



Town Council Regular Meeting Minutes

The Weaverville Town Council held the regularly scheduled meeting on Monday, December 15, 2025 at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Organizational Meeting

Town Clerk Tamara Mercer opened the meeting and attested that Buncombe County Board of Elections has certified the results of the Town of Weaverville's 2025 municipal election and proceeded to administer the oaths of office for the following:

A. Oath of Office-Mayor Gary "Dee" Lawrence

B. Oath of Office- Town Council Members Jennifer Young, Phil Barnett, and Mark Endries

C. Town Council Vacancy – Possible Appointment and Oath of Office.

Due notice was provided to the public and per Town Council Rules of Procedures, the Town received five applications seeking an appointment to the vacant term held by Councilmember Lawrence.

Councilmember Barnett reviewed his basis for the nomination of Andrew Nagle to the vacant seat to a term expiring November 2027. There was general agreement by Town Council members Young, Endries, Chase and McGuire to nominate Mr. Nagle and Mayor Lawrence called the vote.

Motion to appoint Andrew Nagle as Town Council Member to fill the vacant seat with a term ending in November 2027.

Moved by: Phil Barnett

Aye Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, and Phil Barnett

Carried unanimously. 6-0.

Town Clerk Mercer administered the oath of office for Andrew Nagle and Nagle took his seat.

D. Election of Vice Mayor

Motion to nominate John Chase as Vice Mayor.

Moved by: Jennifer Young

Aye Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Andrew Nagle, and Phil Barnett

Carried unanimously. 7-0.

2. Call to Order

With newly elected members properly sworn in and seated, Mayor Gary "Dee" Lawrence formally called the meeting to order.

Town Council Present: Gary "Dee" Lawrence, John Chase, Jennifer Young, Phil Barnett, Mark Endries, and Andrew Nagle.

Staff Present- Town Attorney Michael Frue, Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Planning Director James Eller, Public Works Director Angela Reece, Assistant Public Works Director Eric Cutshall, Water Treatment Plant Superintendent Randall Wilson, Finance Director Tonya Dozier, Town Clerk Tamara Mercer, Planner Graham Crawford, Community Center Manager Mike DeSerio, Police Chief Somer Oberlin, Interim Fire Chief Ron Davis, and A/V Coordinator Lauren Ward.

3. Recognition of Former Mayor Patrick Fitzsimmons

Mayor Lawrence presented a Certificate of Recognition to Mayor Patrick Fitzsimmons for his service to the Town of Weaverville.

4. Approval/Adjustments to the Agenda

Motion to approve the agenda as presented.

Moved by: Mark Endries

Aye Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Andrew Nagle, and Phil Barnett

Carried unanimously. 7-0.

5. Conflict of Interests Statement

Mayor Lawrence stated it is the duty of Town Councilmembers to avoid both conflicts of interest and appearances of conflicts. No member had any known conflict of interest or appearance of conflict with respect to any matters on the agenda for tonight's Town Council meeting

6. Consent Agenda

Town Manager Harris briefly reviewed the consent agenda items and asked for approval on those items.

Motion to approve the consent agenda items as presented.

Moved by: John Chase

Aye Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Andrew Nagle, and Phil Barnett

Carried unanimously. 7-0.

- A. November 17, 2025, Town Council Regular Meeting- approved as presented
- B. Monthly Tax Report, Refunds/Releases- approved as presented
- C. Budget Amendments – Fire and Police – approved as presented
- D. 2026 Holiday Calendar – information only
- E. Lake Louise Drive Culvert Repair and Budget Amendment-approved as presented
- F. Water Commitment Renewal and Amendment for 6 Pleasant Grove Road-approved as presented
- G. Water Commitment Renewal and Amendment for AdventHealth-approved as presented

7. **Town Manager's Report**

Town Manager Harris reviewed the following project updates, communication statuses, and events calendar:

- Holiday Season Activities
- Main Street Nature Park Invasive Plant Workday
- FY:2024-2025 Financial Audit and FEMA Report Update
- Weaverville Water Customers' new software reminders
- Town Employee Food Drive
- Congressman Edwards Project Funding Request Update
- Town Manager's 'Leading for Results' UNC SOG Course Completion
- Town Council Meetings and Events Calendar

8. **Public Comment**

Barbara Booty, a Buncombe County resident addressed illicit drug use adjacent to her residence.

Keith McCorry, a Buncombe County resident, was granted the next three citizens allotted time as they were in agreement with Mr. McCorry's comments. Mr. McCorry addressed the development project located at 10 Silverwood Farm Road. He acknowledged the withdrawal of the annexation request but still had concerns with the application for the water commitment request. He spoke about Fire district services and costs to Weaverville, and an error in the staff report which had a lower water capacity number than in the developer's application. Mr. McCorry was not in favor of request also citing ambiguity in the developers site plan, water table, grading, and water capacity impacts to his property, ingress and egress and traffic safety to the surrounding area.

In response to Mr. McCorry's comments regarding the incorrect water allocation in the report, Public Works Director Angela Reece noted the typo mistake on the staff report; she said the developer's application included the correct number of gallons per day. She reviewed State required calculations for units per day and actual usage of customers. Ms. Reece reviewed the maximum amount of usage calculated at 118,470 gallons per day and explained how the maximum number is calculated in the water commitment request versus actual customer's water usage.

No one else elected to speak and there were no public comments submitted online.

9. **Discussion & Action Items**

A. **ABC Board Fiscal Year 2024-2025 Audit Presentation and Update**

Rob Chason, ABC Board Chair reviewed the audit report for the ABC Store. Auditors Gould Killian, CPA performed a financial audit for the Weaverville ABC Board's Fiscal Year 2024-2025 and presented a clean, unmodified report which found that the FY: 2024-2025 financial statements accurately reflect the financial position of the ABC store.

Audit report highlights:

- Gross sales totaled \$5,145,864, which was a 5% increase over the prior year with mixed beverage sales increasing by 51%
- Operating costs decreased by 2% from the previous year
- Distributions made to the Town increased by 20% and totaled \$404,547: Law Enforcement (restricted) = \$18,376, Alcohol Education/Rehabilitation (restricted) = \$25,726, Profit Distribution (unrestricted) = \$360,445
- Cumulative total of profit distribution to the Town = \$2,614,128

Mr. Chason addressed the financial status and operations of Weaverville's ABC Store including a recent real estate property purchase of Northridge Commons Shop D Condo Unit 102, and a barrel pick commemorating Weaverville's 150th anniversary.

B. Water Commitment/Extension Request – 10 Silverwood Farm Road

Public Works Director Angela Reece provided the report for the water commitment/extension request located at 10 Silverwood Farm Road or the property identified as Bluemont. On November 5, 2025, the Town of Weaverville received a water commitment/extension application that was submitted by Chris Dischinger for the development. Their request indicated that a proposed development on the property listed above would consist of 17 multi-family apartment buildings (24 units per building), 180 residential subdivision lots, and a commercial component. They requested domestic water service for the units totaling approximately 118,470 gallons per day (GPD).

Based on the Public Works Department review it was determined that our water system has adequate capacity to serve this connection. The annexation petition for this property has been withdrawn but the owner/developer is willing to annex the property into the Town if that is a condition of the water approval.

Town Manager and Public Works Director recommend approval of this application and Ms. Reece noted the engineering report including the calculated flow rates.

In response to Councilmember Nagle's question regarding out-of-town water connections, Assistant Manager Jackson reviewed the USDA revenue bond and loan requirements noting the Town has to provide water if the Town has the capacity to serve the project. She noted that it is her opinion that the project location doesn't matter and that if capacity is available, water requests must be approved as a condition of the USDA loan.

Further discussed were: water status total commitments per units per-day in permitted projects to-date in actual usage numbers in the Public Works quarterly report, future development, system demands, realistic percentage capacity and project trends and development plans, healthcare and daycare facilities, affordable residential housing, growth and projections and expansion deadlines for the next 3-years and long-term growth.

Bo Carpenter, representative for LBG Development, and agent for the applicant, requested a vote on the water allocation request based on the correct gallons per day in application. He noted the 2018 USDA loan standard and requirements for service is based on if capacity is feasible and available then legally customers must be served. Mr. Carpenter reviewed the projected development timeline for the residential units to be on-line for 178 affordable housing by 2027.

Nagle moved to table the request until Attorney Frue can provide an opinion addressing the USDA loan requirements.

Aye Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Andrew Nagle, and Phil Barnett

Carried unanimously. 7-0.

C. Main Street Nature Park Stormwater Project Update and Approvals

Assistant Manager Jackson reviewed the Main Street Nature Park Stormwater Project based on the attached concept plan. The next step is to approve agreements for engineering design services and for the surveying and landscape components of the project and to put in place the agreement with Land of Sky Regional Council (LOSRC) for grant services, all as follows:

- Blue Earth – Engineering and Stormwater Design = \$46,600
- OLA – Landscape Design and Surveying = \$24,300

- LOSRC – Grant Services = \$15,300
- These agreements are all attached and total \$86,200.

Ms. Jackson noted that there are donated in-kind matches from Blue Earth and OLA and grant funding to cover all of these fees and for half of the project construction that is expected to be around \$250,000. The current grant funding is \$180,000 from NC Department of Water Resources and \$35,000 Pigeon River Fund. More funding opportunities will be pursued in 2026 to try to cover the remaining estimated cost of \$127,700.

A grant project ordinance is recommended for the project to provide for proper accounting of multiple funding sources. This project is consistent with Strategic Plan Alignment- Goal 5 infrastructure and environmental resilience and Goal 6 parks, recreation, special events and community vitality.

Motion to adopt the Grant Project Ordinance for the Main Street Nature Park Stormwater and Streambank Stabilization and contract agreements with Land of Sky Regional Council, Blue Earth Planning, Engineering, and Design and Osgood Landscape Architecture, as presented, and authorize Staff to execute the said project agreements.

Moved by: John Chase

Aye Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Andrew Nagle, and Phil Barnett

Carried unanimously. 7-0.

D. 2026 Town Council Meeting Calendar

Councilmember Endries suggested Council meetings be held on the same day, therefore 2nd Monday and 4th Monday of the month. Councilmember Nagle suggested that the public comment portion time be extended as it is currently 3 minutes.

There was general consensus to change the meeting dates to the 2nd Monday of the month for the regular workshops and 4th Monday of the month for the regular meetings. Staff was asked to provide the adjusted meeting calendar at the January meeting and any changes needed to the Rules of Procedure regarding the meeting schedule.

E. Boards and Committees – Overview and Town Council Assignments

Council reviewed the various boards and committees and Town Council representation for the upcoming year as follows:

- Land of Sky Regional Council Board – Town Council delegate and alternate needed
- French Broad River MPO – Town Council representative needed
- MSD Board – Town Council appointed Doug Dearth who has agreed to continue
- Planning Board – Town Council appointed (2 vacancies)
- Board of Adjustment – Town Council appointed (1 alternate vacancy)
- ABC Board – Town Council appointed, including chair
- Tree Board – Town Council appointed (1 vacancy)
- Patriotic Committee – Manager appointed with a Town Council liaison
- Weaverville Economic Development Advisory Committee (WEDAC) – Town Council liaison
- Active Weaverville Steering Committee – Manager appointed
- Recreation Advisory Committee – Currently inactive
- Weaverville Business Assoc. (WBA) – Town Council liaison

Councilmember Young suggested adding a Town Council liaison assigned to the Hospital Committee for the AdventHealth project and volunteered for that assignment. Councilmember Barnett noted that he would like to continue as liaison to the WEDAC, Active Weaverville Committee, and the WBA.

There was general consensus that Councilmember Young will serve as the Town Council liaison on the AdventHealth Hospital project, that Councilmember Barnett will continue to service as the WEDAC liaison (including the Active Weaverville components) and WBA liaison, and that Councilmembers McGuire and Mayor Lawrence to also participate in the WBA meetings as needed or called upon.

Councilmember Nagle made a motion to appoint Jennifer Young as Town Council's delegate to the Land of Sky Regional Council Board and to appoint Mark Endries as the alternate delegate to the Land of Sky Regional Council Board.

Aye Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Andrew Nagle, and Phil Barnett

Carried Unanimously. 7-0.

Councilmember Nagle made a motion to appoint Mark Endries to the French Broad River Metropolitan Planning Organization.

Aye Peter McGuire, Dee Lawrence, John Chase, Mark Endries, Jennifer Young, Andrew Nagle, and Phil Barnett

Carried Unanimously. 7-0.

F. Quarterly Report – Public Works and Water

Public Works fourth quarter report and project updates were reviewed by Public Works Director Reece as follows:

- Stoney Knob Water Line
- Lake Louise Culvert Repairs
- Chlorine Conversion & Raw Public Station Generator
- 2025 Roadway Improvement Paving
- Water Infrastructure
- Lake Louise Water Wheel
- Area Wide Optimization Program (AWOP) State Award
- Supervisory Control and Data Acquisition (SCADA)
- Community Food Drive

10. Adjournment

There being no further business and without objection, Mayor Lawrence adjourned the meeting at 7: 52 p.m.



Mayor Gary "Dee" Lawrence



Town Clerk, Tamara Mercer