Town of Fletcher
Town Council Regular Meeting
Minutes
February 9, 2026

Call the meeting to order at: 6:00 PM

NOTE: This meeting was held in the Multipurpose room due to the council room being unavailable. Therefore, there is no video or voice recording available of these minutes.

Those who were in attendance are as follows:

Mayor Preston Blakely
Councilmember Jim Player
Councilmember Keith Reed
Councilmember Amber McKinney
Town Manager Mark Biberdorf
Planning & Zoning Director Tyler Morrow
Tax Collector Susan Heafner

Mayor Pro-Tem Trevor Lance did not attend this meeting.

Moment of Silence:

Mayor Blakley 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 January 5, 2026

Regular Meeting January 12, 2026

Mayor Blakely asked if there were any corrections, additions 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 Councilmember Keith Reed.

Motion all in favor.

Council Updates

Mayor Blakely commented on the Father Daughter dance and how great it was. Parks & Recreation did a wonderful job. He also stated that he wanted to thank public works and the police department for all the work they did during the ice and snow storms.

Consent Agenda

Tax Refunds/Releases

Approval of Budget Amendment # 2 to the FY 25/26 Budget Ordinance.

Notice to terminate expiring contract with Mills River Fire & Rescue - Mark Biberdorf, Town Manager

Approval of an award in the amount of $250,846.10 to C & T Paving, LLC for a street resurfacing project.

Mayor Blakely asked if there were any questions on the consent agenda and, if not, do I have a motion to approve the consent agenda?

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

Motion all in favor.

Discussion Items

Presentation of mid-year tax collector's report and permission to advertise delinquent taxes per NCGS 105-369 - Susan Heafner, Tax Collector.

Tax Collector Susan Heafner went over the mid-year tax collector's report and answered questions that the council had for her.

Discussion Followed:

Mayor Blakely asked for a motion to approve the mid-year tax collectors report and to give the tax collector permission to advertise 2025 unpaid tax liens in the Hendersonville Lightening on March 18, 2026.

Councilmember Jim Player made that motion, and it was seconded by Councilmember Amber Mckinney.

Motion all in favor.

Town Code Text Amendment – Entry Gates (25-04-CTA) – Tyler Morrow, Planning & Zoning Director

Planning & Zoning Director Tyler Morrow went over the recommended changes to the ordinance for entry into gated communities by first responders and answered questions that council had for him.

Discussion Followed

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

Councilmember Jim Player motioned to open the public hearing and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Mayor Blakely asked for comments from the public at this time.

There were no comments at this time.

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 council what their thoughts on this. Do we have a motion to approve or deny the changes to the entry gate ordinance?

Councilmember Jim Player motioned to **adopt** an ordinance amending the official Town of Fletcher Town Code, creating Chapter 96 "Entry Gates" based on the following:

1. The petition is found to be consistent with the Land Use Plan based on the information from the staff analysis and the public hearing, and because:

The petition aims to "develop a safe and efficient means of transportation that will provide ease of movement throughout the town."

2. We find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. The proposed text amendment establishes clear, consistent standards for all gated developments, providing predictable expectations for both emergency services and developers.
2. The proposed text amendment enhances safety assurances for individuals who live in or work within gated developments.

And the motion was seconded by Councilmember Keith Reed.

Motion all in favor.

Discussion on possible voluntary annexation of parcel # 10011304 into the Town of Fletcher to be leased for an additional ABC store within the city limits.

ABC Board Member Brandon Olsen gave a presentation on the annexation of the proposed property for their 2nd ABC store. This is an outparcel located in the new Ingles shopping center on Hwy 25.

Discussion Followed:

Council would like to continue discussion on this next month, when Mayor Pro-Tem Trevor Lance will be at the meeting to get his thoughts and ideas on this.

Recommendations for surplus unassigned fund balance - Mark Biberdorf, Town Manager

Town Manager Mark Bibedorf went over some options as to what to do with the excess funds in the unassigned fund balance.

Possible options are as follows:

1) Sewer project on Westfield Road, North Hudson Lane & Dogwood Terrace.
2) Greenway Extension
3) Pay down principal on existing debt.

Discussion Followed:

After some discussion council may be interested in using the funds for the sewer project but agrees some updated cost estimates are needed.

Potential voluntary annexation of subdivision planned for Burney Mountain Road - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf gave an overview of a new subdivision coming to Burney Mountain Road in the near future and the possibility of annexation into the town limits. Part of the property (subdivision) is within the town limits and the other part is in the ETJ. So the town would already be providing services to the part that is actually within the town limits.

Discussion Followed:

Town Manager Report

There is a developer that is looking at 3 parcels on Underwood Road to build affordable housing. It would be 4 buildings with 115 units. They are looking at loans that will give them some tax credits as well. This property is currently zoned C2 and would have to be rezoned as special use if they decide to move forward with this.

I know I told you that we put out RFP's for operating the concession stand this year, and we received 3 proposals. The committee is supposed to meet tomorrow to review the bids and make a decision. We will probably need to have a special call meeting to approve a resolution for the lease and authorize a contract as the plan is for them to start in March. Please look at your calenders and see when you may be available for a brief meeting.

Tyler and I will be meeting with the former developer (Lewis Real Estate) on our Town Center project who has a new investor that is interested in our property on 25.

Department Reports

January Reports

Adjourn
Mayor Blakely asked for a motion to adjourn

Councilmember Jim Player motioned to adjourn and it was seconded by Councilmember Amber McKinney

Motion all in favor.

Adjourned at: 7:05 pm

Upcoming Events

Agenda Review Meeting March 2, 2026 at 6:00 pm (Multipurpose Room)
Regular Meeting March 9, 2026 at 6:00 pm
Budget Retreat Meeting March 24, 2026 at 8:30 am
Easter Egg Hunt March 28th, 2026
Shred/Pill Drop event Saturday, April 25, 2026 from 9:00 am to Noon.

Approved. 3-9-26
Date

Signed