement training at BRCC took place. A booth was set up at the Family Fun Festival. The first annual basketball game between the Fletcher Police and Fletcher Fire & Rescue took place, with Fire and Rescue being the victors. The department participated in the Hunter Automotive Group's Hometown Hero event and the bi-weekly Henderson County Investigators meeting. Chief Terry gave a presentation at the Henderson County Adult Recovery Court training day, at the Henderson County 9-11 memorial ceremony, and participated as an assessor for the Brevard Chief of Police selection process.

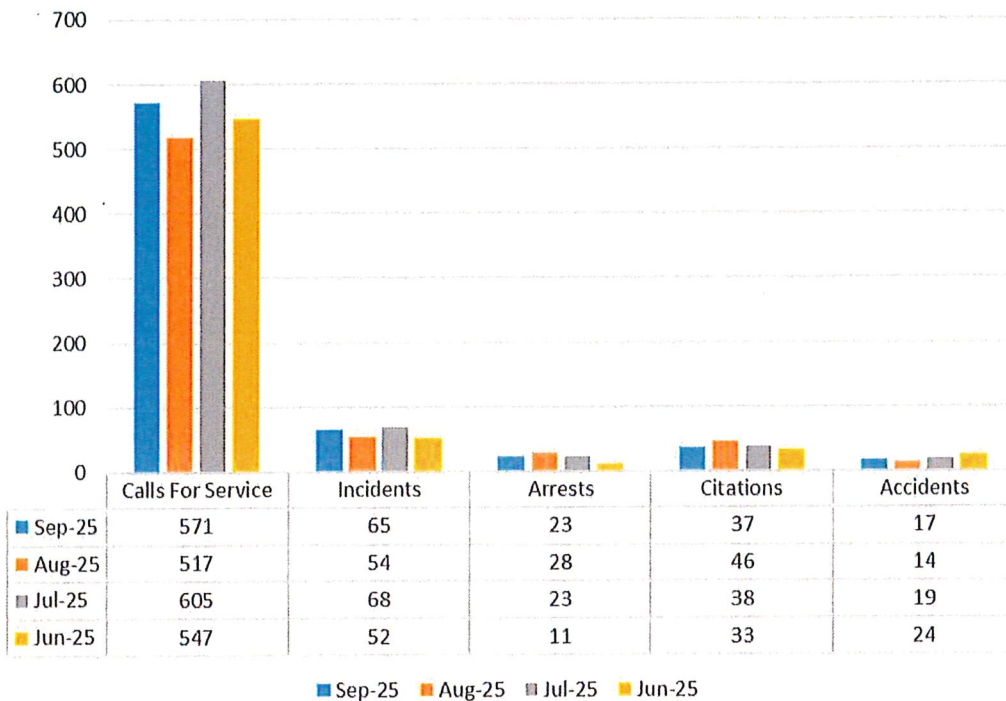
Respectfully Submitted,



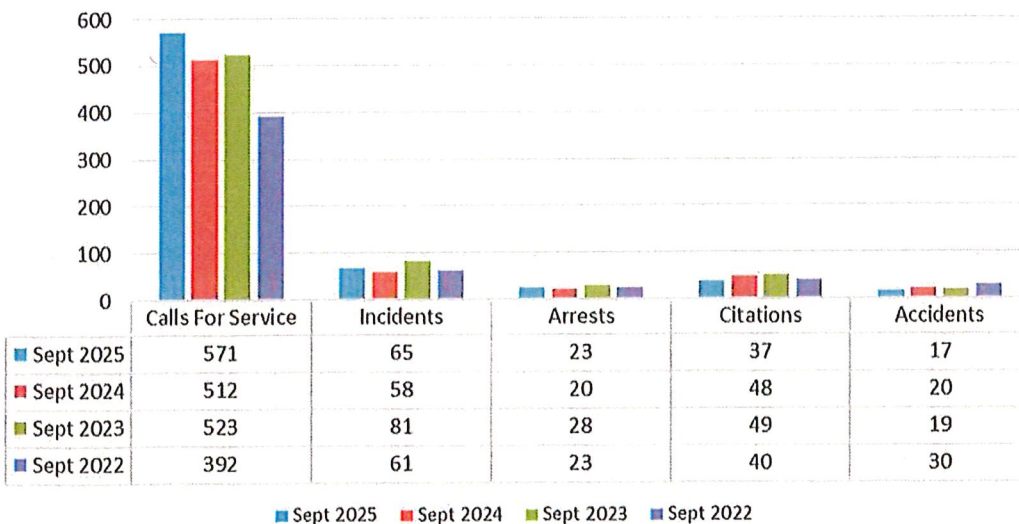
Chief Dan Terry

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Fletcher Police Department - September - 2025 Monthly Comparison



Fletcher Police Department - September - 2025 Yearly Comparison



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FLETCHER POLICE DEPARTMENT
CRIMINAL INV DIVISION
SEPTEMBER 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)							7			
B&E (RESIDENTIAL)						1			1	
B&E (TO MOTOR VEHICLE)						1	2	1	2	
CHILD ABUSE (PHYSICAL/NEGLECT)	2					2			1	3
CRIMINAL DAMAGE										
CRIMINAL TRESPASS										
DEATH INVESTIGATIONS	1					3				2
DOMESTIC VIOLENCE										
DRUG INVESTIGATIONS							3			
ELDER ABUSE-FINANCIAL	1				1		2			1
ELDER ABUSE-PHYSICAL	2				1	1			2	1
FINANCIAL CRIMES/ID THEFT	3					4	2		6	
HARASSMENT/INTIMIDATION										
HOMICIDE										
LARCENY							1	1		
MISSING PERSON (ADULT)										
MISSING PERSON (JUVENILE)										
MOTOR VEHICLE THEFT/UUMV						1			1	1
ROBBERY										
SEX OFFENSE	1			1			2		2	
SUICIDE/ATTEMPTED										
OTHER	1			1					1	
TOTAL	11	0	0	2	2	13	20	2	16	8
LAST MONTH	3	4	0	2	1					
YEAR-TO-DATE										

Department of Social Services			2025 YTD
TOTAL CASES REVIEWED	7		21
TOTAL CASES ASSIGNED	6		15

50 % Clearance rate for
September 2025

65% Year-To-Date Clearance

CITIZEN ASSIGNMENT LETTERS SENT 11 78