

# 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 June 1, 2026 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 May 4, 2026
- 2) Budget Presentation Meeting May 7, 2026
- 3) Regular Meeting May 11, 2026

Council Updates

Consent Agenda

Discussion Items

- 4) Presentation from STEAP about the possibility of producing a wall mural in the Town of Fletcher — Karen-Eve Bayne, Director.
- 5) Public Hearing on the proposed budget for FY 2026-2027 — Mark Biberdorf, Town Manager.

Town Manager Report

Department Reports

## 6) May Reports

Adjourn

### **Upcoming Events**

Regular Meeting June 8, 2026, at 6:00 pm

June 12th Summer Concert - Sound Invasion Band

Budget year close out in June ?

July 31st Summer Concert - Gotcha Groove Band

Agenda Review Meeting July 6, 2026, at 6:00 pm

Regular Meeting July 13, 2026, at 6:00 pm

"This Institution is an equal opportunity provider."

Town of Fletcher  
Town Council Agenda Review Meeting  
Minutes  
May 4, 2026

**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  
Town Manager Mark Biberdorf  
Planning & Zoning Director Tyler Morrow

**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, Fletcher, spoke on all the traffic and the dangerous driving. He also asked if the park sign could have upcoming park events listed on there.

**Approval of minutes - corrections, additions or deletions**

**Agenda Review Meeting April 6, 2026**

**Regular Meeting April 13, 2026**

No comments were made at this time.

**Council Updates**

No comments were made at this time.

**Consent Agenda**

**Approval of amendment to the personnel policy manual to add Juneteenth as a paid employee holiday.**

**Approval of Proclamation R-26-02 in honor of Endangered Species Day.**

Mayor Blakely commented on the Proclamation for Endangered Species Day and asked council if they were OK with this.

The council agrees with this proclamation.

### **Discussion Items**

**Public Hearing: Zoning Text Amendment – Data Centers (26-02-ZTA) – Tyler Morrow– Planning & Zoning Director**

Mayor Blakely stated that we will have a public hearing on Data Centers next week.

**Public Hearing: Standard Rezoning and Special Use Permit Review – Birkshire Trace (26-01-SUP) – Tyler Morrow, Planning & Zoning Director**

Mayor Blakely stated that we will have a public hearing next week on the rezoning and special use permit for Birkshire Development.

### **Town Manager Report**

We have our Budget meeting coming up this Thursday morning at 9 am. Christine will have breakfast for you at 8 am before the meeting. I emailed you that I balanced the budget last Thursday and I have started working on the presentation. Nothing has changed from the highlights that I gave you before. There is a rate increase of 1.5 cents that is dedicated to the needs of the fire department, "Fletcher Fire & Rescue." I don't have a rate increase for any of the other portions of the budget. I know we have 17.5 cents supporting the other departments and with the fire department, it would go from 10.5 cents to 12 cents. A lot of cuts were made and some shifting of resources to CIP.

On our street resurfacing project out in Livingston Farms (Meadow Pathway Court & Meadow Walk Court), they started on that last week, and they have been milling and compacting. They may be putting asphalt down now.

On our economic development project, they made the announcement that HiViz Lighting will be locating to Fletcher on Continuum Drive. They do lighting for emergency vehicles. We are excited to have them in Fletcher.

I received a call from Karen-Eve Bayne from STEAP (Storytelling Education & Arts Programs) and they are interested in doing a mural in Fletcher. They have done several in Hendersonville and do pretty good work and are looking for a location here in Fletcher. She

would like to come and present at the June meeting. They receive grant funding for

Last month you approved a resolution in opposition to some of these bills that were introduced limiting your authority to issue property taxes. The senate has now introduced a bill that would impose a 1-year moratorium on revaluation. On the house side they have introduced a bill that would limit the tax levy, which would limit the total amount within a year.

Discussion Followed:

## **Department Reports**

### **April 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: 6:21 pm

## **Upcoming Events**

**Budget Workshop presentation May 7, 2026, at 9:00 am**

**Regular Meeting May 11, 2026, at 6:00 pm**

**24th Annual Robert G. Parrish, Sr. Memorial Golf Tournament May 22, 2026**

**Agenda Review Meeting June 1, 2026, at 6:00 pm**

**Regular Meeting June 8, 2026, at 6:00 pm**

**Budget year close out on June ?**

**June 12th Summer Concert - Sound Invasion Band**

**July 31st Summer Concert - Gotcha Groove Band**

Approved.

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Date

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Signed



Town of Fletcher  
Town Council Budget Presentation Meeting  
Minutes  
May 7, 2026

**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 Jim Player  
Councilmember Keith Reed  
Councilmember Amber McKinney  
Town Manager Mark Biberdorf  
Assistant Town Manager Heather Taylor

**Discussion Items**

Town Manager Mark Biberdorf did a PowerPoint presentation of the proposed budget for FY 26/27. (see attached)

Discussion Followed:

**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: 11:22 am

Approved.

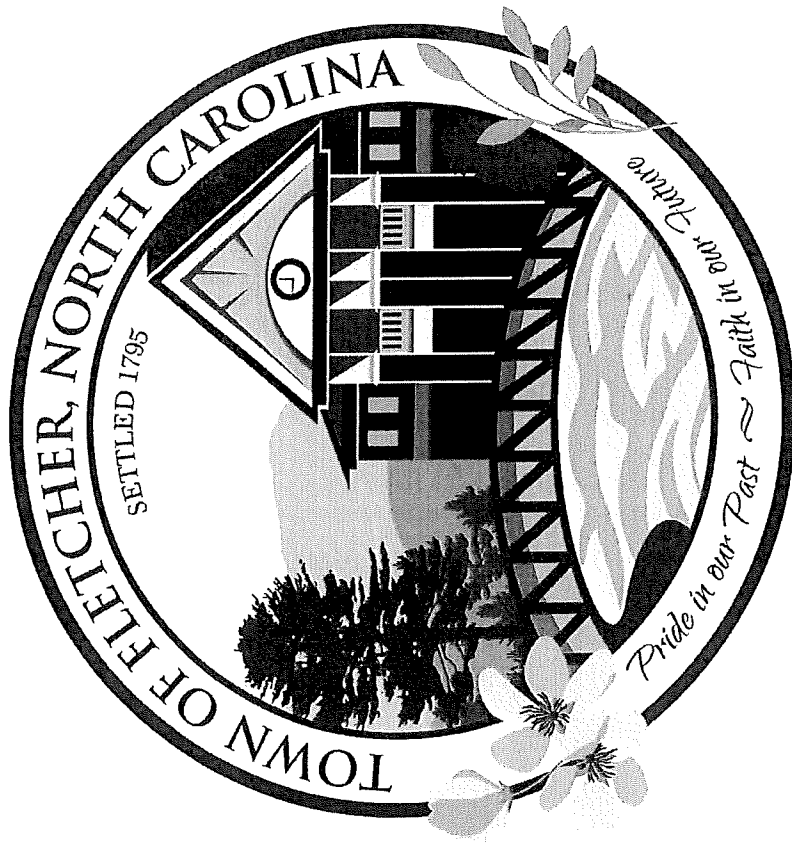
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Date

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Signed

# FY 2026-2027 Budget Meeting



# Overview of Proposed FY 2026-2027 Budget

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- Balanced budget presented totaling \$10,531,353 in revenues and expenses.
- This is a \$536,037 increase from the FY 2025-2026 budget.
- The proposed tax rate will increase from \$.28 per \$100 of assessed valuation to \$.295 per \$100 of assessed valuation.
- 17.5 cents of the proposed 29.5 cent tax rate will support services directly provided by the Town.
- The remaining 12 cents of the tax rate will go toward contracted fire protection services with Fletcher Fire & Rescue.

# Overview of FY 2026- 2027 Budget – contd.

- Most increases are for contracted fire protection services provided by Fletcher Fire & Rescue.
- Fire Stations 3 and 2 need improvements to provide adequate facilities for personnel and equipment.
- The Fire Department is also in need of additional personnel and equipment to maintain service levels.
- Health insurance for Town employees increasing by 34.7%.
- Upgrade in part-time planner position to full-time to provide better operational support for Planning & Zoning Department.
- Most of the remaining expenses are for personnel costs and capital items to maintain operational efficiencies.

# Overall Economic Outlook For FY 2026-2027

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- Projected GDP growth for 2026 initially estimated at 3.2% but now revised to 2.3%. GDP has averaged about 2% over the past two years.
- Strait of Hormuz being closed has had a major international ripple effect on the economy.
- Inflation is remaining higher than anticipated with high gas prices.
- Only expect one rate cut in interest rates by the Federal Reserve for 2026.
- NC's economic outlook shows moderate growth, with GDP for NC expected to grow by 2.6%.
- Economic development success stories and population growth in NC continue to fuel this.

# Local Economic Factors

- Residential growth occurring – The Authors and Heritage Park on Rutledge Road (152 single-family home units); The Landing at Meadowview (299 units); and development on Burney Mountain Road (21 units).
- Commercial/Industrial growth has been moderate – HiViz going into the Fletcher Commerce Park has been the most recent announcement.
- Retail sales expected to be growing as compared to prior year two years where sales tax growth really slowed down.

# Revenue Outlook

- Ad Valorem values projected to increase from \$1,917,433,000 to \$1,943,351,000.
- Largest portion of increase is from Real property values (land and improvements).
- Business Personal property values *decreased* by 3.13%.
- Individual Personal Property values projected to increase by 7.14%.
- Motor Vehicle values to increase by 2.55%.

# Revenue Outlook (contd.)

- 7% increase (additional \$360,720) in real and personal property taxes that includes 1.5 cent increase for Fire.
- Moderate increase (additional \$54,556) in Motor Vehicle taxes.
- Large increase (additional \$165,687) in Local Sales Tax.
- Sales and Use Tax Refund of \$55,000 budgeted due to new accounting requirement.

# Revenue Outlook (contd.)

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- 1% increase (additional \$2,000) in Powell Bill revenues.
- 14% increase (additional \$2,000) in ABC Law Enforcement revenues.
- 11% increase (additional \$700) in Tipping Fee Tax.
- 1% increase (additional \$2,000) in ABC Distribution revenues.
- 3% increase (additional \$8,324) in Appropriated Fund Balance revenues.

# Revenue Outlook (contd.)

- 11% decrease (drop of \$40,000) in Interest on Investments. This is invested fund balance revenues.
- 7% decrease (drop of \$57,700) in Utilities Sales Tax revenues. \$867,700 to \$810,000.
- 12% decrease (drop of \$4,500) in Beer & Wine Tax.
- 20% decrease (drop of \$8,000) in Cable Franchise revenues.
- 2% decrease (drop of \$2,000) in Recreational Activities revenues.

# Budget Requests

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- Budget requests initially came in \$1,030,000 above the prior year budget.
- Facility improvements, equipment, and personnel expenses for the Fire Department covered by rate increase.
- Upgrading the part-time Planner position to a full-time position.
- Large increase in health insurance to stay with comparable plan.

# Budget Requests (Contd.)

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- Increase in monthly fee for recycling services with Curbie (per contract mirroring increases in CPI).
- Tipping fee expense for garbage collection up due to growth in the Town.
- Hardware firewalls need to be replaced per IT.
- Smaller capital requests for Public Works, Parks & Recreation, and Police shifted to CIP budget.

# Budget Requests (Contd.)

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- Operating expense reductions made to multiple line items across all departments to help balance the budget.
- 2.8% COLA for all employees and merit pay as eligible.
- Recommending that 1/2 cent of tax levy dedicated for CIP projects be moved the operating budget.

# Departmental Budget Highlights

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# Governing Body

- Small increase in overall funding for this department going from \$58,629 to \$59,379.
- Increase in Salaries line item for 2.8% COLA going from \$44,239 to \$45,478.
- Increase in FICA from \$3,557 to \$3,633 due to slight increase Salaries line.
- Decrease in Special Call line from \$2,250 to \$2,000 due to fewer special call meetings.
- Decrease in Travel & Training from \$4,000 to \$3,500 due to less anticipated usage.

# Administration

- Moderate increase in total departmental appropriations from \$800,776 to \$851,037.
- Decrease in Salaries and some Fringe line items due to turnover with two positions.
- Decrease in Part-Time Salaries from \$8,000 to \$0 due to elimination of intern position.
- Slight decreases in Fuel Expense, M&R Vehicle, M&R Equipment, and Motor Vehicle Expense due to reductions identified.
- Significant Increase in Medical line from \$55,600 to \$76,165 due to increase in premiums.

# Professional Services

- Large decrease in departmental budget from \$280,481 to \$232,356.
- Decreased Greenway Streambank line from \$20,000 to \$0.
- Increased Public Accountant line from \$18,600 \$19,100 due to contract increase.
- Increased Professional Services/Contract from \$37,000 to \$50,000 due to increased use.
- Decreased Fletcher Town Center line from \$55,000 to \$25,000.
- Decreased Economic Development line from \$76,500 to \$53,000 due to no incentives for Tageos.

# Planning Department

- Slight increase in total appropriations going from \$237,822 to \$249,277.
- Upgrade of part-time Planner position to full-time to provide better support.
- Slight adjustments to salary and fringe benefit lines due to upgraded position.
- Slight decreases in Postage, Fuel Expense, Advertising, Dept. Supplies, Dues & Subscriptions, and M&R Equipment due to identified expense reductions.
- Kept Stormwater Program line at \$30,000 by Director working on new stormwater management plan and MS4 permit.

# Town Facilities

- A slight decrease in total departmental appropriations from \$156,150 to \$149,368.
- Discretionary line decreased from \$4,000 to \$2,000 due to budget reductions.
- Travel & Training line decreased from \$5,000 to \$4,000 due to decreased need.
- Advertisements decreased from \$1,400 to \$1,000 due to less expense anticipated.
- Contract Services decreased from \$17,700 to \$12,600 due to less expense anticipated.
- M&R Equipment line decreased from \$600 to \$500 due to less anticipated usage.

# Police Department

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- A moderate increase in the overall budget from \$2,357,502 to \$2,525,598.
- Largest area of expense associated with adjustments to salary and fringe lines with implementation of COLA and merit.
- Upgrade to VIPER radio system needed to maintain communications with State and regional public safety agencies.
- Slight adjustments up and down to other line items.

# Police Department contd.

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- Part-Time Reserve line increased from \$20,500 to \$22,000 for additional support with evidence management.
- Overtime line decreased from \$18,000 to \$16,000 due to budgetary reductions.
- Travel & Training decreased from \$14,000 to \$13,000 due to budgetary reductions.
- Public Relations line increased from \$3,000 to \$3,500 due to increased community engagement activities.

# Police Department contd.

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- Drug Forfeiture line decreased from \$4,000 to \$2,000 due to budget reductions.
- Physicals/Drug line decreased from \$4,000 to \$3,000 due to fewer vacancies in staffing.
- Uniforms line decreased from \$15,000 to \$13,000 due to less expense anticipated.
- M&R Equipment line increased from \$7,000 to \$13,000 to cover VIPER radios updates in compliance with NC VIPER Phase 2.

# IT Department

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- WNC Business IT Solutions continues to provide cost effective, high quality support.
- Moderate increase in overall departmental budget from \$258,600 to \$287,850.
- This is mostly due to capital project requests.
- The ADA Website Enhancements is being delayed since an extension was granted to jurisdictions our size to implement this requirement.

# IT Department contd.

- Increase in Telephone line from \$50,050 to \$50,700 due to additional data costs.
- Dues line increased from \$13,400 to \$19,400 due to service price increases
- Increase in Subscriptions IT from \$74,050 to \$74,650 due vendor increases and new software added.
- Capital Expense line increased from \$5,000 to \$27,000 for new firewalls and police MDTs.

# Contracted Services – Fletcher Fire & Rescue

- Fletcher Fire & Rescue (FF&R) will receive what the tax levy produces on 12 cents of the Town's new tax rate of 29.5 cents.
- This is a 1.5 cent increase for FF&R.
- Need to rebuild the Naples Station due to the damage sustained by Hurricane Helene.
- Hoopers Creek Station needs modernization work to make it code compliant.
- Personnel costs include a 3% COLA, longevity pay, additional staff, retirement contributions, and health insurance.

# **Contracted Services – Fletcher Fire & Rescue**

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- Total appropriations for FF&R will increase from \$1,927,477 to \$2,308,702.
- Also budget \$24,000 for potential prior year adjustments.

# Public Works

- Moderate increase in total departmental appropriations from \$1,696,392 to \$1,755,118.
- No new positions requested this year. Did add a full-time Maintenance Specialist last year.
- Capital requests for 2 Post Lift, Drum Pumps, Airless Paint Sprayer, and Remodel for Police Dept. moved to CIP.
- Recycling costs increase due to CPI contract provision; increase from \$4.52/month to \$4.62/month (\$8,000 annual increase).

# Public Works contd.

- Salaries line sees increase for COLA and merit adjustments.
- Fringe benefit line items increased for COLA and merit adjustments.
- Travel & Training decreased from \$13,500 to \$6,500 due to less need for full CDL training.
- M&R Town Facilities decreased from \$108,500 to \$102,000 due to budget reductions.
- M&R US 25 decreased from \$17,000 to \$15,000 due to budget reductions.
- M&R Vehicles decreased from \$50,000 to \$35,000 due to less expense anticipated.

# Public Works contd.

- Department Supplies increased from \$8,000 to \$10,000 due to material costs rising.
- Stormwater Grant line item added at \$40,000 for new grant program.
- Landfill Charges increased from \$145,000 to \$150,000 due to growth in households.
- Uniforms line increased from \$12,966 to \$14,000 due to increased costs.
- Disposal Fees increased from \$20,000 to \$22,000 due to increase in brush and leaves collected.

# Public Works – Powell Bill

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- Increase in funding for Powell Bill revenues from \$259,000 to \$261,000.
- \$261,000 budgeted on the revenue and expense side.
- This is primarily used for re-surfacing of streets.

# Parks & Recreation

- Small increase in overall departmental appropriation from \$765,676 to \$769,513.
- Still only seeing moderate increases in salary and fringe line items due some turnover in staff from last year.
- No additional full-time or part-time positions requested in this budget.
- Requesting that one capital item (UTV/Polaris) be funded in the CIP budget.

# **Parks & Recreation contd.**

- Salary & fringe lines increased for COLA and merit adjustments.
- Part-Time Salary decreased from \$115,000 to \$100,000 due to less than anticipated expense.
- Increase in Overtime line from \$4,000 to \$5,000 due to assistance at events.
- Utilities increased from \$38,000 to \$40,000 due to increased energy usage at parks.
- Travel & Training decreased from \$6,000 to \$4,000 due to budget reductions.

# **Parks & Recreation contd.**

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- Holiday Decorations decreased from \$7,000 to \$3,000 due to less need for purchases.
- Program Materials increased from \$36,000 to \$44,000 for fireworks added to Family Festival.
- Summer Day Camp decreased from \$37,000 to \$25,000 due to no Middle School Camp.
- M&R Vehicles decreased from \$5,500 to \$3,500 due to less anticipated expense.
- Advertising increased from \$1,500 to \$2,500 due to need for new signage.

# **Parks & Recreation contd.**

- Department Supplies decreased from \$5,000 to \$2,500 due to budget reductions.
- Dues & Subscriptions decreased from \$2,000 to \$1,000 due to decreased need.
- Contract Services increased from \$25,000 to \$27,000 due to increased costs with vendors.
- Park Maintenance increased from \$60,000 to \$62,000 due to increased activity at parks.

# Conclusion of Operating Budget

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- Presentation of CIP Budget next.
- Will prepare a more condensed presentation with some graphs and charts at the June 8 Public Hearing.

# Capital Improvement Budget Within CIP

- Recommended capital budget includes \$.055 of the tax levy to fund eligible projects.
- \$.055 generates \$1,058,155 in revenue for Fiscal Year 2026-2027.
- \$.035 would be dedicated for projects supported by debt service and the remaining \$.02 would be for non-debt service projects, or cash paid.
- The amount of tax levy available for debt service supported projects will be \$673,371.
- Amount of tax levy available for new projects without debt will be \$384,784.

# CIP – Debt Service

- 1) Town Hall Improvements Project; 2) Highway 25 Land Acquisition; 3) Copier Lease Payments; and 4) Subscriptions Payments.
- Debt service for the Town Hall - \$326,256; Debt service for the Hwy. 25 Land Acquisition project - \$153,252; Debt service for Copier Lease - \$10,695; and Subscription Payments - \$14,625.
- Surplus debt service available is \$168,543.
- The garbage truck in Year 1 of the CIP is not listed since the debt service payment may not hit until the following fiscal year.

# **CIP – Non-Debt Service or Pay As You Go Projects**

- Police Vehicles (3) Patrol Cars - \$175,000.
- Painting 1<sup>st</sup> Floor of Town Hall - \$45,000.
- Parks & Rec. Utility Tractor - \$60,000.
- Sewer Line Replacement BMCP - \$45,000.
- \*Remodel for Police Department - \$19,000.
- \*Airless Paint Sprayer - \$12,000.
- \*55 Gallon Drum Pump - \$5,000.
- \*2 Post Auto Lift - \$10,000.
- \*UTV for Parks & Recreation - \$16,500.
- Leaves a deficit of \$2,716 to fund all non-debt projects.
- \* Capitalized items of \$5,000 or more in value.

Town of Fletcher  
Town Council Regular Meeting  
Minutes  
May 11, 2026

**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 Keith Reed  
Councilmember Amber McKinney  
Planning & Zoning Director Tyler Morrow  
Town Manager Mark Biberdorf.

**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 April 6, 2026**

**Regular Meeting April 13, 2026**

Mayor Blakely asked for 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 Fletcher Police Department doing a wonderful job working with Safelight.

## **Consent Agenda**

**Approval of amendment to the personnel policy manual to add Juneteenth as a paid employee holiday.**

**Approval of Proclamation R-26-02 in honor of Endangered Species Day.**

**Mayor Blakely** asked for any questions or comments concerning the items on the consent agenda and, if not, do I have a motion to approve the consent agenda as presented?

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

Motion all in favor.

## **Discussion Items**

**Public Hearing: Zoning Text Amendment – Data Centers (26-02-ZTA) – Tyler Morrow– Planning & Zoning Director**

Planning & Zoning Director Tyler Morrow gave a PowerPoint presentation on Data Centers and answered any questions that council had for him.

Discussion Followed:

**Mayor Blakely** asked for a motion to go into public hearing.

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

Motion all in favor.

Mayor Blakely asked if there were any comments or questions from the public at this time.

There were no comments from the public at this time.

**Mayor Blakely** asked for a motion to close the public hearing.

Councilmember Amber McKinney motioned to close the public hearing, and it was seconded by Mayor Pro-Tem Trevor Lance.

Motion all in favor.

Mayor Blakely asked council for a motion to either approve or deny this amendment to the Land Development Code.

**Mayor Pro-Tem Trevor Lance** motioned to adopt an ordinance amending the official Town of Fletcher Land Development Code, amending Article 2, District Provisions and Article 18. Definitions to establish Data Centers as a defined use and prohibit it in all zoning districts 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 amendment is intended to protect the quality of life and well-being of residents, workers, and visitors by preventing a use that can have significant environmental and operational impacts. The scale and intensity of this use differ substantially from other uses currently present in Fletcher, making it incompatible with the community's existing development pattern and long-term land use goals.

**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 removes a use that is incompatible with the Town's long-term goals and vision.
2. The proposed text amendment helps safeguard valuable environmental resources while supporting Fletcher's identity as an outdoor recreation hub.
3. The proposed text amendment protects the quality of life for Fletcher residents and visitors.

And it was seconded by Councilmember Jim Player.

Motion all in favor.

**Public Hearing: Standard Rezoning and Special Use Permit Review – Birkshire Trace (26-01-SUP) – Tyler Morrow, Planning & Zoning Director**

Planning & Zoning Director Tyler Morrow gave a PowerPoint presentation on the rezoning and special use permit for Birkshire Trace to be located at 196 Underwood Road.

Mayor Blakely swore in all the individuals that wished to speak during the public hearing.

Discussion Followed:

Brandon Freeman, Nate Broman-Fulks & Tristan Williams (Taft Mills Group), Brian Cook, architect, and John Kinnaird engineer all spoke on behalf of Birkshire Trace and answered the questions and concerns that the council and residents had about this project.

Discussion Followed:

The following people spoke at the public hearing on the Birkshire Trace Apartment complex.

Stormy Ellis	20 S. Wildwood Lane, Fletcher NC	Against
Olmeob Vargas	8 Round Robin Lane, Mills River, NC	For
Jennifer Bubenik	29 Farrington Circle, Fletcher, NC	Against
Wes Stroupe	86 Lanceford Circle, Fletcher, NC	Against
James Lloyd	Attorney for Stafford Hills	Against
Anne Green	119 Scenic View Drive, Swannanoa	For
Chris Revero	Hendersonville, NC	For

Discussion Followed:

Mayor Blakely asked council are there any more questions at this time?

There were no more comments at this time.

Mayor Blakely asked for a motion to either approve or deny this rezoning.

**Councilmember Jim Player** made a motion to deny an ordinance amending the official zoning map of the Town of Fletcher changing the zoning designation of the subject property from C-2 Interstate Business District to NBD, Neighborhood Business District finding:

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

The petition proposes higher-density, multi-family residential outside of the Town Core.

**2. We do not find this petition to be reasonable and in the public interest based on the information from the staff analysis, public hearing and because:**

1. The Town has already experienced an increase in higher-density, apartment-style development. The Town's intent is to direct higher-density residential development toward the core of Town.

2. The proposed development would remove a commercially zoned property and replace it with a residential use, further reducing the amount of commercially zoned land available along the Underwood Road corridor.

3. The proposed development has a higher residential density than the surrounding parcels.

Mayor- Pro-Tem Trevor Lance seconded this motion.

Motion all in favor.

## **Town Manager Report**

On the budget update from last week, as I presented the recommended budget to you last week on Thursday and there are no changes to that budget. We will advertise it as the next step and public notice will go out on May 27, and I will be putting together the budget message. I will get one last assessment from the assessor's office and that should come out at the end of this week. The figures will change slightly and I will update everything. Public Hearing in June at the regular meeting,

Street resurfacing (Meadow Pathway Court & Meadow Walk Court). I was out there on Friday, and they had got the cul-de-sac street done, and they probably have all the black top down by now. They will do some adjustments there, and then it will be done. We will have McGill & Public Works review the work done.

I mentioned the Murial from last week and Karen-Eve Bayne of STEAP, who will be here next month for a presentation. She had reached out to me about putting a Murial in Fletcher. If the council has any suggestions as to where you would like to have the Murial placed, please let me know. They will be applying for a grant from the Community Foundation to cover the cost of this.

Discussion Followed:

As I mentioned last week about the property tax legislation in the Senate & House and some bills have been introduced already. The senate bill is Bill 889, which would put a moratorium on property tax reappraisal. The house has Bill 1089 which would amend the constitution to put limits on property tax (local government). I drafted a letter for you to review if you want to hold off sending it out for this time being.

Discussion Followed:

Council wants to hold off on the letter at this time.

## **Department Reports**

### **April 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: 7:57 pm

### **Upcoming Events**

**24th Annual Robert G. Parrish, Sr. Memorial Golf Tournament May 22, 2026**

**Agenda Review Meeting June 1, 2026, at 6:00 pm**

**Regular Meeting June 8, 2026, at 6:00 pm**

**June 12th Summer Concert - Sound Invasion Band**

**Budget year close out June ?**

**July 31st Summer Concert - Gotcha Groove Band**

Approved.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

## MEMORANDUM

TO: Mayor & Council  
FROM: Karen-Eve Bayne  
COPY TO: Heather Taylor, Assistant Town Manager  
DATE: 5/26/2026



SUBJECT: Presentation from STEAP about the possibility of producing a wall mural in the Town of Fletcher — Karen-Eve Bayne, Director.

### Background:

Karen-Eve Bayne with the Storytelling, Education and Arts Program (STEAP) has approached the Town regarding interest in creating a mural in Fletcher. STEAP has created murals in other parts of Henderson County. They would like to apply for a grant through the Community Foundation of Henderson County's Fletcher Fund for this project. Ms. Bayne will provide additional background on this idea at the Council Meeting.

### Recommendation:

Consider endorsing the concept of creating a mural in Fletcher.

### Attachments:

1. Proposal to Town Council from STEAP, Inc.



A 501(c)(3) Nonprofit • Henderson County, NC • Established 2012

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## PROPOSAL TO THE FLETCHER TOWN COUNCIL

### Community Mural Banner Initiative — Highway 25 Main Street

*Presented: June 6, 2026*

#### INTRODUCTION

STEAP, Inc. is a Henderson County-based 501(c)(3) nonprofit organization founded in 2012. We are committed to connecting communities through Storytelling, Education, and Arts Programs. STEAP has completed and installed five murals in Hendersonville and created a free online walking and driving tour of public art in Henderson County. These tours are available on any streaming platforms (apple music, spotify, google, etc) under "Hendo Public Art Tour." Any murals created in Fletcher would be included in the next edition of the tour, expected to be released in 2027. ( I.E. See mural at 101 E Allen Street.)

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#### PROPOSAL

We respectfully bring before the Fletcher Town Council a proposal to create one to two original mural banners for placement on Highway 25, welcoming visitors and residents to the vibrant town of Fletcher, North Carolina. Grant amounts will determine the number of murals.

#### PROJECT DESCRIPTION

STEAP, Inc. proposes to commission a local artist to create one to two original paintings that reflect the unique character, heritage, and community spirit of Fletcher. Each original painting will be professionally reproduced as a high-quality vinyl banner and installed onto a prominently located brick or concrete wall on a private building along Highway 25 Main Street, serving as a welcoming landmark for all who enter the town.

#### Project components include:

- Engagement of a professional local or regional artist to create original artwork
- One to two original paintings reflecting Fletcher's identity, landmarks, and community
- High-quality vinyl banner prints produced from the original paintings
- Installation on a prominent building wall along Highway 25
- Donation of the original framed painting(s) to the Town of Fletcher for permanent display in a prominent public building
- Ribbon cutting celebration at unveiling of mural (s) in 2027 (TBD)

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#### ACTIONS REQUESTED FROM THE FLETCHER TOWN COUNCIL

STEAP, Inc. respectfully requests the following four actions from the Fletcher Town Council:

1. **Letter of Support:** Provide an official letter of support to STEAP, Inc. of the project

2. **Banner Installation:** Authorize the Town's Public Works Department to assist with the professional installation of the vinyl mural banner(s) with bolts or screws into wall of a suitable wall location. Life of banner is usually 20-25years.
3. **Ribbon Cutting Ceremony:** Host and participate in a public ribbon cutting ceremony upon completion and installation of the mural banner(s), celebrating the collaboration between STEAP, Inc, the funders, and the Town of Fletcher.
4. **Community Subject Identification:** Assist STEAP, Inc. in identifying key subjects, landmarks, themes, and community elements to be depicted in the original paintings, ensuring the artwork authentically represents Fletcher's history and identity.
5. **Council Liaison:** Designate one Town Council member to serve as the official liaison with STEAP, Inc. throughout the project, ensuring clear communication, timely coordination, and strong community representation at every stage of the mural initiative.
6. **Building Identification:** Partner with STEAP, Inc. to identify one or more suitable privately owned buildings along Highway 25 with prominent, visible wall space appropriate for banner installation, leveraging the Council's local knowledge and relationships with property owners.
7. **Owner Approval Support:** Support STEAP, Inc. in approaching and securing approval from the identified building owner(s), lending the Town's endorsement to help facilitate agreements for use of the wall space for this community beautification project.

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## COMMUNITY IMPACT

Public murals are proven catalysts for community pride, economic vitality, and cultural identity. The Fletcher Mural Banner Initiative will enhance the Highway 25 corridor, create a memorable gateway experience for visitors and residents alike, support local artists, and leave a lasting artistic legacy for Fletcher through the donation of original paintings to the town.

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## CLOSING

STEAP, Inc. is grateful for the Town of Fletcher's consideration of this proposal. We believe this initiative is a wonderful opportunity for our organizations to collaborate in beautifying the community and celebrating what makes Fletcher special. We welcome any questions and look forward to a productive discussion with the Council.

Respectfully submitted,

*Karen-Eve Bayne*

### STEAP, Inc.

**Project Leader:** Karen-Eve Bayne, Chair

Tel: 828-388-0247

A 501(c)(3) Nonprofit Organization

Henderson County, North Carolina • Established 2012

*Connect Communities with Our Stories*

**MEMORANDUM**

TO: Mayor and Town Council

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

COPY TO: Heather Taylor, Assistant Town Manager

DATE: May 21, 2026

SUBJECT: Public Hearing and Approval of Budget Ordinance

The required public hearing for presentation of the recommended budget for FY 2026-2027 will be held at this meeting. The budget ordinance that you will be asked to approve after the public hearing is attached for your review.

If you should have any questions regarding the budget, please feel free to contact me.

MEB/meb

Attachment

**TOWN OF FLETCHER  
BUDGET ORDINANCE  
FISCAL YEAR 2026-2027**

**BE IT ORDAINED** by the Town Council of the Town of Fletcher, North Carolina, this 8<sup>th</sup> day of June 2026 at a Regular Meeting that the following fund revenues and departmental expenditures together with certain restrictions and authorizations are adopted:

**SECTION I. GENERAL FUND**

1. Revenues Anticipated:

Current Taxes	\$5,340,466
Motor Vehicle	367,634
2025 Taxes & Prior Years	7,500
Tax Interest	9,200
Tax Advertising	1,200
Interest on Investments	320,000
Powell Bill Interest	1,700
Misc Revenue	10,000
Utilities Sales Tax	810,000
Beer & Wine Tax	33,500
Cable Franchise	33,000
Powell Bill	261,000
Local Sales Tax	2,516,116
Recreational Activities	118,000
Business Registration Fee	8,000
Land Use Permits	7,000
ABC Law Enforcement	16,000
Sale of Fixed Assets	20,000
Lease Revenue	6,500
Concession Stand	2,400
ABC Distribution	327,000
Sales and Use Tax Refund	55,000
Police Revenue	2,500
Memorial Golf Tournament	7,500
Disposal Tax	7,000
Community Park Development	750
Appropriated Fund Balance	264,458

**TOTAL GENERAL FUND REVENUES: \$10,553,424**

2. *General Fund Expenditures Authorized By Department:*

**GENERAL GOVERNMENT**

Governing Board	\$ 59,380
Administration	851,039
Professional Services	232,356
Recreation	770,543
Planning	249,280
Information Technology	287,850

*Total* **\$ 2,450,448**

**PUBLIC SAFETY**

Police	\$ 2,525,726
Fletcher Fire and Rescue	2,345,939

*Total* **\$ 4,871,665**

**PUBLIC WORKS/FACILITIES**

Town Facilities	\$ 149,417
Public Works	1,756,672
Powell Bill	261,000

*Total* **\$ 2,167,089**

**CAPITAL IMPROVEMENT FUND**

Capital Improvements Fund	\$ 1,064,222
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*Total* **\$ 1,064,222**

**TOTAL GENERAL FUND EXPENDITURES: \$10,553,424**

**SECTION II. TAX RATE ESTABLISHED**

An Ad Valorem Tax rate of \$0.295 per \$100 at full valuation is the official tax rate for the Town of Fletcher for the fiscal year 2026/2027. This rate is based on the total valuation of \$1,954,494,282 at an estimated rate of collection of 99%. The tax rate for the prior fiscal year was \$.28.

**SECTION III. SPECIAL AUTHORIZATION-BUDGET/FINANCE OFFICER**

The budget/finance officer shall be authorized to reallocate departmental appropriations among the various objects of expenditures, as he/she believes necessary.

**SECTION IV. RESTRICTION- BUDGET OFFICER**

The budget officer shall be authorized to appropriate any federal funds in accordance with Federal and State Regulations.

**SECTION V. UTILIZATION OF BUDGET AND BUDGET ORDINANCE**

This ordinance and the budget document shall be the basis of the financial plan for the Town of Fletcher during the 2026/2027 fiscal year. The budget officer shall administer the budget and shall ensure that operations officials are provided with guidance and sufficient details to implement their appropriate portion of the budget. The accounting section shall establish records, which are in consonance with the budget and this ordinance and the appropriate statutes of the State of North Carolina.

**SECTION VI. AUTHORIZATIONS AND RESTRICTIONS ON THE BUDGET OFFICER**

Interfund Transfers, not established in the budget document, may be accomplished only with prior authorization from the Board.

Copies of this Budget Ordinance shall be furnished to the Clerk to the Governing Board and to the Finance Director to be kept on file by them for direction in the disbursement of funds.

This Ordinance shall be and the same hereby is effective for the period beginning July 1, 2026 and ending June 30, 2027.

I move the adoption of the foregoing ordinance: \_\_\_\_\_

Seconded By: \_\_\_\_\_

Read, approved and adopted this the 8th day of June 2026, to become effective the 1<sup>st</sup> day of July 2026.

\_\_\_\_\_  
Preston Blakely, Mayor

\_\_\_\_\_  
Mark E. Biberdorf, Budget Officer

Attest:

\_\_\_\_\_  
Christine Thompson, Town Clerk

**Public Works Department  
Monthly Report  
May 2026**

Brush Pick Up

Public Works collected 339 brush orders which produced 402 Cyds of brush.

Vehicles

Maintenance was performed on 13 Police cars, 4 Public Works Vehicles and 1 P&R vehicles.

The Public Works Sweeper that was rear ended while sweeping on US 25 has been totaled.

Sanitation

Public Works collected 177.01 tons of garbage for a daily average of 8.05 tons. Public Works collected 10 white goods.

Streets

Meadow Pathway Dr and Meadow Walk Ct have been paved. Great job was done.

Stormwater

Stormwater requests have increased dramatically. One has been submitted for approval and possibly three more are in the process.

# TOWN OF FLETCHER

PRESTON BLAKELY  
MAYOR

MARK E. BIBERDORF  
TOWN MANAGER



COUNCIL MEMBERS:  
TREVOR LANCE  
JIM PLAYER  
KEITH REED  
AMBER MCKINNEY

## Planning & Zoning Department Monthly Update- May 2026

- ❖ The Zoning Board of Adjustment held its regular meeting on May 19 to consider a sign variance request from UNC Health Pardee for its location at 57 Howard Gap Road. After reviewing the evidence presented, the Board voted unanimously to approve the variance request. There were no Planning Board items scheduled for the month of May.
- ❖ Tyler attended the Asheville Regional Housing Consortium meeting in Asheville, where regional partners discussed the challenges surrounding affordable and attainable housing. The conversation focused on barriers to housing development and ways local governments can help improve housing availability for residents across the region.
- ❖ Staff has continued working through a number of active code enforcement cases, many of which involve junked vehicles and solid waste violations.
- ❖ The Town's Technical Review Committee met to review the proposed Dreamcatcher Hotel development planned for the Broadmoor Golf Links property. Because the parcel involves split jurisdiction, Henderson County Planning and Floodplain Administration staff were invited to participate in the review. Regular TRC partners were also in attendance, including representatives from NCDOT, Fletcher Fire, Henderson County Soil Erosion and Sediment Control, and other applicable agencies. Review comments have been provided to the applicant, and the Town is currently awaiting revised plans.
- ❖ The Town received a fee in lieu of sidewalk request from Curtis Burge for a proposed warehouse and flex space development at 165 Cane Creek Road. The applicant had initially intended to install sidewalks, but after discussions with NCDOT regarding uncertainty surrounding the Cane Creek Road and Old Cane Creek Road bridge replacement project, along with consideration of limited pedestrian connectivity in the area, challenging topography, and potential sight distance concerns, the applicant elected to pursue the fee in lieu option instead. In accordance with Town requirements, all fee in lieu requests must be reviewed and approved by the Planning Board. This request is scheduled for consideration at the Board's June meeting.

300 Old Cane Creek Road, Fletcher, NC 28732  
(828) 687-3985 (828) 687-7133 fax  
[www.fletchernc.org](http://www.fletchernc.org)

## **May Monthly Report – Fletcher Parks and Recreation Department Monthly Report – May 2026**

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### **Programs & Events**

#### **Day of Caring**

On May 8th, 15 employees from Wilsonart volunteered at Bill Moore Community Park for the Day of Caring. The group helped improve the park by mulching trees, shrubs, and parking islands throughout the facility. Their hard work and community support helped enhance the appearance and upkeep of the park for residents and visitors to enjoy.

#### **Pickleball Clinic**

On May 16th, we held another pickleball clinic with 12 participants in attendance. Coach Katie led the clinic and worked with participants on improving their pickleball skills while providing a fun and engaging experience for everyone involved.

#### **Golf Tournament**

The Robert G. Parrish, Sr. Memorial Golf Tournament was held on May 22nd at Cummings Cove Golf & Country Club. We had 18 teams participate in this year's tournament. Players competed throughout the day for top honors, including awards for the top three finishing teams, longest drive, and closest to the pin. We appreciate everyone who participated and helped make the tournament another successful event.

#### **Spring Yoga**

Our Spring Yoga session wrapped up on May 14th with our final class of the season. We appreciate everyone who joined us this spring and helped make the program a success.

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### **Facilities & Maintenance**

#### **Bill Moore Community Park & Kate's Park**

Our maintenance team continues to do an outstanding job ensuring both parks remain clean, safe, and welcoming for the community.

#### **May– Maintenance Projects Completed:**

- Preparing ballfields daily for games
- Pressure washing shelters weekly
- Mowing grounds five days per week
- Blowing off sidewalks near the playground • Cleaning dugouts weekly
- Conducting routine playground safety inspections