

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 August 3, 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 July 6, 2026
- 2) Regular Meeting July 13, 2026

Council Updates

Consent Agenda

- 3) Approval of Resolution R-26-04 to sell surplus property by public auction.
- 4) Tax refunds/releases

Discussion Items

- 5) Public Evidentiary Hearing: Special Use Permit Review: Focus Plus Academy (26-11-SUP) - Tyler Morrow, Planning & Zoning Director
- 6) Approval of Budget Amendment # 2 for the purchase of garbage truck — Mark Biberdorf, Town Manager
- 7) Approval of Budget Amendment # 3 for the purchase of a street sweeper — Mark Biberdorf, Town Manager.

- 8) Report on Performance Measures for Town Services - Mark Biberdorf, Town Manager
- 9) Update on Cane Creek Greenway Extension Project - Mark Biberdorf, Town Manager

Town Manager Report

Department Reports

10) July Reports

Adjourn

Upcoming Events

Regular Meeting August 10, 2026, at 6:00 pm

Art in the Park August 14, 2026

Agenda Review Meeting September 8, 2026, at 6:00 pm "Tuesday"

Regular Meeting September 14, 2026, at 6:00 pm

Agenda Review Meeting October 5, 2026, at 6:00 pm

Regular Meeting October 12, 2026, at 6:00 pm

Halloween Carnival in the park October 24, 2026

"This Institution is an equal opportunity provider."

Town of Fletcher
Town Council Agenda Review Meeting
Minutes
July 6, 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 Keith Reed
Councilmember Jim Player
Councilmember Amber McKinney
Public Works Director Jabbo Pressley
Town Manager Mark Biberdorf

Moment of Silence:

No comments were made at this time.

Pledge of Allegiance:

No comments were made at this time.

Public Comments:

No comments were made at this time.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting June 1, 2026

Regular Meeting June 8, 2026

Close out Budget FY 25/26 June 30, 2026

No comments were made at this time.

Council Updates

No comments were made at this time.

Consent Agenda

Reappointment and charge Tax Collector Susan Heafner to collect property taxes for 2026 - 2027 for the Town of Fletcher.

**Improvement Guarantee Reduction and Extension – The Authors Phase II (26-10-BOND)
– Tyler Morrow, Planning & Zoning Director**

No comments were made at this time.

Discussion Items

Year-end Tax Collectors report for FY 25/26 — Susan Heafner, Tax Collector.

Tax Collector Susan Heafner gave the annual year-end tax report for the 25/26 FY and answered questions that the council had for her.

Discussion Followed:

Town Center Update - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf went over the Town Center update and said that the MPO would be going over suggested transportation improvements (DOT) probably in September.

Discussion Followed:

Stormwater Improvements and Street Resurfacing for North Garden Court - Jabbo Pressley, Public Works Director

Public Works Director Jabbo Pressley went over drainage issues that are happening on North Garden Court and his suggestions to get this repaired/fixed.

Discussion Followed:

The Council is agreeable to his proposal and this will go on the consent agenda for next week.

Additional Fund Balance Designation for Library Project - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf stated at the FY closeout meeting we had a discussion on an additional fund balance designation for the library. My recommendation is to move \$950,000.00 from the unassigned fund balance designation to the fund balance designation for a library. This would bring the total amount in this fund to \$1,000,000 for the library project.

The Town Council is agreeable to this and this item will go on the consent agenda for next week.

Town Manager Report

We received notice from Land of Sky: Mary, who had previously worked on an application for the sewer project. (Westfield, N Hudson & Dogwood Terrace). They saw that a bill had been submitted by Congressman Edwards for an appropriation of 1.15 million. The total bill that was

submitted for the project was 1.4 million. I think that this is very close and that included a lot of extras. It is in the bill, and they are supposed to be voting on this in August and, if it advances, maybe in the spring we could apply.

We have received complaints about the noise (Saturdays & Sundays) from people that live near the old quarry. Harrison Construction is managing the close out of the mine. I reached out to my contact, and he said that they were not doing Sundays and that they were going to curtail their work on Saturdays. I looked up our noise ordinance, and they are not in violation of our noise ordinance. They are also supposed to be finished with this project in July.

On the construction project going on next to town hall, "The Landing at Meadow view", they are working on trying to get their driveway access to the site. Most of these projects front on DOT roads, so we usually are not involved with this. Their primary entrance to the site will be on a town-maintained road (Old Cane Creek Road). There will be one on Mills Gap Road. What has complicated this is that DOT is going to reconstruct the bridge on Cane Creek road and this all impacts everything and the intersection will change too. We are requiring a 50ft dedicated left turn lane. The developer did not want a turn lane at all. This is just in case there is traffic backup.

Department Reports

June Reports

Adjourn

Mayor Blakely asked for a motion to adjourn

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

Motion all in favor.

Adjourned at: 6:41 pm

Upcoming Events

Regular Meeting July 13, 2026, at 6:00 pm
LGCCA July 21, 2026, at 3:00 pm "Fletcher Hosting"
July 31st Summer Concert - Gotcha Groove Band
Agenda Review Meeting August 3, 2026, at 6:00 pm
Regular Meeting August 10, 2026 at 6:00 pm

Approved.

Date

Signed

Town of Fletcher
Town Council Regular Meeting
Minutes
July 13, 2026

Call the meeting to order at: 6:00 PM

Those who were in attendance are as follows:

Mayor Preston Blakely
Councilmember Keith Reed
Councilmember Amber McKinney
Councilmember Jim Player
Town Manager Mark Biberdorf

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

Moment of Silence:

Mayor Blakely led the group in a moment of silence.

Pledge of Allegiance:

Boyscout Charlie from Troop #61 of Calvary Episcopal church led the group in the pledge of allegiance.

Public Comments:

Joe Black of 340 Howard Gap Road, Fletcher, asked for an update on the mural. He wanted to know if anything was going to be done for Labor Day in the park. He also stated that something needs to be done about people driving and talking on cell phones.

Approval of minutes - corrections, additions or deletions

Agenda Review Meeting June 1, 2026

Regular Meeting June 8, 2026

Close out Budget FY 25/26 June 30, 2026

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

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

Motion all in favor.

Council Updates

No comments were made at this time.

Consent Agenda

Approval of year-end Tax Collector's report for FY 25/26.

Reappointment and charge Tax Collector Susan Heafner to collect property taxes for 2026 - 2027 for the Town of Fletcher.

**Improvement Guarantee Reduction and Extension – The Authors Phase II (26-10-BOND)
– Tyler Morrow, Planning & Zoning Director**

Approval of stormwater Improvements and street resurfacing for North Garden Court.

Approval of Fund Balance Designation for Library Project.

Mayor Blakely asked for 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

Town Center Update - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf went over the recent meetings that he and the Planning & Zoning Director had with three of the four groups that are interested in the town center property.

On Tuesday, we met with Dewy Property Advisors (based out of Asheville) and explained to them our overall goals and vision of what we would like to see on the property. They are mostly interested in the frontage piece on Hwy 25. They articulated demand for a grocer or grocery store interest. We articulated back that if that's the need, there needed to be other associated mixed-use development along with it. They followed up with an e-mail, and they are putting something together and will get back to us.

On Wednesday (last week) we met with a group based out of Boca Raton, Florida who wanted to know the history of the property and what our vision was for it. I received a call back from Barney Danzanski, and he had already met with the engineer, and they felt like they could start putting a concept together and would follow up in a few weeks.

The next was Impeccable Development and this is the one retail strategies brought to us. At our initial meeting we explained what we were interested in and that the aesthetics would have

to be right. They were interested in the convenience store presence, and we explained that we were really not interested in this. I was kind of disappointed at our second meeting that they did not have a site plan showing some other things. I don't think we will have any more discussion with them.

On Wednesday, Tyler and I will be meeting with Lewis Real Estate (Martin Lewis and Will Buie — engineer), so I am hoping to hear some substantive work from them. If you recall, several months ago they wanted help with traffic improvements from us, as with the developer bringing the project to us and the issues with DOT. We did an express design with the MPO, and it will be submitted in August or possibly September. This will get us an estimate of the type of improvements we will need along Hwy 25. We also would like to look at the extension of Old Cane Creek Road down to Howard Gap Road.

Discussion Followed:

Budget Amendment for Emergency Repairs to a Section of Streambank at Bill Moore Community Park - Mark Biberdorf, Town Manager

Town Manager Mark Biberdorf went over the requested budget amendment for necessary stream bank repairs needed in Bill Moore Community park. We received two quotes to have the work done, and the lowest bidder was Bradley & Connor, who completed the bridge and stream bank repairs from Helene. Their bid was \$49,217.75 and we are requesting a amendment to the budget ordinance in the amount of \$55,000 as this would be to cover any unforeseen expenses.

Discussion Followed:

Mayor Blakely asked for a motion to approve Budget Amendment #1

Councilmember Jim Player motioned to approve the budget amendment and it was seconded by Councilmember Keith Reed.

Motion all in favor.

Town Manager Report

Last week I mentioned the bill that Congressman Edwards' office submitted for a bunch of projects in this region. So, for our sewer project of Westfield Road, North Hudson Lane and Dogwood Terrace, hopefully we can get some help with this. This is an appropriations bill in the amount of 1.15 million, but it still has to be voted on (August time frame). If it moves forward, it will probably be in the spring of 2027 before it will make it to the Department of Interior and then to the states.

I previously mentioned that we received some noise complaints from the Old Castle Mineral site that Harrison Construction is managing, and they have been hauling dirt in there to fill in the quarry. They are going to curtail their work on Saturdays to help with the noise and hopefully, they will be finished by the end of July, as this is their plan.

Discussion Followed:

On the primary entrance/driveway access to Meadowview off of Old Cane Creek Road (town-maintained road), we have communicated to them that they will need to have a dedicated 50ft left turn into the subdivision. This is to avoid traffic backing up towards/onto Cane Creek Road. We still have not heard back from them as yet.

Department Reports

June 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: 6:30 pm

Upcoming Events

LGCCA July 21, 2026, at 3:00 pm "Fletcher Hosting"
July 31st Summer Concert - Gotcha Groove Band
Agenda Review Meeting August 3, 2026, at 6:00 pm
Regular Meeting August 10, 2026 at 6:00 pm

Approved.

Date

Signed

RESOLUTION

R-26-04

Resolution Declaring Surplus and Authorizing the Electronic Auction of Surplus Personal Property

WHEREAS, North Carolina General Statutes, Section 160A-270, provides that town council may adopt a resolution authorizing an appropriate city official to dispose of surplus property at Public Auction.

WHEREAS, as a result the Town of Fletcher has (1) 2018 Dodge Charger; (1) 2019 Dodge Charger (1) Club Car Golf cart (1) 2023 Polaris (totaled) and (1) 2003 New Holland Tractor with attachments which are surplus property and are no longer required for service.

WHEREAS, the Fletcher Town Council desires to dispose of the surplus property through Public Auction.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FLETCHER, NORTH CAROLINA THAT:

The Town Manager is hereby authorized to sell the surplus property described below by electronic auction beginning on 9/16/26 at www.auctionsinternational.com, as per the terms and conditions in accordance with North Carolina G.S. 160A-270. The Town Manager or his designee is directed to publish at least once and not less than ten (10) days before the date of auction, a copy of this Resolution or a notice summarizing its content as required by North Carolina General Statute 160A-270.

2018 Dodge Charger	VIN# 2C3CDXKT6JH174433
2019 Dodge Charger	VIN# 2C3CDXKT4KH600251
Club Car Golf Cart	SERIAL # PQ0743-832860
2023 Polaris (totaled)	SERIAL # 22786
2003 New Holand Tractor w/attachments	MODEL # TC30 HST

The Fletcher Town Council declares the property as surplus and authorizes this property sold at Public Auction on an “as is where is” basis.

Adopted and approved this the 10th day of August 2026

Mayor Preston Blakely

ATTEST:

Christine Thompson, MMC, NCCMC
Town Clerk



**TOWN OF
FLETCHER**
Tax Collectors Office

2026 TAX YEAR PENDING RELEASES & REFUNDS

July 2026

Report Month	Year Adj	Rel #	Refnd #	Taxpayer	Reason for Release/Refund	Released Tax Amt	Adj Real Value	Adj Pers Value	REID or Abst #	HC BOC Approval
Jul-26	2023	1		GARY KEITH SYFRETT	SEA DOO WAS NOT LOCATED IN FLETCHER	\$ 14.69	-	3,788	3102969	7/15/2026
	2024	2		VASILYIY VIKTORO YUKHNYUK	PROPERTY MOVED FROM FLETCHER, BILLED IN HAYWOOD CO.	\$ 29.49	-	8,234	3096655	7/15/2026
	2025	3		VASILYIY VIKTORO YUKHNYUK	PROPERTY MOVED FROM FLETCHER, BILLED IN HAYWOOD CO.	\$ 434.49	-	131,528	3096655	7/15/2026
Total July Releases/Refunds						\$ 478.67				

MEMORANDUM

TO: Honorable Mayor and Town Council
FROM: Tyler Morrow, Planning & Zoning Director
COPY TO:
DATE: 8/10/2026
SUBJECT: Public Evidentiary Hearing: Special Use Permit Review: Focus Plus Academy (26-11-SUP) - Tyler Morrow, Planning & Zoning Director



Background:

Application for a special use permit for the subject property located at 50 Library Road (PIN 9653615698) to utilize two existing classrooms within Fletcher First United Methodist Church to operate a small middle/high school with a maximum enrollment of 25 students.

Recommendation:

Suggested motions are included in the agenda packet.

Attachments:

1. Agenda Item- Focus Plus Academy 26-11-SUP
2. Staff Report-Focus Plus Academy 26-11-SUP
3. Site Plan- Focus Plus Academy 26-11-SUP
4. Applicant Narrative-Focus Plus Academy 26-11-SUP
5. Application-Focus Plus Academy 26-11-SUP
6. Written Findings - Focus Plus Academy 26-11-SUP



TOWN OF FLETCHER PLANNING DEPARTMENT AGENDA ITEM COVER SHEET

Meeting Type: Town Council	Meeting Date: August 10th 2026
Title of Item: Public Evidentiary Hearing: Special Use Permit Review: Focus Plus Academy (26-11-SUP) - Tyler Morrow, Planning & Zoning Director	

SUGGESTED SPECIAL USE PERMIT MOTION(S):

<u>Approval:</u> I move Town Council <u>approve</u> the Special Use Permit associated with this petition, finding that the proposed development is consistent with Article 15.10 and that all nine (9) required criteria for the issuance of a Special Use Permit have been met. The development shall be constructed in accordance with the approved site plan. [DISCUSS & VOTE]	<u>Denial</u> I move Town Council <u>deny</u> the Special Use Permit associated with this petition, finding that the proposed development is not consistent with Article 15.10 and that all nine (9) required criteria for the issuance of a Special Use Permit have been met. The following criteria have not been met [please state the criteria that was not met] [DISCUSS & VOTE]
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Attachments:	1. Staff Report 2. Preliminary Site Plan 3. Applicant narrative describing how the proposed development complies with the nine Special Use Permit approval criteria. 4. Application 5. Town Council's Written Findings
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TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER



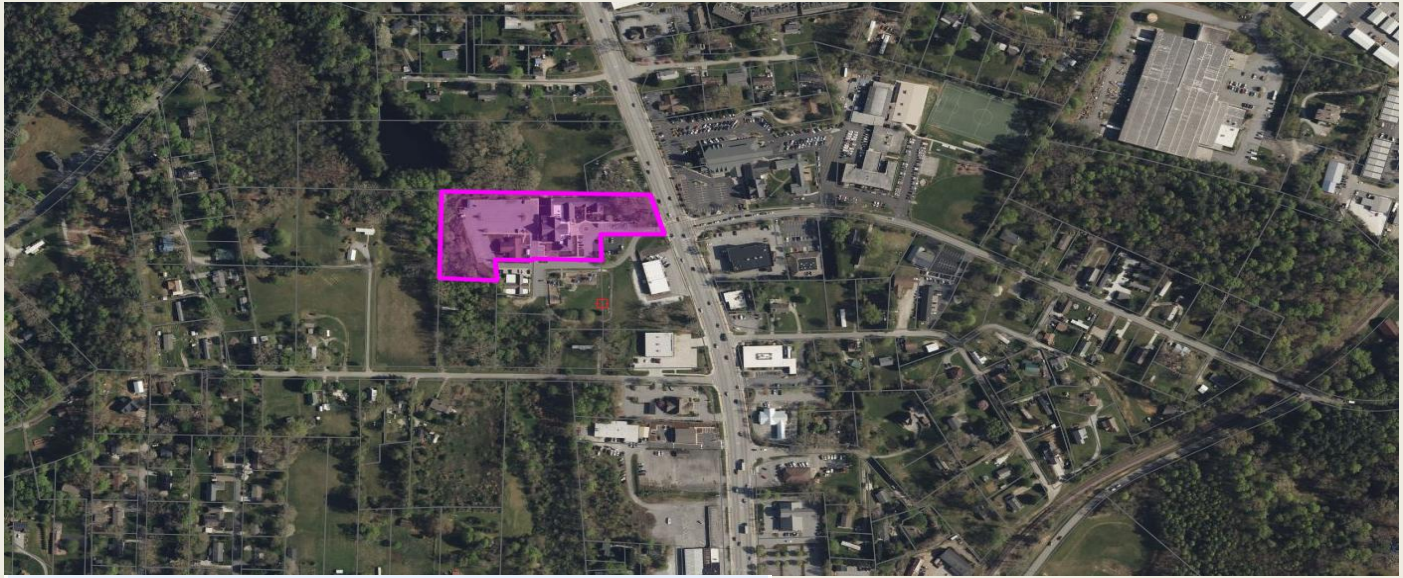
COUNCIL MEMBERS:
TREVOR LANCE
JIM PLAYER
KEITH REED
AMBER MCKINNEY

Special Use Permit Focus Plus Academy (26-11-SUP)

Planning Department Staff Report
Tyler Morrow, Planning and Zoning Director

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Project Summary



SITE VICINITY MAP

- **Project Name & Case #:**
 - Focus Plus Academy
 - 26-11-SUP
- **Applicant:**
 - Jill Paterson, Co-Founder and School Director of Focus Plus Academy
- **Property Owner:**
 - Fletcher United Methodist Church, INC.
- **Property Address:**
 - 50 Library Road
- **Project Acreage:**
 - 3.9 Acres
- **Requested Uses:**
 - Schools – Elementary & Secondary

- **Parcel Identification (PIN):**
 - 9653-61-5698
- **Current Parcel Zoning:**
 - C-1, General Commercial District
- **Heart of Fletcher District:**
 - Town Center Business
 - Heart of Fletcher Review by the Planning Board is not required for this project see page 8 for more details.
- **Land Use Plan Designation:**
 - Institutional-Public
- **Project overview**
 - Utilize two existing classrooms within Fletcher First United Methodist Church to operate a small middle/high school with a maximum enrollment of 25 students. The proposal includes no exterior modifications to the building, site layout, parking areas, or surrounding property.

Special Use Permit Process:

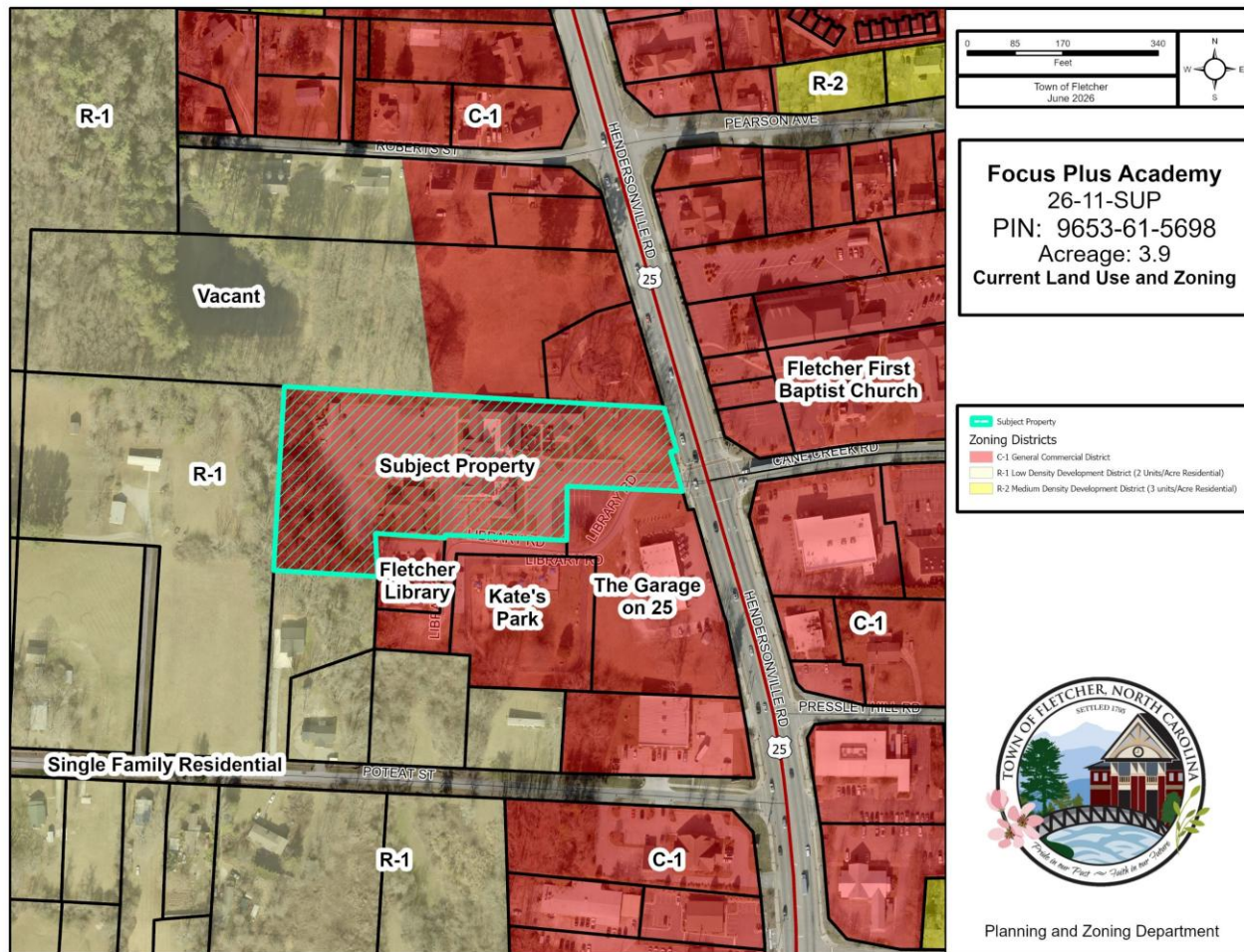
Upon application, the Town Council, following a recommendation from the Planning Board, may grant special use permits in specific cases. Such permits may be approved subject to appropriate conditions and safeguards, as authorized by this ordinance and identified as special uses within the applicable zoning districts.

All Special Use Permit Applications are Quasi-Judicial Proceedings. A quasi-judicial decision is a formal, court-like process used by local governments to apply specific zoning or development ordinances to individual situations. It requires finding facts, holding evidentiary hearings, and basing decisions on evidence rather than political discretion.

For the Town Council to approve a Special Use Permit, the following findings must be made:

1. A complete application has been submitted in accordance with the requirements of the Town Code.
2. The Town Council must determine that the proposed use will not negatively impact the health or safety of nearby residents or employees, will not harm the public welfare, and will not be detrimental to surrounding properties or public improvements. As part of its approval, the Town Council may impose reasonable conditions to ensure the proposed use complies with the intent and requirements of the Code.
3. Prior to issuing the Special Use Permit, the Town Council must adopt written findings confirming that the proposal complies with the specific standards for the requested special use as outlined in Article 3, and that appropriate provisions and arrangements have been made for all applicable requirements.
 1. Satisfactory ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control.
 2. Provision of off-street parking and loading areas where required, with particular attention to the items listed above, and the economic, noise, glare and odor effects of the special use on adjoining properties in the area.
 3. Adequate and proper utilities, with reference to locations, availability, and compatibility.
 4. Buffering, with reference to type, location, and dimensions.
 5. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmonies with properties in the district.
 6. Playgrounds, open spaces, yards, landscaping, access ways, pedestrian ways, with reference to location, size, and suitability.
 7. Buildings and structures, with reference to location, size, and use.
 8. Hours of operation, with particular reference to protecting and maintaining the character of the neighborhood.
 9. A site plan/preliminary plat has been submitted, as required in Article 16.3.

Existing Zoning & Land Use Map and Description



The subject property is zoned C-1, General Commercial District, as are the surrounding properties fronting along the US 25 commercial corridor. The C-1 district was established to accommodate and encourage commercial development along this corridor, and the subject property is consistent with that intent. As development transitions farther away from US 25, the zoning pattern decreases in intensity, transitioning to the R-1 Residential District. The R-1 district consists primarily of single-family residential development, particularly along Potteat Street to the south.

The subject property is also located within an established public and institutional node in Fletcher that includes Fletcher First United Methodist Church, the Fletcher Library, and Kate's and Pete's Park. Together, these community facilities create a civic gathering area that is separated from the more intensive commercial activity along the US 25 corridor.

Because schools are permitted as a Special Use within the C-1 district, the proposed project is required to obtain a Special Use Permit from the Town Council following review by the Planning Board. Since schools are already contemplated within the C-1 district as a Special Use, the proposal does not require a rezoning.

Site Images



This site photograph depicts the existing entrance on the west side of the building that will be utilized by the proposed school.



This photograph depicts the rear parking area that will be utilized by teachers, parents, and visitors associated with the proposed school.



This photograph depicts the existing Kate's and Pete's Park located adjacent to the church property, providing nearby recreational and open space amenities within the surrounding public institutional area.



This photograph depicts the existing signalized intersection that will serve as the primary access point for vehicles entering and exiting the site.

Site Plan/Project Summary:

The proposed project involves the creation of Focus Plus Academy within existing classroom space at Fletcher First United Methodist Church. No exterior modifications to the building are proposed. The school will occupy two existing classrooms totaling approximately 700 square feet. In addition to the classroom space, the church chapel may be used periodically for non-instructional activities. Existing restroom facilities will serve the school, and no modifications to those facilities are proposed. The church's existing kitchen may be used occasionally for staff; however, no commercial food preparation or food service activities are proposed as part of the project.

The proposal does not include the construction of any new buildings, additions, impervious surfaces, or site infrastructure. No grading, land disturbance, or other site alterations are proposed. As a result, the project does not trigger stormwater review requirements.

Access to the site will continue to utilize the existing driveway from Library Road and the signalized intersection at Hendersonville Road. Student drop off and pick up activities will occur through a separate entrance and circulation loop from the church's existing preschool operations. The applicant has indicated that school schedules will be staggered to avoid overlap with preschool drop off and pick up times, minimizing traffic conflicts and congestion on site.

The site plan currently shows 15 parking spaces to be utilized by the school, which exceeds the minimum requirement (2 spaces). The Town's parking regulations allow for shared parking arrangements under certain circumstances. Specifically, up to 50 percent of the parking spaces required for one use may be credited toward the parking requirement of a second use located on the same property. Shared parking is permitted when the peak parking demand for each use occurs at different times, such as a church whose highest parking demand occurs during evenings or weekends and a school whose peak demand occurs during weekday hours. In this case, the proposed school operates primarily during weekday business hours, while the church's primary parking demand occurs during evenings and weekends. As a result, the proposed arrangement satisfies the intent of the shared parking provisions by minimizing overlapping parking demand and allowing the existing parking supply (approximately 144 spaces) to efficiently serve both uses.

A Traffic Impact Analysis is not required for the project. The proposed use is expected to generate approximately 60 daily vehicle trips, which is below the North Carolina Department of Transportation threshold for a Traffic Impact Analysis.

The proposed school will utilize the site's existing water, sewer, and electrical utilities, all of which are adequate to serve the use. The proposed occupancy area has been inspected and approved for Group E occupancy requirements, satisfying applicable fire, life safety, and health standards. Existing waste collection services are also sufficient to accommodate the proposed use.

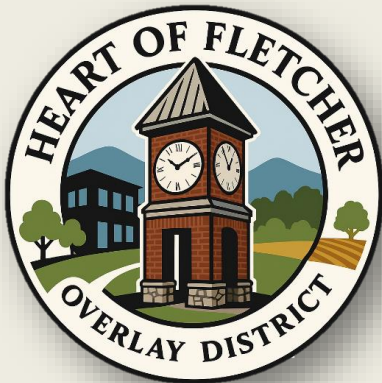
No changes are proposed to existing landscaping, exterior lighting, or site signage. The school will operate Monday through Friday from 8:15 a.m. to 3:45 p.m., with an early release time of 1:45 p.m. on Fridays. No evening or weekend activities are proposed as part of this application.



Land Use Plan Consistency:

The proposed development is consistent with the Land Use Plan's 1st goal of "Providing the citizens of Fletcher with a quality environment for living, leisure activities and work"

The proposed development would provide additional education opportunities to the residents and children of the Town of Fletcher to better serve their local needs.



Heart of Fletcher Design Review:

The subject property is designated as Town Center Business. However, review under the Heart of Fletcher Overlay District is not required for this project. The proposed use consists solely of the occupancy of existing classroom space within an existing building and does not involve any new construction, building additions, site modifications, or exterior improvements.

Additionally, the project does not constitute a reconstruction or renovation of an existing structure equal to or greater than seventy five percent (75%) of the structure's tax value. According to Henderson County tax records, the existing structure has an assessed value of approximately \$1,866,900. As no substantial building improvements are proposed, the project does not meet the threshold that would trigger Heart of Fletcher design review requirements.

Planning Board Recommendation:

The Planning Board voted 8-0 to recommend approval of the Special Use Permit.

Motion by the Planning Board:

I move the Planning Board recommend Town Council approve the Special Use Permit associated with this petition, finding that the proposed development is consistent with Article 15.10 and that all nine (9) required criteria for the issuance of a Special Use Permit have been met. The development shall be constructed in accordance with the approved site plan.

Vote

Motion: Robyn Mondin

Second: Leslie Cuevas

For: Robyn Mondin, Mike Franklin, Doug Ferguson, Julia Fogel, Bryan Gilbert, Lee Bowser, Jacob Compher, Leslie Cuevas

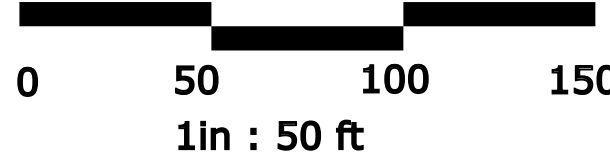
Against: None

Project Name: Focus Plus Academy
Owner: Fletcher United Methodist Church
Applicant: Focus Plus Academy
Surveyor or Preparer: N/A - Sketch Plan
Zoning: C-1
PIN: 9653615698
Address: 50 Library Rd
Date of Preparation: 6/14/2026

- Legend**
- Property Border
 - Lot Lines
 - Existing Buildings
 - Parking Lot
 - Vegetation Buffer
 - SonShine Preschool
 - Focus Plus Academy
 - Recreation Areas

Outdoor Activity:
Outdoor activity will occur in two existing grass areas on the church property: the front grass area and the grass area adjacent to the parking lot. No fencing, equipment, or site modifications are proposed. The adjoining public park provides additional open space in the vicinity but is not part of the project and is not required for school operations.

Address: No Address Assigned
Owner: Youngblood, Kenneth Trustee; Youngblood, Katherine W
Owner Address: PO Box 97, Fletcher NC 28732
Zoning: C1



Building and Site Information:

Existing Building: No exterior changes proposed.
School Area: Two classrooms (Approx 700 sq ft).
Ancillary Space: Chapel used occasionally for non-instructional activities.
Restrooms: Existing restrooms serve the space; no changes proposed.
Kitchen: Existing kitchen used occasionally for staff; no commercial food service.
No new structures, additions or impervious surfaces.
No grading or land disturbance proposed.
Project does not trigger stormwater review.

Access, Traffic & Parking

Ingress/Egress: Existing driveways from Library Rd and lights at Hendersonville Rd.
Drop-Off/Pick-Up: Separate Entrance & loop from preschool.
Traffic Management: Staggered schedule, no overlap with preschool.
Parking Required: 6 staff +25 students = 11 parking spaces.
Land Development parking requirement: 2 per 1000 sq ft = 2 spaces required.
Parking Provided: 15 spaces
Traffic Impact Analysis not Required: The project generates approximately 60 daily trips which is below the NCDOT TIA threshold. No driveway modifications are proposed and no rezoning, interchange proximity, median break or access break is involved.

Utilities & Services

Utilities: Existing water, sewer and electric adequate.
Fire & Life Safety: Area inspected and approved for Group E occupancy.
Waste Collection: Existing sanitation service adequate.
Health Inspection: Area inspected and approved for Group E occupancy.

Landscaping, Lighting & Signs

Landscaping: No changes proposed.
Lighting: No new exterior lighting.
Signage: No new signage.

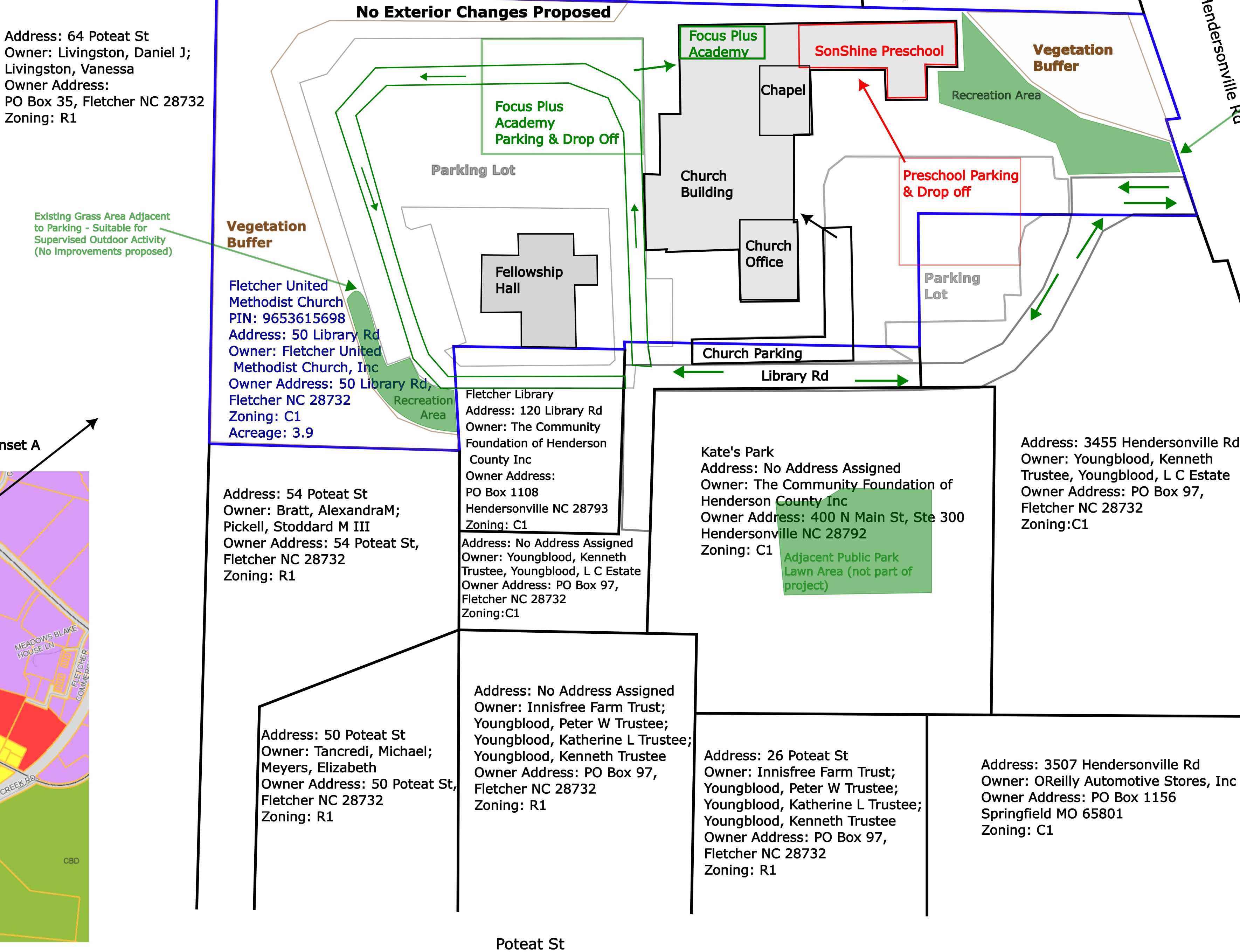
Hours of Operation

Mon-Fri: 8:15 - 3:45 (1:45 Friday early release).
No evening or weekend activities.

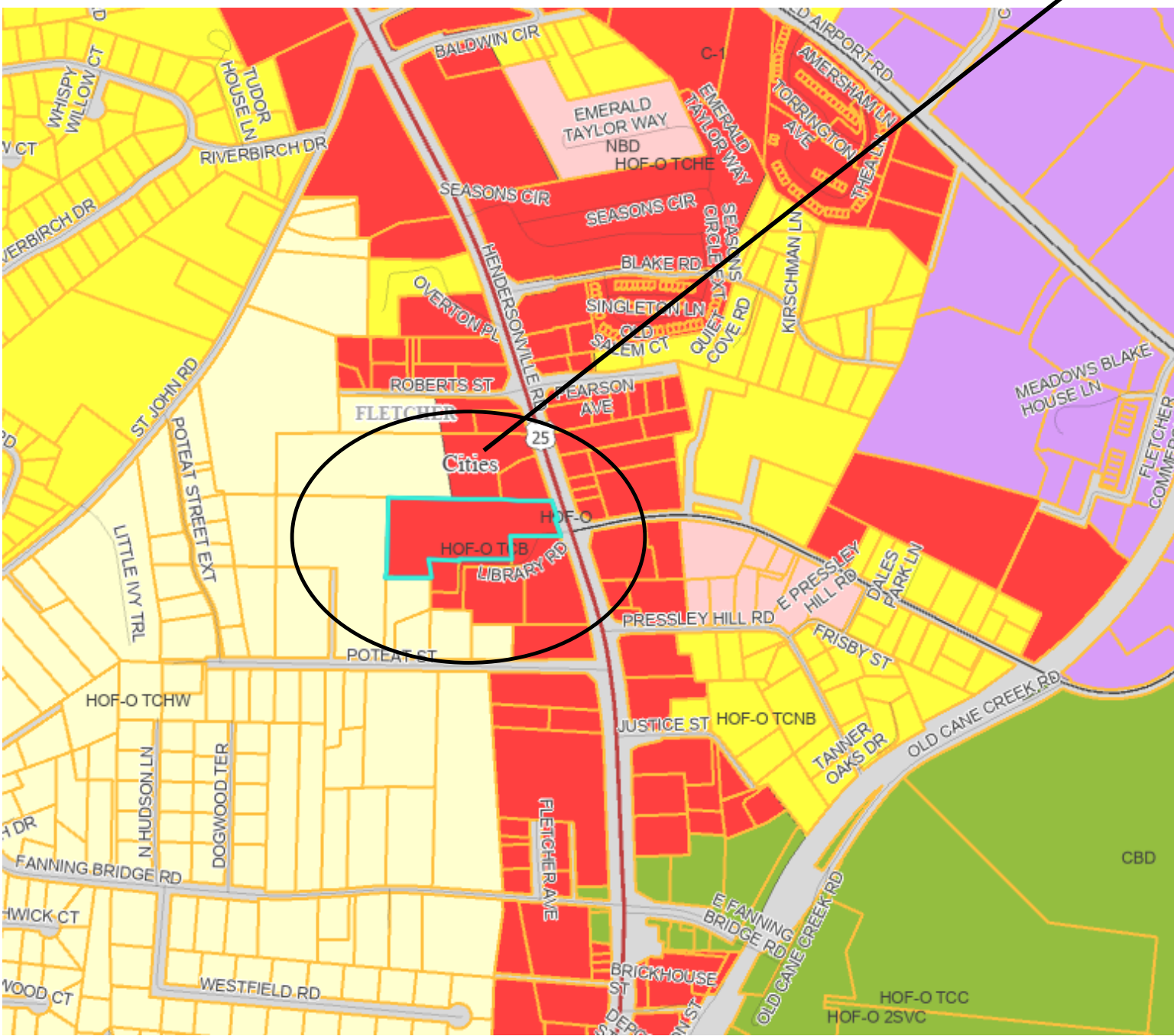
Address: No Address Assigned
Owner: Youngblood, Kenneth Trustee; Youngblood, Katherine W
Owner Address: PO Box 97, Fletcher NC 28732
Zoning: R1

Address: 64 Poteat St
Owner: Livingston, Daniel J;
Livingston, Vanessa
Owner Address:
PO Box 35, Fletcher NC 28732
Zoning: R1

Address: 3375 Hendersonville Rd
Owner: Youngblood, Katherine Loraine
Owner Address: 53 Lands End Dr
Hendersonville, NC 28791
Zoning: C1



See Inset A



Special Use Permit Application Narrative

Focus Plus Academy – Fletcher United Methodist Church

Property Address: 50 Library Road, Fletcher, NC 28732

PIN: 9653615698

Zoning District: C-1

Proposed Use: Small private school / educational use within existing church facility

Applicant: Focus Plus Academy

1. Project Overview

Focus Plus Academy proposes to operate a small, supportive private school for students in grades 6–12 (starting with grades 6-9 for the 2026/27 school year) within existing classroom space at Fletcher United Methodist Church. The program is designed for students who need additional structure, executive-function support, and individualized instruction. Maximum enrollment at this location will be **25 students** with **up to 6 staff**.

No construction, exterior changes, site work, or new impervious surface is proposed.

2. Existing Facility & Scope of Use

The school will occupy existing interior classrooms with a **separate entrance and drop-off area**, as shown on the site plan. All operations will use existing:

- **Parking**
- **Ingress/egress**
- **Utilities**
- **Lighting and landscaping**
- **Walkways and access points**

The applicant has completed required **fire** and **health** safety inspections for the proposed school area.

3. Enrollment, Staffing & Hours

- **Startup:** 1–5 students, 2 staff
- **Maximum:** 25 students, up to 6 staff
- **Schedule:** Monday–Friday, 8:30 a.m.–3:30 p.m. (1:30 finish p.m. Fridays)
- **Drop-off:** 8:15–8:30 a.m.
- **Pick-up:** 3:30–3:45 p.m. (1:30 - 1:45 p.m. Fridays)

No evening, overnight, or weekend activities are proposed.

4. Relationship to Church & Preschool

SonShine Preschool operates in a separate portion of the Fletcher United Methodist Church building. Focus Plus Academy will use **different classrooms, a different entrance, and a different drop-off loop**, with schedules intentionally staggered:

- Focus Plus Academy drop-off ends at **8:30**
- Sonshine Preschool drop-off begins at **8:45**
- Sonshine Preschool pick-up ends at **12:10**
- Focus Plus Academy pick-up begins at **3:30 (1:30 Fridays)**

This prevents overlapping and maintains safe, orderly traffic flow.

5. Special Use Permit Criteria

Ingress & Egress

The school will use the existing Library Road driveway and rear parking/drop-off area. No new driveway, access point, or roadway change is proposed. Traffic volumes are low and scheduled to avoid preschool activity.

Parking, Noise & Site Impacts

Existing parking (15 spaces) exceeds the estimated need for 6 staff and short-duration parent vehicles. The use is quiet and limited to weekday daytime hours. No adverse noise, glare, odor, or economic impacts are expected.

Utilities, Lighting, Landscaping & Improvements

All existing utilities and site features remain unchanged. No new lighting, landscaping, buffering, playgrounds, or site improvements are proposed. The project does not trigger stormwater review.

Buildings & Structures

The school will use existing interior space only. No additions, exterior alterations, grading, or new impervious surface are proposed.

Neighborhood Compatibility

The use is small, supervised, educational, and consistent with the existing institutional character of the church campus and surrounding area.

6. Community Benefit & Land Use Consistency

Focus Plus Academy will provide a positive community benefit by creating local jobs and offering an additional educational option for students who may not thrive in larger or more traditional school environments. The school is designed to provide structure, executive functioning support, individualized academics, life skills development, and a calm learning environment for students who need this type of setting. Additional details available at www.focusplusacademy.org.

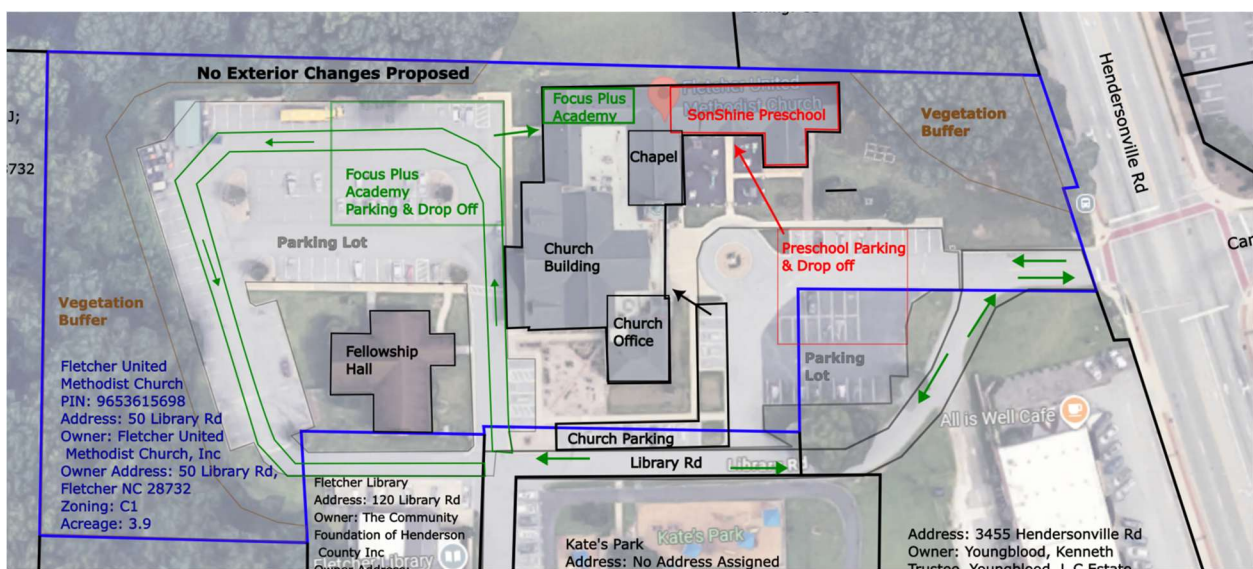
Focus Plus Academy's goal is to offer this program at a tuition level that may be completely or mostly covered by available state scholarship funding for qualifying families, making the school more accessible to students who need this type of educational support.

The proposed use is consistent with the Town of Fletcher's goals for community-serving institutional uses, adaptive reuse of existing buildings, support for local families, and efficient use of existing infrastructure. The project provides a small educational use within an existing institutional property without requiring new construction, land disturbance, new utilities, new parking, new signage, new lighting, or expansion of the existing site.

7. Request for Approval

Based on the limited scale of the use, reliance on existing facilities, completed fire and health inspections, low traffic impact, and positive community benefits, Focus Plus Academy respectfully requests approval of the **Special Use Permit** to operate a small private educational program within Fletcher United Methodist Church.

Illustrative Image





Town of Fletcher

Planning and Zoning

300 Old Cane Creek Road, Fletcher, NC 28732

(828) 687-3985

Fax (828) 687-7133

Special Use Permit Application

Application Number 26-11-SUP

Name of Project: Focus Plus Academy Educational Use at Fletcher United Methodist Church

Address/Location of Property: 50 Library Road, Fletcher, NC 28732

PIN# 9653615698

PID# 10001148

Type of Development:

☐ Residential

☒ Commercial

☐ Other

Current Zoning: C-1 Proposed Zoning: SUP for educational use

List requested uses:

Small private middle/high school educational use within existing church classroom space; maximum 25 students and no more than 6 employees at this location; no new construction, exterior alterations, signage, lighting, parking expansion, or site improvements proposed.

Total Acreage 3.9 acres Proposed Building Sq. Ft. N/A Dwelling Units N/A

Jill Paterson

Name of Agent

1025 Upper Brush Creek Road

Agent's Address

Fairview, NC 28730

City, State, Zip

(828) 338-8331

Telephone Number

→ Owner signed "Received by" line

Signature of Property Owner if other than Petitioner

Focus Plus Academy

Name of Petitioner(s)

1025 Upper Brush Creek Road

Address of Petitioner(s)

Fairview, NC 28730

City, State, Zip

(828) 338-8331

Telephone Number

Signature Jill Paterson

If an AGENT is filing the petition, you must have a signed Owner's Affidavit attached to the petition.

If you have any questions about filling out this application, please contact the Planning and Zoning Department at (828) 687-3985.

Received by

John Justice

Date 7-07-06

Owner's Affidavit

I (we) the undersigned do hereby give permission to (agent's name or organization)

Focus Plus Academy, Attn: Jill Paterson, School Director to file petition (application) for property(s)

located at 50 Library Road, Fletcher, NC 28732 with

PIN (or PID)# 9653615698 on this affidavit for the purpose of requesting a

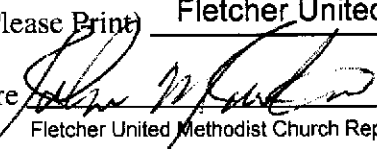
Special Use Permit or Conditional Use Rezoning from the Town Council of the Town of

Fletcher, NC. I further understand that my signature is consent to all conditions and/or

stipulations that may be imposed or adopted by such Town Council as part of the petition

approval.

1. Owner's Name (Please Print) Fletcher United Methodist Church, Inc.

Owner's Signature  Date 2-07-26

Fletcher United Methodist Church Representative, John Justice

2. Owner's Name (Please Print) _____

Owner's Signature _____ Date _____

3. Owner's Name (Please Print) _____

Owner's Signature _____ Date _____

4. Owner's Name (Please Print) _____

Owner's Signature _____ Date _____

Agent's (Contact) Information

Name: Focus Plus Academy,
Attn: Jill Paterson, School Director

Address: 1025 Upper Brush Creek Road,
Fairview, NC 28730

Phone Number: (828) 338-8331

Fax Number: N/A

TOWN OF FLETCHER

PRESTON BLAKELY
MAYOR

MARK E. BIBERDORF
TOWN MANAGER



COUNCIL MEMBERS:
TREVOR LANCE
JIM PLAYER
KEITH REED
AMBER MCKINNEY

TOWN COUNCIL'S WRITTEN FINDINGS Special Use Permit- Focus Plus Academy (26-11-SUP)

FINDINGS OF FACT

1. Fletcher United Methodist Church, INC (PIN: 9653-61-5698) is the owner of the 1 parcel of land which makes up the subject property. The property is most identifiable by the address of 50 Library Road. The subject property currently houses the Fletcher United Methodist Church.
2. The lot is currently zoned C-1, General Commercial District.
3. Schools – Elementary & Secondary require a special use permit in the C-1, General Commercial District
4. The applicants are proposing to utilize two existing classrooms within Fletcher First United Methodist Church to operate a small middle/high school with a maximum enrollment of 25 students. The proposal includes no exterior modifications to the building, site layout, parking areas, or surrounding property.
5. On June 14th, 2026, Jill Paterson Co-Founder and School Director of Focus Plus Academy submitted a petition for a special use permit. This petition was assigned Case Number 26-11-SUP.
6. On July 21st, 2026, the Town of Fletcher Planning Board reviewed and recommended approval of the special use permit petition. The board voted 8-0.
7. On August 10th, 2026, the Town of Fletcher Town Council conducted a duly advertised and noticed evidentiary hearing on the special use permit petition.

CONCLUSION AND DECISION

1. Based on the application, the evidence presented, and the foregoing findings of fact, the Town of Fletcher Town Council voted **0 to 0** on August 10th, 2026, concluding that Focus Plus Academy **does/does not** meet each of the nine standards for a Special Use Permit set forth in Article 15.10 of the Town of Fletcher Land Development Code.

2. Jill Paterson Co-Founder and School Director of Focus Plus Academy **is/is not** hereby granted a Special Use Permit to operate a secondary school on the subject property (PIN 9653-61-5698), consisting of approximately 3.9 acres.
3. This decision, and any associated conditions, shall not become effective until consented to in writing by all parties.

Adopted this 10th day of August 2026.

Attest:

Preston Blakely, Mayor, Town of Fletcher

Christine Thompson, Town Clerk

With their signatures below, the undersigned applicant(s) and property owner(s) consent to and agree to all conditions imposed pursuant to the terms.

IN RE: Parcel Number: 9653-61-5698
Address: 50 Library Road
Project: Focus Plus Academy (File # 26-11-SUP)

Property Owner: Fletcher United Methodist Church,
INC

Applicant/Developer: Jill Paterson of Focus
Plus Academy

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: Co-Founder and School Director

Date: _____

Date: _____

Purchase of Garbage Truck and Budget Amendment

Requested Action

Approve the purchase of one (1) Heil DuraPack 5000 – 27 Cubic Yard High Compaction Rear Loading Refuse/Trash Truck through the Sourcewell Cooperative Purchasing Program in the amount of \$391,871.00 and approve the accompanying \$400,000 budget amendment.

Background

The FY 2026-2027 Capital Improvement Program included funding for the replacement of an existing garbage truck in the Town's sanitation fleet. Staff has secured pricing through Carolina Environmental Services utilizing the Sourcewell Cooperative Purchasing Program (Contract No. 110223-THC). Pursuant to N.C.G.S. § 143-129(e)(3), the Town may purchase equipment through this competitively awarded cooperative purchasing contract without conducting its own formal bid process.

Budget Amendment

The proposed \$400,000 budget amendment recognizes the installment financing proceeds as an Other Financing Source and records the corresponding capital expenditure for the purchase of the replacement garbage truck. The amendment amount exceeds the purchase price to provide sufficient budget authority for associated acquisition costs, including applicable taxes, title, registration, and other costs necessary to place the vehicle into service. The FY 2026-2027 Capital Improvement Program anticipated financing this vehicle, with financing to be finalized prior to delivery.

Recommendation

Staff recommends that the Town Council:

- Approve the purchase of the replacement garbage truck from Carolina Environmental Services through the Sourcewell Cooperative Purchasing Program in the amount of \$391,871.00.
- Approve the accompanying \$400,000.00 budget amendment.

Attachments

1. Bid Evaluation Report – Heil DuraPack 5000 Rear Loading Refuse/Trash Truck
2. Quote from Carolina Environmental Systems, Inc.
3. Budget Amendment No. 2

Carolina Environmental Systems, Inc.
306 Pineview Drive, Kernersville, NC 27284
2701 White Horse Road, Greenville, SC 29611
500 Lee Industrial Blvd, Austell, Ga 30168
Phone: 800-239-7796
336-904-0952

QUOTE

July 9, 2026
Town of Fletcher
300 Old Cane Creek Road
Fletcher, NC 28732
Attention: Mr. Jabbo Pressley, Mr. Devon Gunter

Dear Jabbo and Devon,
CES appreciates the opportunity to quote you the following:

One (1) Heil Dura Pack 5000 - 27 cubic yard High Compaction Rear Loading refuse collection body complete with all standard specifications and with the following optional equipment:

- Front mount fast cycle vane pump
- Dual hopper work lights
- Multi-function rear strobe lights
- Dual front of body strobe lights
- Dual rear driver signal buzzers
- Body side back assist lights
- Heavy duty rear hopper package
- Four (4) camera system with recorder and split screen monitor
- Dual factory cart tipper hydraulics with two (2) Diamondback Model 500 cart tippers
- Dual side packer and slide controls
- 20lb fire extinguisher
- 18"x18"x36" toolbox
- Broom and shovel rack
- Mud flaps in front of and behind rear tires

All as per the above and factory mounted on one (1) 2027 Battle Motors Raider LET2 cab/chassis complete as per the enclosed specifications (Cummins X12 engine, Allison 4500RDS transmission, 66,000 GVWR rating) and to include five (5) year 100,000 mile engine and aftertreatment system warranty and five (5) year unlimited mile transmission warranty.

Heil/Sourcwell Contract Bid Price: \$391,871.00
Heil Sourcwell Contract Number: 110223-THC

Delivery: Approximate delivery 180 days after receipt of order

Terms: Net upon accepted delivery

Options for Consideration:

- For direct mount transmission mounted gear pump with 24-26 second cycle time, deduct \$1,200.00

*Please note: above price is good until August 31, 2026

We sincerely appreciate the opportunity to submit the above quotation. If we may answer any questions or be of service to you in any way, please do not hesitate to contact us at: 1-800-239-7796.

Sincerely, **Whit Taylor** Carolina Environmental Systems

BUDGET AMENDMENT 2
Original Ordinance 0-26-07
Amended on 8-10-26
Ordinance # 0-26-10
REQUEST FOR BOARD ACTION
TOWN OF FLETCHER

MEETING DATE: August 10, 2026

SUBJECT: Budget Amendment 2

ATTACHMENTS: YES

SUMMARY OF REQUEST:

The proposed budget amendment recognizes the financing proceeds and corresponding capital expenditure associated with the purchase of a new 2026 garbage truck.

When the Town acquires vehicles through an installment purchase financing agreement, generally accepted accounting principles require the financing proceeds to be recognized as an Other Financing Source and the corresponding expenditure to be recorded in the appropriate capital outlay account. This budget amendment increases the Other Financing Sources revenue line item and the Public Works Department - Capital Outlay expenditure line item to account for the financed purchase of the 2026 garbage truck.

The Town's FY 2026-2027 Capital Improvement Program anticipated financing the replacement garbage truck through debt financing. The Town has secured the vehicle through Carolina Environmental Services utilizing the Sourcewell Cooperative Purchasing Contract (Contract No. 110223-THC). Financing for the purchase will be finalized later this fall as the delivery date approaches and the Town prepares to remit payment for the vehicle.

This budget amendment is an accounting adjustment necessary to properly recognize both the financing proceeds and the capital expenditure associated with the purchase.

TOWN MANAGER'S RECOMMENDATION:

It would be appropriate for the Board to approve the attached budget amendment to show the loan proceeds and associated purchase of the garbage truck from the Public Works Department Capital Outlay line item.

BUDGET AMENDMENT # 2
FY 26/27 BUDGET ORDINANCE

	Account #	Debit	Credit
General Fund			
Revenues			
Other Finance Sources- Installment Purchases	10-3600-0000		400,000.00
Expenditures			
Capital Outlay	10-5600-7300	400,000.00	

Approved this the 10th day of August 2026

Mayor Preston Blakely

ATTEST:

Christine Thompson, NCCMC, MMC
Town Clerk

Purchase of Replacement Street Sweeper and Budget Amendment

Requested Action

Approve the purchase of one (1) TYMCO Model 435 Regenerative Air Street Sweeper through the North Carolina Sheriffs' Association Cooperative Purchasing Program in the amount of **\$235,385** and approve the accompanying Budget Amendment No. 3.

Background

At the end of the previous fiscal year, the Town's street sweeper was damaged in an accident and was subsequently declared a total loss by the Town's insurance carrier. Insurance proceeds were received late in the fiscal year and became part of the Town's available fund balance.

Staff has secured pricing for a replacement street sweeper through the North Carolina Sheriffs' Association Cooperative Purchasing Program (Contract No. 26-10-0422R). Pursuant to N.C.G.S. § 143-129(e)(3), the Town may purchase equipment through this competitively awarded cooperative purchasing contract without conducting its own formal bid process.

Budget Amendment

Budget Amendment No. 3 appropriates the insurance proceeds, along with additional fund balance, to fund the purchase of the replacement street sweeper. The replacement equipment will restore the Public Works Department's ability to perform routine street sweeping operations and support the Town's transportation infrastructure and stormwater management efforts.

Recommendation

Staff recommends that the Town Council:

- Approve the purchase of one (1) TYMCO Model 435 Regenerative Air Street Sweeper through the North Carolina Sheriffs' Association Cooperative Purchasing Program in the amount of \$235,385; and
- Approve Budget Amendment No. 3.

Attachments

1. Bid Evaluation Report – TYMCO Model 435 Regenerative Air Street Sweeper
2. Quote from Amick Equipment
3. Budget Amendment No. 3

Town of Fletcher

Bid Evaluation Report

TYMCO Model 435 Regenerative Air Street Sweeper

Purpose

Staff recommends the purchase of one (1) TYMCO Model 435 Regenerative Air Street Sweeper for use by the Public Works Department. The street sweeper will be used to maintain Town streets, curb lines, parking areas, and other public infrastructure, supporting the Town's ongoing street maintenance and stormwater management efforts.

This purchase will replace the Town's previous street sweeper, which was damaged beyond economical repair as a result of an accident last year. Replacing the equipment will restore the Public Works Department's ability to perform routine street sweeping operations and maintain the Town's transportation infrastructure.

The total purchase price is **\$235,385**.

Procurement Method

Staff recommends purchasing the equipment through the **North Carolina Sheriffs' Association (NCSA) Cooperative Purchasing Program** utilizing **Contract No. 26-10-0422R – Heavy Equipment**.

Pursuant to **N.C.G.S. § 143-129(e)(3)**, purchases made through a competitive bidding group purchasing program are exempt from the formal bidding requirements of **N.C.G.S. § 143-129**. The North Carolina Sheriffs' Association Procurement Program competitively solicits and awards contracts on behalf of participating governmental agencies, allowing the Town to obtain competitively bid pricing while streamlining the procurement process.

The North Carolina Sheriffs' Association Procurement Program is designed to provide:

- Competitive pricing through a formal solicitation process.
- Best value for participating governmental agencies.
- Fair and equitable contracting opportunities for suppliers.
- Efficient procurement procedures.
- Ethical and transparent purchasing practices.

Utilizing the cooperative purchasing program allows the Town to purchase the equipment at competitively awarded pricing without conducting a separate solicitation, resulting in both administrative efficiencies and cost savings.

Equipment

The proposed purchase includes:

- One (1) TYMCO Model 435 Regenerative Air Street Sweeper

The proposed equipment meets the operational needs of the Public Works Department and complies with the specifications established under the North Carolina Sheriffs' Association cooperative purchasing contract.

Cost

Description	Amount
TYMCO Model 435 Regenerative Air Street Sweeper	\$235,385

Evaluation

Staff reviewed the pricing and contract documentation available through the North Carolina Sheriffs' Association Cooperative Purchasing Program and determined that the proposed purchase represents competitive pricing obtained through a publicly solicited procurement process.

Because the equipment is being purchased through a competitively awarded cooperative purchasing contract, the Town is able to utilize the statutory exemption provided under **N.C.G.S. § 143-129(e)(3)** in lieu of conducting its own formal bid process.

As the purchase amount exceeds the Town Manager's purchasing authority, approval by the Town Council is required prior to issuance of a purchase order.

Recommendation

Staff recommends that the Town Council authorize the purchase of one (1) **TYMCO Model 435 Regenerative Air Street Sweeper** through the **North Carolina Sheriffs' Association Cooperative Purchasing Program, Contract No. 26-10-0422R – Heavy Equipment**, in the amount of **\$235,385**.

The cooperative purchasing contract provides competitively solicited pricing, represents the best value to the Town, and complies with the purchasing authority provided under **N.C.G.S. § 143-129(e)(3)**. The purchase will replace the Town's damaged street sweeper and ensure the Public Works Department can continue providing essential street sweeping and stormwater maintenance services.



For NCSA Contract Purchases:
Please send P.O. to Amick & NCSA including:
Contract #, Spec #, Contact Info, & Fed. Tax ID #
NCSA: kmitman@ncsheriffs.net
[LINK: NCSA Terms & Conditions](#)

END USER: FLETCHER, TOWN OF
JABBO PRESSLEY
MOUNT LOCATION - TYMCO - WACO, TX
SHIP CHASSIS TO:

CONTRACT #
26-10-0422R
ITEM #
2214

Description

Contract Price

MODEL: **TYMCO 435**
SIZE:
PAINT: **WHITE**
WARRANTY: **TYMCO: 1 YR SWEEPER, 2 YR SKIDS. AUX. ENGINE: SEE MFG. WARRANTY FOR DETAILS.**

STANDARD EQUIPMENT INCLUDED

AUXILIARY ENGINE: KUBOTA V2403-CR-TE48 FINAL TIER-4 TURBO CHARGED DIESEL 4 CYL; 148.5 CID; 56 HP @ 2100 RPM; TORQUE 140 FT LB. @ 2100 RPM.

FUEL WATER SEPARATOR

DONALDSON POWERCORE AIR FILTER WITH PRECLEANER.

AUXILIARY ENGINE PROTECTION SYSTEM. DERATE OR SHUTDOWN WHEN ENGINE PROBLEM IS DETECTED SUCH AS HIGH COOLANT TEMPERATURE OR LOW OIL PRESSURE.

ABRASION PROTECTION PACKAGE. BOLT-IN REPLACEABLE RUBBER OR POLY LINERS TO PROTECT AREAS PRONE TO ABRASION IN SANDY APPLICATIONS. INCLUDES SUCTION INLET LINER, DUST SEPARATOR LINER, BLOWER HOUSING LINER; PICK-UP HEAD SUCTION NOZZLE LINER AND PRESSURE WEAR PADS; HEAVY DUTY PRESSURE AND SUCTION HOSES.

BLUE LOGIC CONTROL SYSTEM. SEE BLUELOGIC BROCHURE FOR COMPLETE DETAILS. MULTIPLEXED ELECTRICAL SYSTEM INCLUDES HARDWARE AND TYMCO DESIGNED SOFTWARE THAT INTEGRATES THE IN-CAB CONTROLS TO THE AUXILIARY ENGINE AND ALL SWEEPER FUNCTIONS, INCLUDING ADDITIONAL SAFETY FEATURES. THE BLUELOGIC CONTROL SYSTEM PROVIDES SWEEPER AND AUXILIARY ENGINE DATA TO THE OPERATOR THROUGH THE TOUCHSCREEN DISPLAY AND INTERACTIVE MULTICOLOR SWITCHES.

FEEDBACK INCLUDES HOUR METERS (TRIP AND TOTAL) FOR THE AUXILIARY ENGINE, PICKUP HEAD, BLOWER, GUTTER BROOMS AND WATER PUMP IF APPLICABLE.

SWEEPER ODOMETER RECORDS CURB MILES SWEEPED & SWEEPING HOURS.

SERVICE REMINDERS, CUSTOM REMINDERS, OVERSPEED WARNING, LOW WATER AUDIBLE ALARM, DUST CONTROL SYSTEM WINTERIZATION GUIDE.

ON-BOARD DIAGNOSTICS (OBD) FOR THE AUXILIARY ENGINE & SWEEPER.

DUST SEPARATOR CLEANOUT PLUG EXTENSION HANDLE.

HOPPER SAFETY PROP.

HOPPER INSPECTION DOOR.

HOPPER DRIP EDGE EXTENSION.

HYDRAULIC SYSTEM FILTER RESTRICTION INDICATOR

HYDRAULIC TANK SIGHT/TEMPERATURE GAUGE

LEFT GUTTER BROOM, FLOODLIGHT, PARABOLIC MIRROR

435 GULLWING LOCKABLE STORAGE COMPARTMENT. A MODULAR DESIGN MULTI-CHAMBER COMPARTMENT WITH A COMBINED 55 CU.FT. OF PROTECTED STORAGE CAPACITY, ACCESSIBLE FROM LEFT OR RIGHT HAND SIDE THROUGH LARGE GULL WING DOORS; AUXILIARY ENGINE AND BLOWER AREA ACCESSED THROUGH SWING AWAY SIDE ACCESS PANELS.

REAR LOCKABLE STORAGE COMPARTMENTS (2) - 26 CU. FT. TOTAL CAPACITY.

PRESSURE BLEEDER. DEFLECTS HIGH-PRESSURE AIRFLOW OUT, INCREASING SUCTION ACROSS FRONT OF PICK-UP HEAD.

BACK-UP ALARM

DUO SKIDS. CARBIDE INSERT PICKUP HEAD SKIDS ARE WARRANTED FOR 2 YRS. / 2000 HRS.

REAR BUMPER PADS.

REAR MOUNTED OVAL DESIGN ALTERNATING/FLASHING WARNING LIGHTS (2) LED.

REAR MOUNTED WORKLIGHT (1).

REVERSE PICK-UP HEAD PROTECTION SYSTEM.

RUBBER COATED BLOWER WHEEL.

HOPPER DOOR OPENING DIMENSION 77-1/4"X 70" SCREEN LIFTS WITH DOOR.

OPTIONAL EQUIPMENT INCLUDED

AUXILIARY ENGINE AIR FILTER RESTRICTION INDICATOR W/IN-CAB GAUGE

GUTTER BROOM TILT: RH
 GUTTER BROOM TILT: LH
 CAT290 WATER PUMP W/HI/LOW PRESSURE WASHDOWN SYSTEM
 COMDEX 217.5 GALLON WATER PACKAGE (COMPACT DESIGN EXTRA WATER)
 ADD'L WATER NOZZLE: HOPPER
 HYDRANT WRENCH
 SHOP AIR PURGE
 DUMP SWITCH IN CAB
 HOPPER "UP" ALARM
 STAINLESS STEEL HOPPER
 STAINLESS STEEL DUST SEPARATOR
 LINEAR ACTUATOR W/GAUGE - PRESSURE BLEEDER
 PICK-UP HEAD CURTAIN LIFTER
 PICK-UP HEAD PRESSURE INLET WATER INJECTION SYSTEM
 SKID BUMPER EXTENSION SET
 AUXILIARY HAND HOSE
 PICK-UP HEAD VIEW CAMERA
 CURBVIEW CAMERA SYSTEM - RH BROOM
 AUTO SWEEP ASSIST
 REMOTE GREASE ZERK - SEPARATOR INNER BEARING

2027 ISUZU NRR (132.5" WHEELBASE)
 BATTERY DISCONNECT SWITCH
 FIRE EXTINGUISHER
 HAZARD REFLECTORS
 LED ALTERNATING WARNING LIGHT SET - FRONT GRILLE
 LED AMBER TRAFFIC DIRECTING LIGHT: REAR MOUNTED
 12" PARABOLIC MIRROR HEAD LH & RH

DEALER SERVICES INCLUDED

FREIGHT TO AMICK EQUIPMENT
 BODY PRE-DELIVERY INSPECTION
 AECI MOBILE ON-SITE WARRANTY PKG., 12 MO.
 ON-SITE TRAINING - PROVIDED BY REQUEST

DELIVERY DETAILS

Subtotal:	\$	237,968.00
Contract Discount - Options / Accessories:	\$	(2,583.00)
Tax - Motor Vehicle (SC IMF / NC HUT):	NC HUT not be collected, but paid to DMV by customer.	
Unit Purchase Price:	\$	235,385.00
Payment Terms:	MUNI & CHASSIS DEALERS: NET 15 * C.O.D Discount Available * Late Fee: 1%	
Completion Estimate:	90-120	Days after receipt of ORDER
Note:	ETAs are based on schedule at time of quote and are subject to change.	
Chassis Dealers:	Please include floorplan in chassis pricing, unless otherwise specified.	

COMMENTS: *Pricing Disclaimer: Due to recent tariff announcements, pricing is subject to change. Although rare, this may result in retroactive price increases and surcharges on ordered equipment. Amick Equipment will absorb these increases when possible but may pass them along with proper notification. We appreciate your understanding during this volatile season.*

QUOTED BY: JOE COOK
DATE: 7/15/26
VALID UNTIL: 8/30/26

ADDITIONAL OPTIONS: Prices shown in "additional options available" section are not included in the "Total" price and do not include taxes.

TAXES: Unless itemized above, prices do not include local, state or federal taxes.

MOTOR VEHICLE TAXES: AECI no longer collects SC "IMF" or NC "Highway Use Tax". Either the chassis dealer or the DMV will collect motor vehicle tax/fees when registering vehicle.

PAYMENT TERMS: Payment is due PRIOR to delivery. When ample credit has been extended to customer, payment is due within 30 Days of invoice.

TITLEWORK / MCO: Allow 5-10 business days after receipt of payment to process Title or Manufacturer's Certificate of Origin (MCO).

QUOTE EXPIRATION: Pricing is honored for 30 days from date quoted, barring extenuating circumstances such as, but not limited to, volatile markets, factory price increases, etc. AECI makes every effort to give

as much notice as possible in such instances.

DELIVERY ESTIMATES: ETA's are based on production schedules at the time of quote and are subject to changes in truck or body production schedules as well other factors such as transportation delays, etc.

WEIGHT RESTRICTIONS: Operating overweight equipment can result in fines, damage to equipment or injury to operators. AECI makes every effort to quote equipment meeting local, state & federal weight regulations. Nevertheless, it is up to the end user to familiarize themselves with all applicable weight laws and avoid exceeding legal weight limits, regardless of truck's GVWR.

CHASSIS DEALERS: Please ensure chassis specs meet body manufacturer's minimum requirements, which are supplied upon request. Deviations may result in additional charges, for which the truck dealer will be responsible.

CHASSIS DEALER PAYMENT TERMS: Payment term begins when truck is delivered to customer or truck dealer for PDI, whichever is first. Payments received later than 15 DAYS are subject to penalty of Prime % APR, calculated on a daily basis. ANY EXCEPTIONS must be agreed to writing prior to order.

COOPERATIVE PURCHASING CONTRACTS: Cooperative purchasing contract such as NCSA, Sourcewell, etc. are a tool which satisfies the competitive bidding requirements for some municipalities. Amick Equipment (or its Body Manufacturer) are approved vendors on several contracts, authorized to offer awarded equipment according to each contract's terms and conditions. If a contract award included both body and chassis, then that contract clearly satisfies the bidding requirements for both body and chassis. Some of Amick's contracts were awarded for the body portion only. Upon request, Amick may offer a compatible chassis from another qualified contract holder or may offer a non-contract option.. Unless explicitly stated, customers shall not assume that any of the equipment quoted are being offered under a purchasing contract. It is up the purchaser to determine whether purchasing any items - both explicitly listed on the contract or not, are permitted by their organization's purchasing guidelines.

BUDGET AMENDMENT 3
Original Ordinance # 0-26-07
Amended on 8-10-26
Ordinance # 0-26-10
REQUEST FOR BOARD ACTION
TOWN OF FLETCHER

MEETING DATE: August 10, 2026

SUBJECT: Budget Amendment 3

ATTACHMENTS: YES

SUMMARY OF REQUEST:

At the end of the previous fiscal year, the Town's street sweeper was damaged in an accident and was subsequently declared a total loss by the Town's insurance carrier. Insurance proceeds for the loss were received late in the fiscal year and became part of the Town's available fund balance at year-end.

This budget amendment appropriates the insurance proceeds, along with additional fund balance, to fund the purchase of a replacement street sweeper. The replacement equipment will be purchased through the North Carolina Sheriffs' Association Cooperative Purchasing Program (Contract No. 26-10-0422R), which provides competitively awarded pricing for participating governmental agencies.

Approving this budget amendment will allow the Town to replace the damaged equipment and restore the Public Works Department's ability to perform routine street sweeping operations, maintain Town streets, and support stormwater management efforts.

TOWN MANAGER'S RECOMMENDATION:

It is recommended that the Town Council approve the attached Budget Amendment No. 3, appropriating fund balance to the Public Works Department Capital Outlay account for the purchase of a replacement street sweeper through the North Carolina Sheriffs' Association Cooperative Purchasing Program.

**BUDGET AMENDMENT # 3
FY 26/27 BUDGET ORDINANCE**

	Account #	Debit	Credit
General Fund			
Revenues			
Fund Balance Appropriated	10-3990-0000		236,000.00
Expenditures			
Capital Outlay	10-5600-7300	236,000.00	

Approved this the 10th day of August 2026

Mayor Preston Blakely

ATTEST:

Christine Thompson NCCMC, MMC
Town Clerk

MEMORANDUM

TO: Mayor & Council

FROM: Mark Biberdorf, Town Manager

COPY TO: Heather Taylor, Assistant Town Manager

DATE: 7/29/2026

SUBJECT: Report on Performance Measures for Town Services - Mark Biberdorf, Town Manager



Background:

Attached for Council's review is a report on progress for established performance measures for Town departments. This report looks at the period of performance for the first six months of this calendar year.

Recommendation:

This is for Council's information only.

Attachments:

1. Memo to Council - Report of Performance Measures for January - June 2026

MEMORANDUM

TO: Mayor and Town Council

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

COPY TO: Heather Taylor, Assistant Town Manager

DATE: July 29, 2026

SUBJECT: Report on Progress with Performance Measures

This report will look at progress over a six-month reporting period of tracking performance measures (January-July, 2026). The following is a summary on activity by department for those measures.

Finance

Performance Measure: Bank reconciliation and trial balance report generated within 5 business days of close of month.

Performance Achieved: 100% compliance achieved for the six-month period of January through June of 2026.

Performance Measure: Maintain an unassigned fund balance reserve of at least 45% of general fund expenditures and report to Council when unassigned fund balance exceeds the 65% level.

Performance Achieved: In Fiscal Year 2024/2025 a fund balance of 75.37% was reported at the end of the auditing period. Staff presented a recommendation to pay down debt in the amount of \$940,000 at the February 2026 Council meeting. Council tabled action at that time due to new activity on a joint library project with Henderson County.

Performance Measure: Finance complete a draft of annual financial statements by early October of each year and auditing firm complete audit by December 1 of each year. Financial statements to be submitted to the LGC no later than December 31 of each year.

Performance Achieved: The financial statements and audit were completed by October 13, 2025. The audit was submitted to the LGC on November 13, 2025. All three parts of this goal were met.

Town Clerk

Performance Measure: Have agenda packets complete and sent to Council at least 4 days prior to Council meeting.

Performance Achieved: Achieved a 100% compliance measure for this six-month reporting period ending in June 2026.

Performance Measure: Minutes completed and a draft posted on the Town's website within 5 business days of the Council meeting being held.

Performance Achieved: Achieved 100% compliance measure for the six-month reporting period ending in June 2026.

Public Works

Performance Measure: Percentage of municipal solid waste diverted from the landfill to recycling.

Performance Achieved: The monthly percentage of solid waste that was diverted from the landfill ranged from 15.54% to 19.97%. The average for this six-month period was 18.78%.

Performance Measure: 95% of brush and leaf collection complaints resolved within 5 business days.

Performance Achieved: 100% of the reported complaints were resolved within 5 business days for this reporting period.

Performance Measure: Maintain an availability rate of 90% for all fleet serviced by the Department.

Performance Achieved: Maintained an availability rate of 99.8% of the fleet for this reporting period.

Performance Measure: 90% of fleet repairs completed within 3 days of work order submitted.

Performance Achieved: 99% of fleet repairs were completed within 3 business days for this reporting period.

Performance Measure: 100% of garbage routes completed on schedule.

Performance Achieved: 100% of the garbage routes were completed on schedule during this reporting period.

Performance Measure: Missed collections per 10,000 scheduled stops (goal of no more than 2.5 or 0.03%).

Performance Achieved: Had 0 missed collections during this reporting period.

Police Department

Mission

The mission of the Fletcher Police Department is to increase public safety and enhance the quality of life for all citizens by engaging the community, providing quality services based upon progressive police practices, and empowering the department's personnel to perform at their highest capacity.

Values

Teamwork

Professionalism

Dedication

Goals

1. Engage the community
2. Provide quality progressive/professional police services
3. Empower the department's personnel to perform at their highest capacity

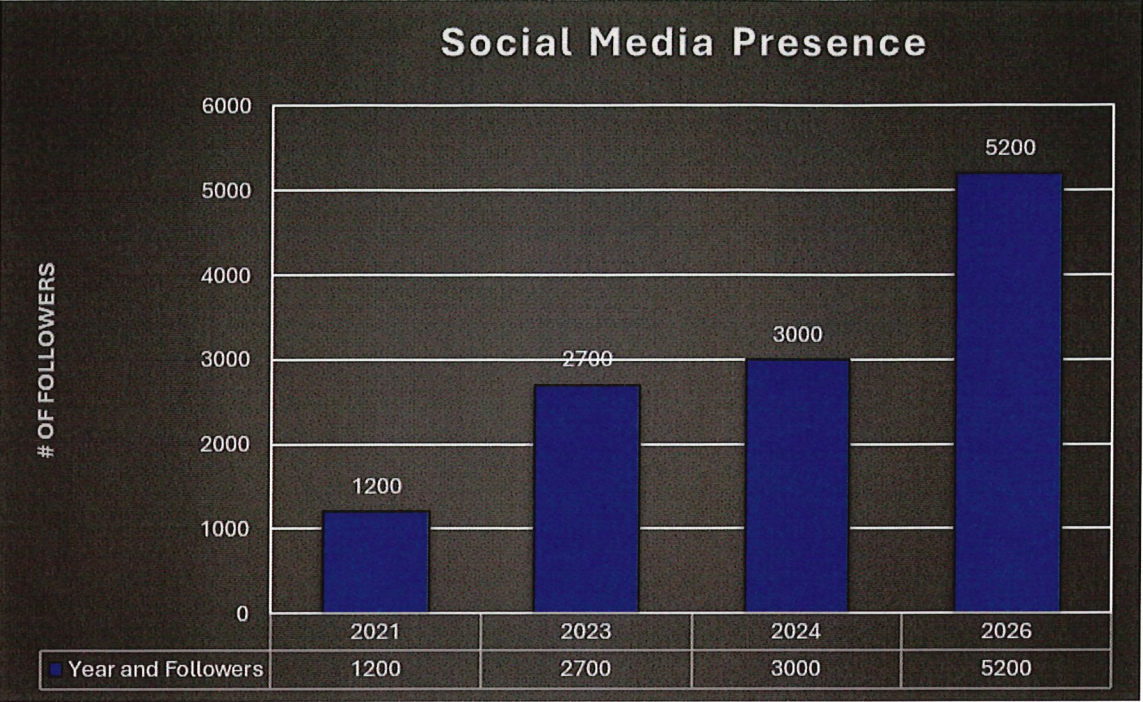
Note: all 2026 data is based upon the first 6 months of the calendar year.

Goal #1: Engage the Community

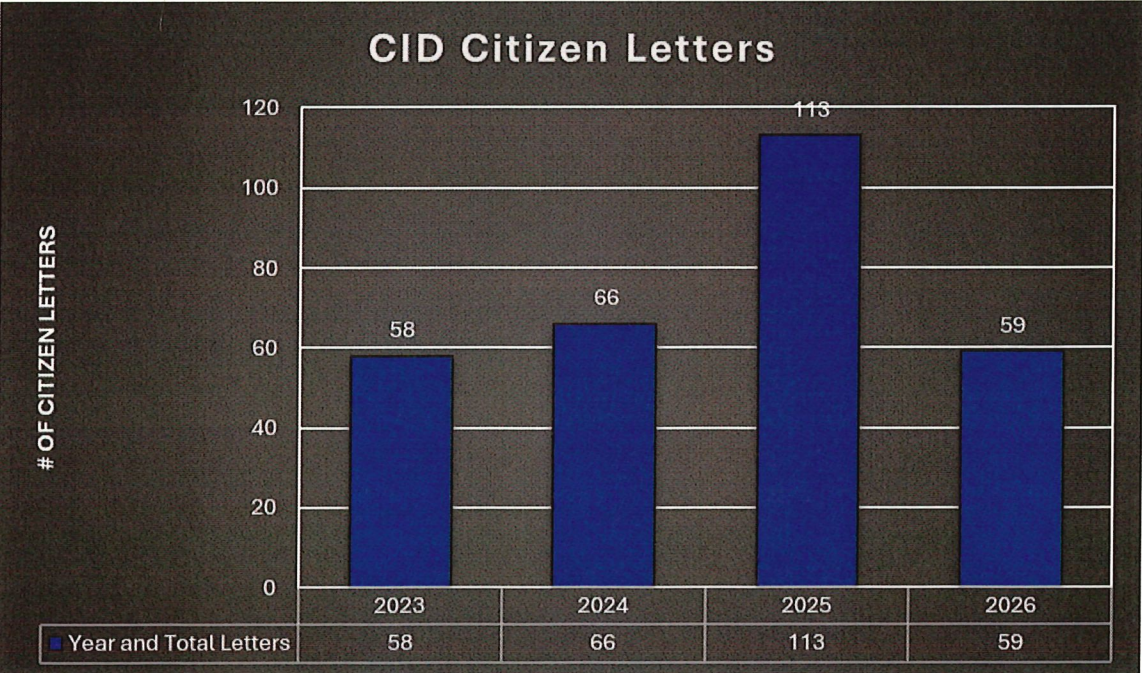
Objective: Increase citizen satisfaction with the police department

- **Baseline:** % of citizens very satisfied with police service/department via biennial survey
- **2023 National Community Survey Results**
 - 90% ranked safety as very important to the community
 - 83% said the overall feeling of safety in Fletcher was high in quality
 - 85% ranked police services as good or excellent
 - 96% report feeling safe in the neighborhood during the day
 - 88% report feeling safe in the downtown/commercial area during the day

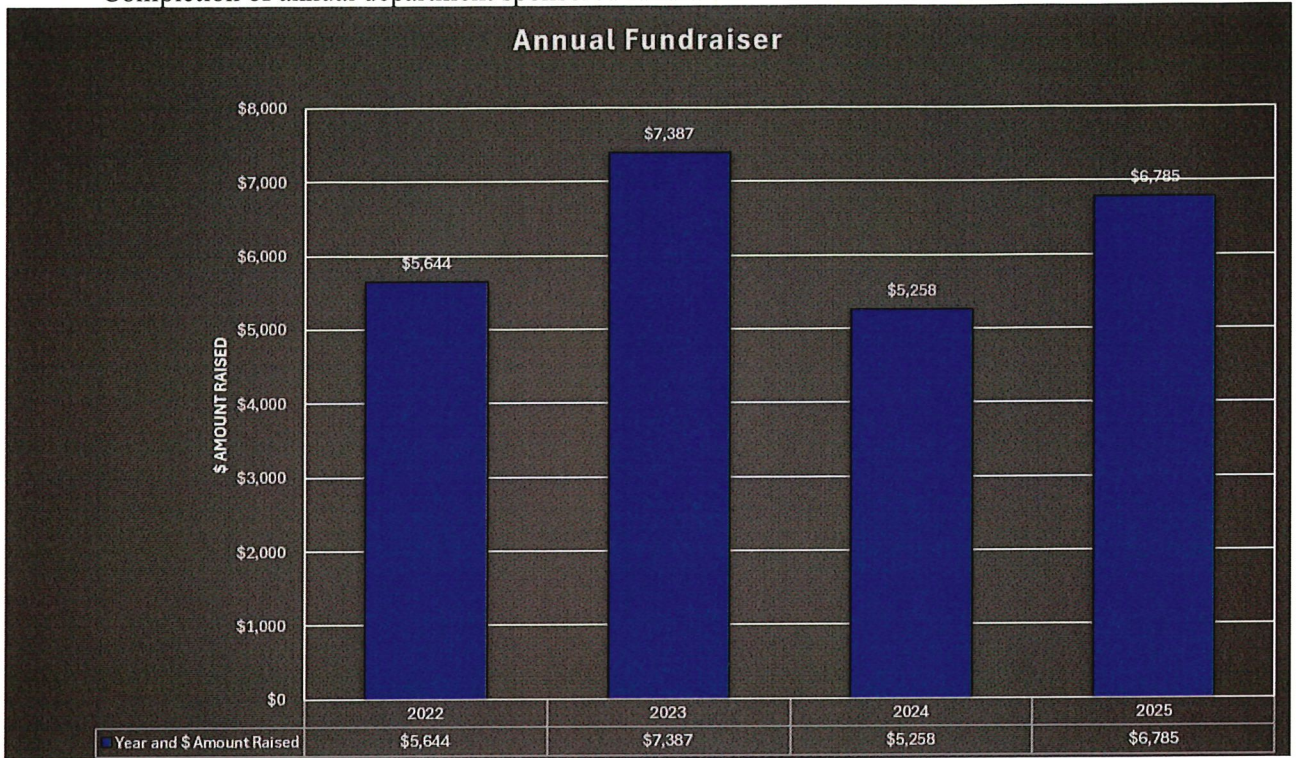
- Increase Social Media Presence



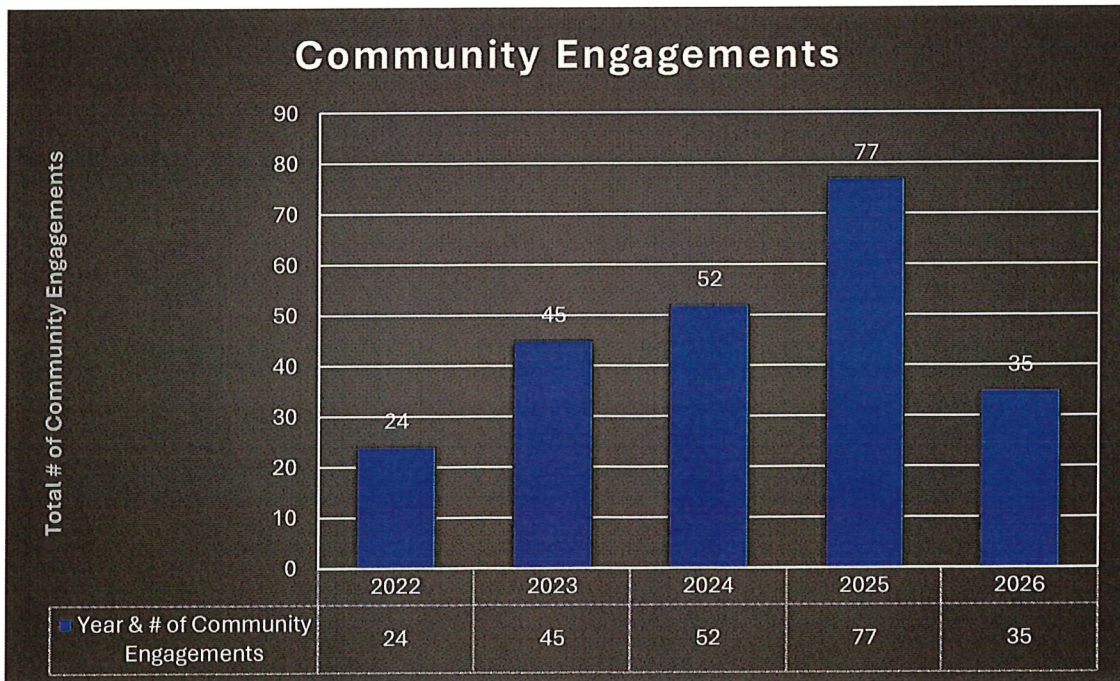
- Introduce CID (Criminal Investigation Division) assignment letters



- Completion of annual department sponsored fundraiser



- Increase # of community engagements
 - Crime prevention presentations
 - Church security/safety
 - Home/business security surveys
 - Coffee w/ a cop
 - HOA meetings
 - Presence, to include department booth at park events

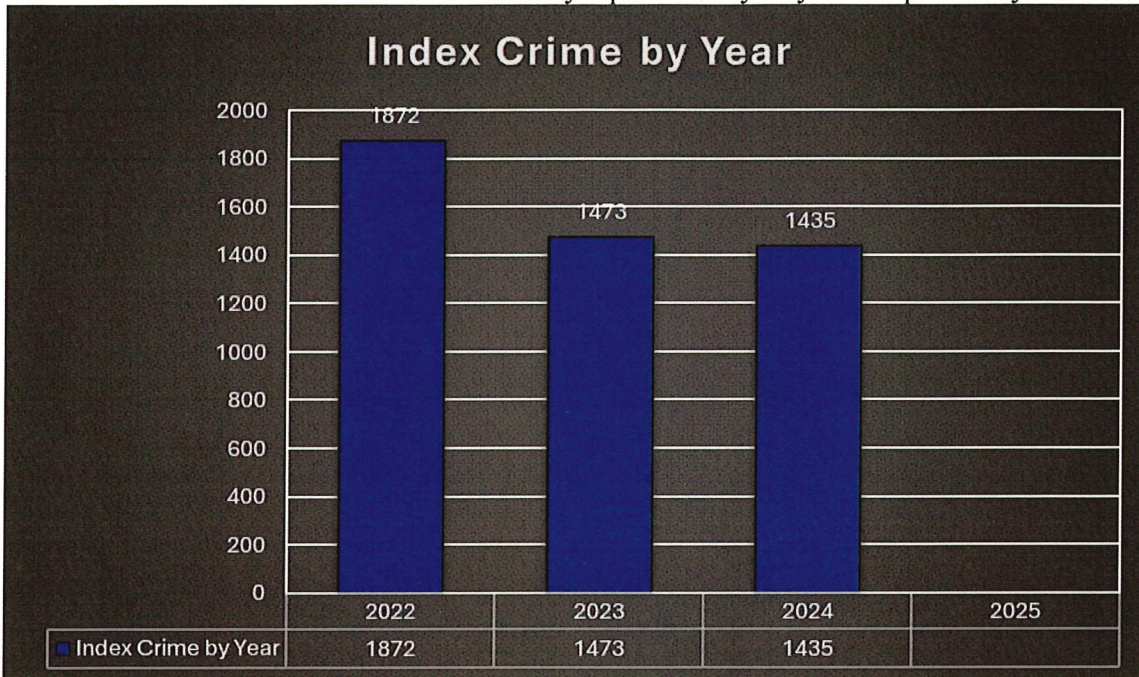


- **Success Indicator:** Increase in citizens satisfaction of police service/department via biennial survey

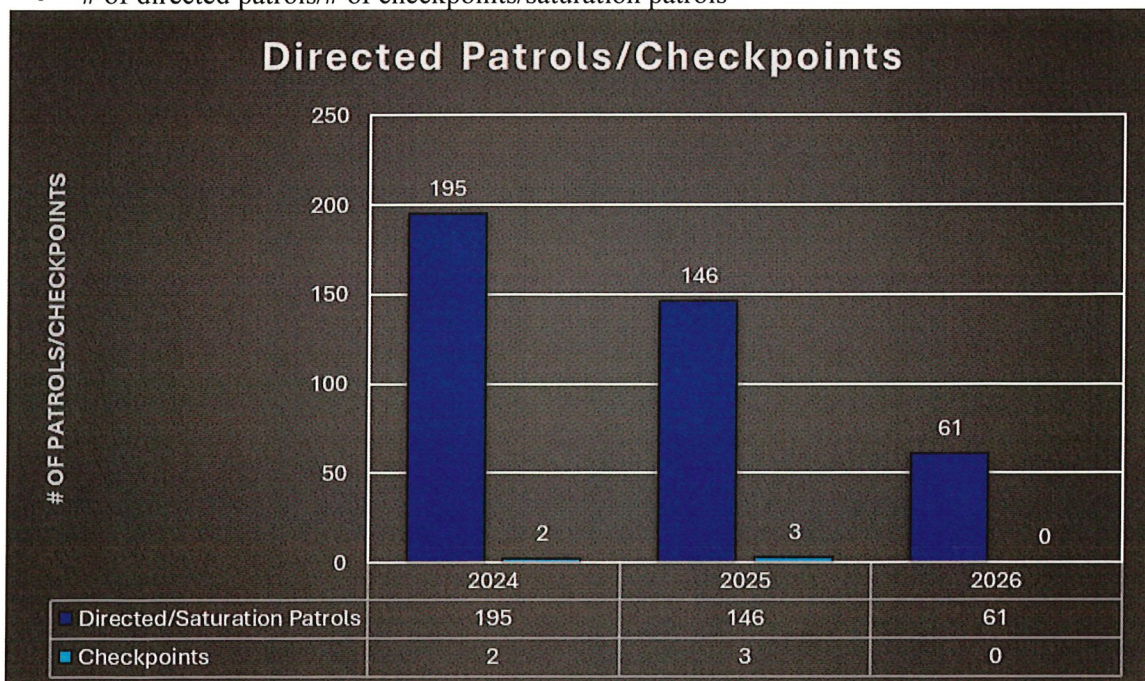
Goal #2: Provide quality progressive/professional police services

Objective: Improve response to crime

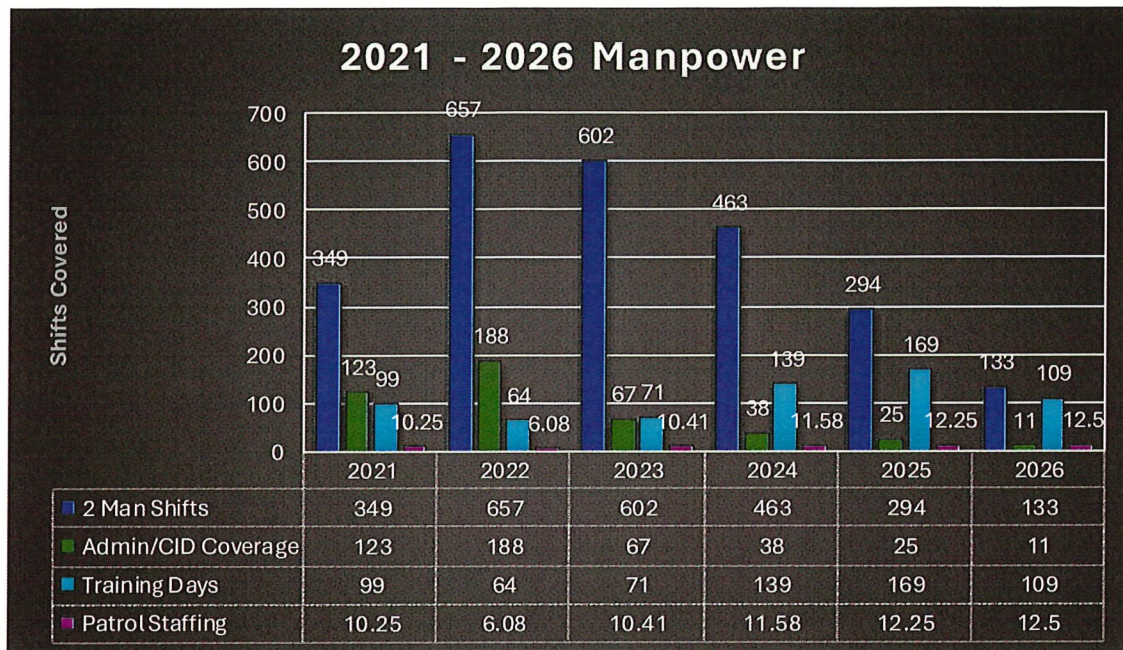
- **Baseline:** Annual Index Crime and Annual Clearance Rate on investigative assignments
 - Annual Index Crime is officially reported every July for the previous year.



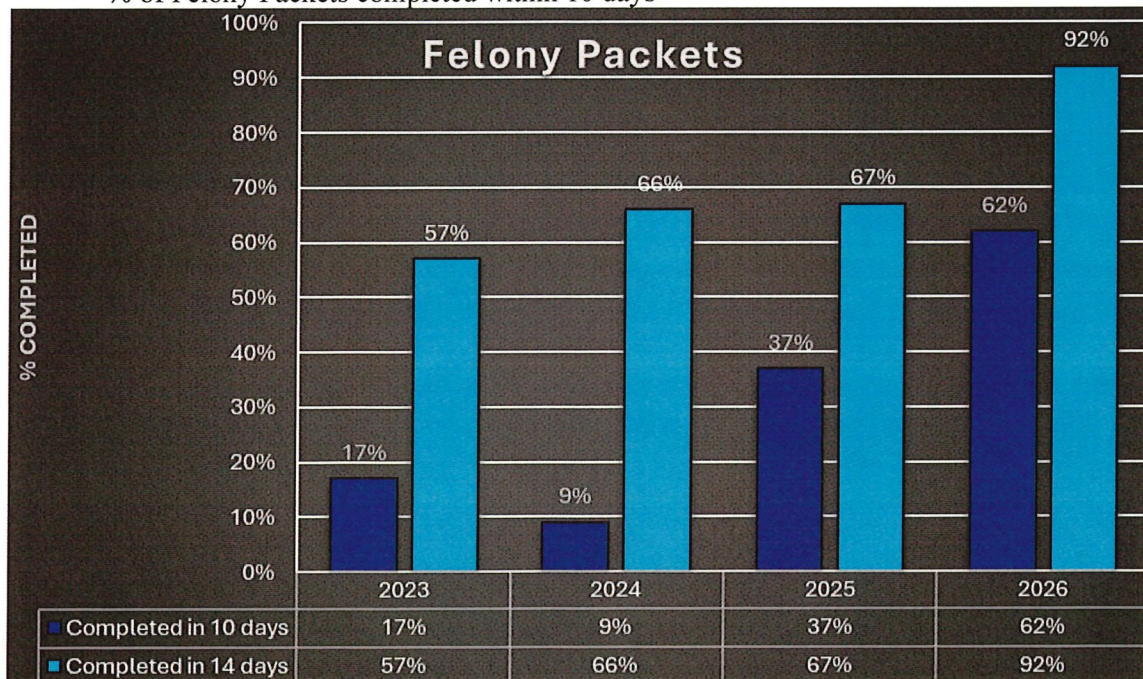
- # of directed patrols/# of checkpoints/saturation patrols



- actual staffing vs. authorized staffing, # or % of 3-man shifts, average # of officers per shift.
 - The goal is to increase the number of shifts with three or more officers working.



- % of Felony Packets completed within 10 days



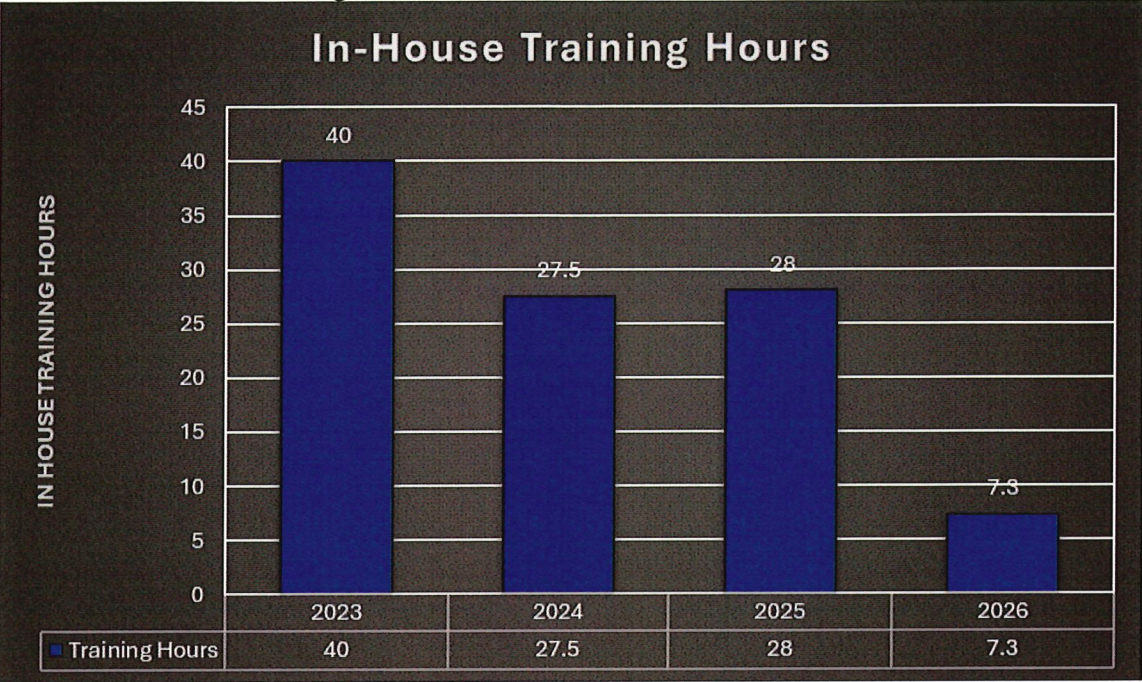
The D/A's Office requests felony packets be submitted within 14-days. The FPD goal, to ensure compliance, is 10 days.

- **Success Indicator:** Decrease in Annual Index Crime and Increase in CID (Criminal Investigation Division) Clearance Rate

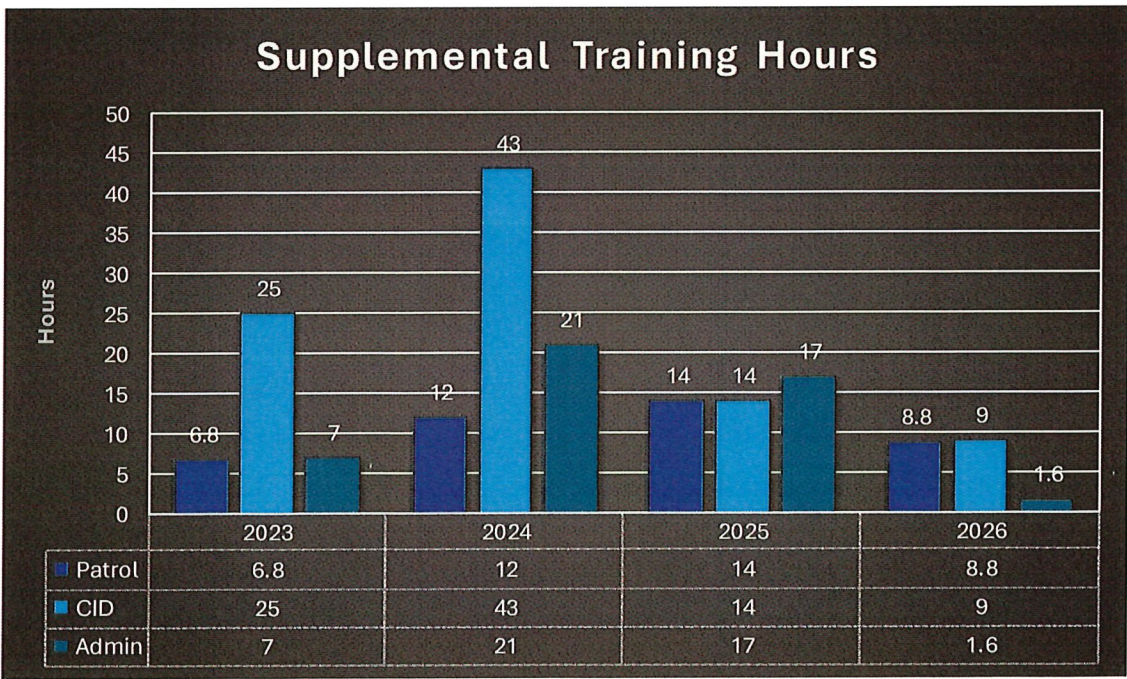
Goals #3: Empower the department’s personnel to perform at their highest capacity

Objective: Increase officer training

- # of in-house training hours

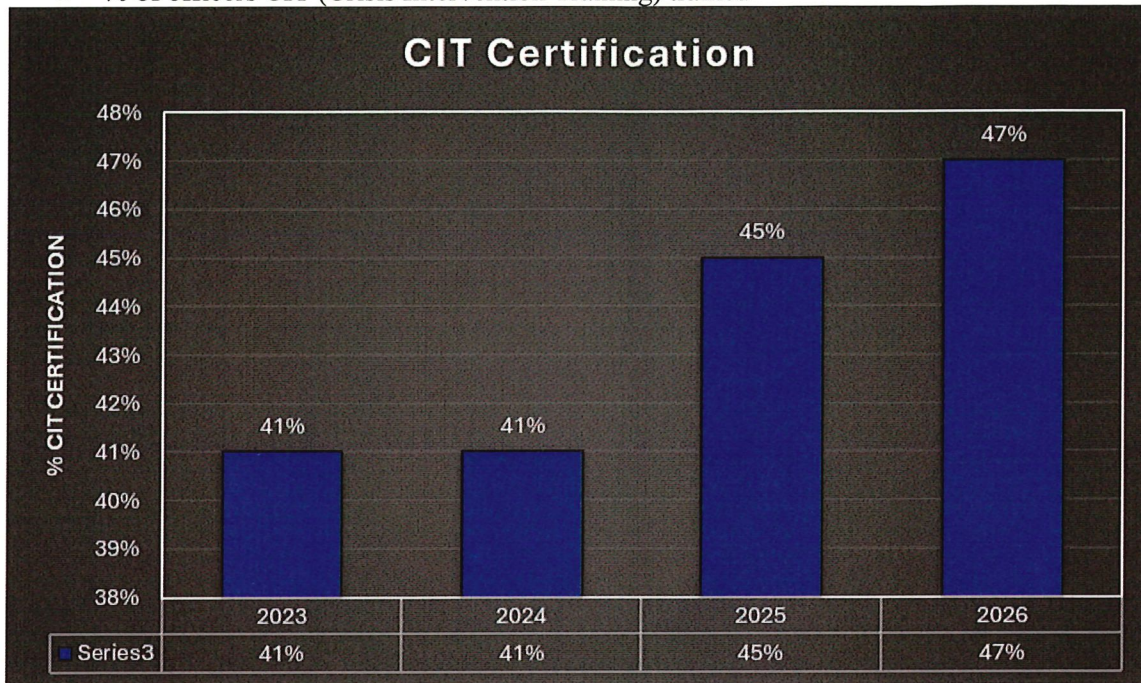


- Average # of supplemental (non-in-house) training hours per officer



These numbers represent the average number of days for each individual within the given group, i.e., patrol, CID, Administration. The 2024 CID outlier is due to Sgt. Diaz’s attendance at the 10-week National Forensic Academy.

- % of officers CIT (Crisis Intervention Training) trained



- # of training hours on tactical operations, active shooters, in progress crimes, etc.



- **Success Indicator:** Increased hours in training

**CID assignment letters are letters sent to victims of a reported crime, within a designated timeframe, informing victims, their case has been assigned to a detective and providing contact information for same.

Parks & Recreation

Performance Measurement by Parks and Rec advisory board 2026

Performance Measure Excellent Good Fair Poor

Turf Mowing	5	0	0	0
Line Trimming	4	1	0	0
Edging	5	0	0	0
Weed Eating	4	1	0	0
Flowers	4	1	0	0
Shrubs	5	0	0	0
Trees	5	0	0	0
Color	4	1	0	0
Litter	5	0	0	0
Overall Cleanliness	5	0	0	0
Structures	4	1	0	0
Bathrooms	3	2	0	0
Shelters	5	0	0	0
Dugouts	4	1	0	0
Dog Park	4	1	0	0
Fencing	5	0	0	0
Trails	4	1	0	0

Overall Results

- **Excellent: (88.2%)**
- **Good: (11.8%)**
- **Fair: 0** responses
- **Poor: 0** responses

Planning & Zoning

Report for Planning & Zoning on following page.

Planning & Zoning Performance Dashboard

2026 Summary Report (January 1st through July 15th)

PERMITTING

46	1.0	100%
Permits Issued	Avg. Review Days	Within 3-Day Goal

CODE ENFORCEMENT

5	8	23.8
Open Cases	Closed Cases	Avg. Days to Compliance (60-day Ordinance Standard)

DEVELOPMENT REVIEW

14	5.4	12
Major Reviews	Avg. Days Per Review	Our Review Day Goal (30-day Industry Standard)

FEES

Permit Fees	\$1,615
Development Fees (including Fee in Lieu)	\$28,805
Civil Penalties	\$0

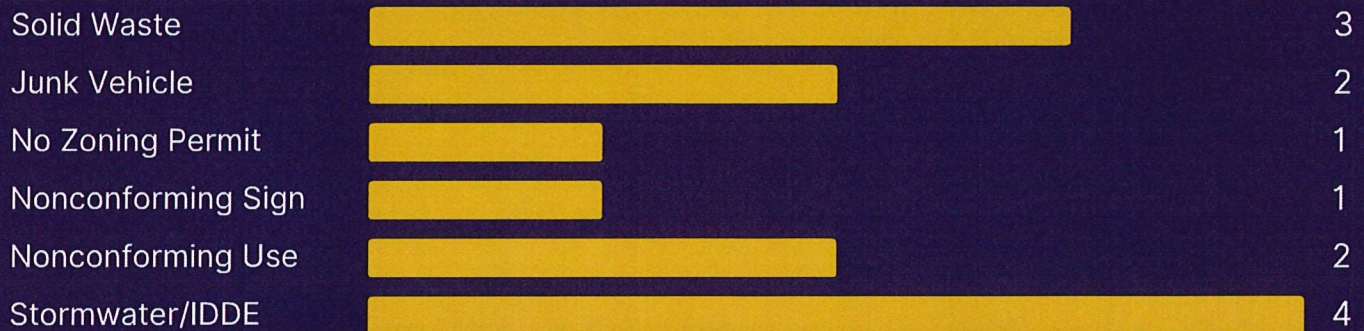
PERMITS BY TYPE

Residential		12
Commercial		4
Signs		11
Tenant Change		6
Accessory Struct.		9
Floodplain		4

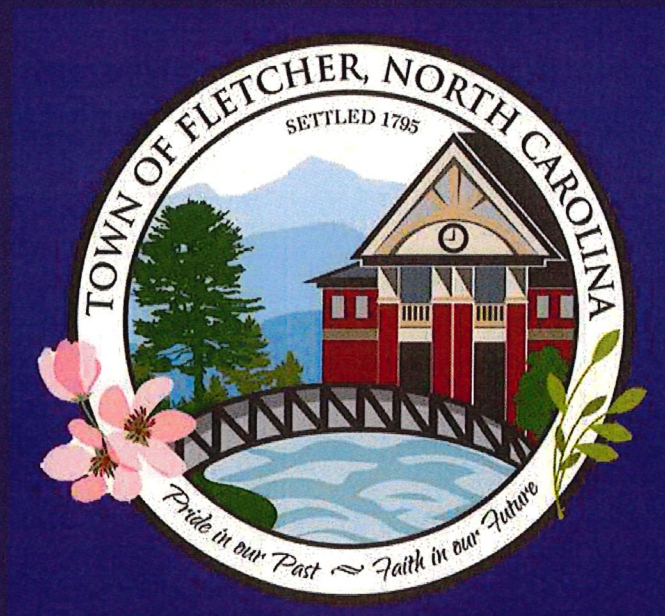
Planning & Zoning Performance Dashboard

2026 Summary Report (January 1st through July 15th)

CODE ENFORCEMENT CASES BY TYPE



DEVELOPMENT REVIEW BY TYPE



Town of Fletcher, NC

MEMORANDUM

TO: Mayor & Council

FROM: Mark Biberdorf, Town Manager

COPY TO: Heather Taylor, Assistant Town Manager
Josh Queen, Parks & Recreation Director
Tyler Morrow, Planning & Zoning Director

DATE: 7/29/2026

SUBJECT: Update on Cane Creek Greenway Extension Project - Mark Biberdorf, Town Manager



Background:

Attached is a revised timeline for the Cane Creek Greenway Extension Project. This project has been delayed due to an easement and land acquisition that is needed on two sections of the new trail. I will provide additional background at the meeting as to the status of those issues.

Recommendation:

This item is informational only.

Attachments:

1. 25.00136 FletcherNC - Cane Creek Greenway 24jul2026

Cane Creek Greenway Extension Town of Fletcher

ID	Task Name	Duration	Start	Finish	% Complete	Timeline																											
						Sep	Qtr 4, 2025				Qtr 1, 2026			Qtr 2, 2026			Qtr 3, 2026			Qtr 4, 2026			Qtr 1, 2027			Qtr 2, 2027			Qtr 3, 2027				
						Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug					
1	Cane Creek Greenway Ext	463 days	Fri 10/3/25	Tue 7/13/27	18%																												
2	Overall Greenway Extension Master Planning	27 days	Fri 10/3/25	Mon 11/10/25	100%																												
3	Project Kickoff	1 day	Fri 10/3/25	Fri 10/3/25	100%																												
4	Site Visit/Evaluation	5 days	Mon 10/6/25	Fri 10/10/25	100%																												
5	Conceptual Base Map Creation	5 days	Wed 10/22/25	Tue 10/28/25	100%																												
6	Complete Cost Estimate	2 days	Wed 10/29/25	Thu 10/30/25	100%																												
7	Meet with Town of Fletcher to Review	1 day	Fri 10/31/25	Fri 10/31/25	100%																												
8	Update Concept & Cost Estimate as Needed	5 days	Mon 11/3/25	Fri 11/7/25	100%																												
9	Approval from Town of Fletcher to Proceed with Design	1 day	Mon 11/10/25	Mon 11/10/25	100%																												
10	GTSP Environmental Review	76 days	Wed 10/8/25	Wed 1/21/26	67%																												
11	Site Visit/Evaluation	10 days	Wed 10/8/25	Tue 10/21/25	100%																												
12	Complete Enironmental Review	5 days	Thu 1/15/26	Wed 1/21/26	0%																												
13	Design, Permitting, and Construction Documents	282 days	Tue 11/11/25	Wed 12/9/26	19%																												
14	Base Map Creation	15 days	Tue 11/11/25	Mon 12/1/25	100%																												
15	Complete Initial Design Drawings	32 days	Tue 12/2/25	Wed 1/14/26	100%																												
16	Obtain Easement from Charlie Owen and Fernleaf	185 days	Thu 1/15/26	Wed 9/30/26	0%																												
17	Prepare and submit NCDOT Encroachment/Driveway Permits	40 days	Thu 10/1/26	Wed 11/25/26	40%																												

Project: 25.00136 FletcherNC-C
Date: Fri 7/24/26

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	

Cane Creek Greenway Extension Town of Fletcher																															
ID	Task Name	Duration	Start	Finish	% Complete		Qtr 4, 2025				Qtr 1, 2026			Qtr 2, 2026			Qtr 3, 2026			Qtr 4, 2026				Qtr 1, 2027			Qtr 2, 2027			Qtr 3, 2027	
							Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	
18	Prepare and Submit "No Rise" Certification to Town of Fletcher	15 days	Thu 10/1/26	Wed 10/21/26	0%																										
19	Prepare Erosion Control Permit Package and Submit to NCDEQ	40 days	Thu 10/1/26	Wed 11/25/26	20%																										
20	Submit Environmental Review Package for approval	40 days	Thu 10/1/26	Wed 11/25/26	0%																										
21	Revise Permit Drawings as necess	10 days	Thu 11/26/26	Wed 12/9/26	0%																										
22	Bidding & Award	68 days	Thu 12/10/26	Mon 3/15/27	0%																										
23	Compile Bid Set & Advertise	10 days	Thu 12/10/26	Wed 12/23/26	0%																										
24	Conduct Pre-Bid Meeting	1 day	Thu 12/24/26	Thu 12/24/26	0%																										
25	Bidding/Complete Addenda as necessary	25 days	Fri 12/25/26	Thu 1/28/27	0%																										
26	Conduct Bid Opening Meeting	1 day	Fri 1/29/27	Fri 1/29/27	0%																										
27	Evaluate Bid Results and Prepare Recommendation of Award	15 days	Mon 2/1/27	Fri 2/19/27	0%																										
28	Attend Council Meeting for Final Approval	1 day	Mon 2/22/27	Mon 2/22/27	0%																										
29	Prepare Conformed Drawings and Execute Notice to Proceed	15 days	Tue 2/23/27	Mon 3/15/27	0%																										
30	Construction Administration/Observation	86 days	Tue 3/16/27	Tue 7/13/27	0%																										
31	Attend Pre-Construction Meeting	1 day	Tue 3/16/27	Tue 3/16/27	0%																										
32	Construction	65 days	Wed 3/17/27	Tue 6/15/27	0%																										
33	Project Closeout	20 days	Wed 6/16/27	Tue 7/13/27	0%																										
34	Project Complete	0 days	Tue 7/13/27	Tue 7/13/27	0%																										
Project: 25.00136 FletcherNC-C Date: Fri 7/24/26		Task		Project Summary		Manual Task		Start-only		Deadline																					
		Split		Inactive Task		Duration-only		Finish-only		Progress																					
		Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress																					
		Summary		Inactive Summary		Manual Summary		External Milestone																							
Page 2																															

Fletcher Parks & Recreation Department

Monthly Report – July 2026

Programs & Events

Fletcher Community Farmers Market

The Fletcher Community Farmers Market continued every Tuesday throughout July at Bill Moore Community Park. We averaged 10–15 vendors each week offering fresh fruits and vegetables, homemade breads and baked goods, flowers, and locally made crafts. The market continues to be a wonderful community gathering place while supporting our local farmers, artisans, and small businesses.

Summer Concert Series #2

On July 31, we hosted our second Summer Concert of the season featuring Gotcha Groove. The band entertained the crowd with a diverse selection of R&B, soul, funk, classic rock, oldies, beach music, and dance favorites spanning nearly nine decades. Thank you to Hunter Subaru for sponsoring this event and helping make another successful evening in the park possible.

Summer Day Camp

Our 9-week Summer Day Camp is wrapping up its final week. Campers enjoyed an exciting summer filled with field trips, swimming, games, crafts, and outdoor activities. We appreciate the hard work and dedication of our summer camp staff, who did an outstanding job creating a safe, fun, and memorable experience for all participants.

Facilities & Maintenance

Bill Moore Community Park & Kate's Park

Our maintenance team continues to do an outstanding job keeping both parks clean, safe, and welcoming for residents and visitors. Their dedication ensures our facilities remain in excellent condition throughout the busy summer season.

July Maintenance Projects Completed:

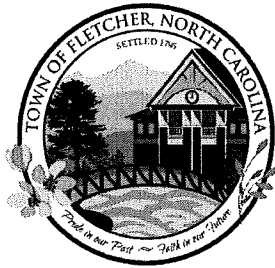
- Pressure washed park shelters on a weekly basis.
- Mowed Park grounds five days per week.
- Blew debris from sidewalks, trails, and playground areas.

- Conducted routine playground safety inspections.
- Replaced broken parking bumpers.
- Repainted Park crosswalks.
- Removed storm-damaged trees that had fallen along the back trail.
- Received our new Kubota tractor and Polaris ATV, which will improve the efficiency of park maintenance operations.
- Ordered supplies and prepared facilities for the upcoming fall baseball and softball season.

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- July 2026

- ❖ The Planning Board held its regular meeting on July 21 to review and make a recommendation on a Special Use Permit application for Focus Plus Academy. The request was to allow Focus Plus Academy to occupy approximately 700 square feet within Fletcher United Methodist Church for a small middle and high school. The Planning Board unanimously recommended approval of the Special Use Permit application.
- ❖ Tyler visited the City of Hendersonville Stormwater Department to observe how they administer and operate their stormwater program. The City of Hendersonville is recognized as a model stormwater program within the region and continues to make improvements each year. As the Town of Fletcher continues to strengthen its own stormwater program, the Planning Department remains committed to implementing best practices and building a program that can serve as a model for communities of similar size. A special thank you to Hendersonville Stormwater staff, Dustin Moffitt and Mike Huffman, for taking the time to share their knowledge and insights.
- ❖ Tyler and Mark met with several developers and interested parties throughout the month to discuss opportunities within Town Center. During these meetings, they shared the Town's vision for future development, provided planning and visioning documents, and learned more about each group's goals and interests. The Town will continue to maintain an open dialogue with these parties as potential development concepts may evolve.
- ❖ Tyler met with Chris Brown and Sarah Leach of McGill Associates for a final coordination meeting prior to Chris's retirement at the end of the month. The group reviewed the current status of the Town's stormwater program, discussed remaining tasks for the year, and established a clear understanding of each team's responsibilities over the coming months to ensure a smooth transition.
- ❖ Tyler spoke with several property owners and citizens regarding potential development projects that may be submitted to the Town over the coming months. Based on these discussions, the Planning Department anticipates receiving several development applications within the next one to two months for review by the Planning Board and Town Council.

**Public Works Department
Monthly Report
JULY 2026**

Brush Pick Up

Public Works collected 305 brush orders which produced 416 Cyds of brush.

Vehicles

Public Works has received a bid with CES about a new garbage truck.

Public Works has received a bid for the replacement of our sweeper truck that was wrecked.

All other data is unavailable currently.

Sanitation

All data is currently unavailable.

Stormwater

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