

**Livestreaming of meeting via the “Live” Tab on the Town’s YouTube Channel –**  
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*(unless technical difficulties are experienced)*

	<i>Pg #</i>	<i>Presenter</i>
<b>1. Call to Order .....</b>		Mayor Lawrence
<b>2. Approval/Adjustments to the Agenda .....</b>		Mayor Lawrence
<b>3. Conflict of Interests Statement .....</b>		Mayor Lawrence
<b>4. Consent Agenda .....</b>		Town Manager Harris
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G. Quarterly Report – Public Works and Water .....	67	Public Works Director Reece
<b>8. Closed Session</b>		Mayor Lawrence
N.C.G.S. 143-318.11(a)(3) – To consult with an attorney;		
N.C.G.S. 143-318.11(a)(6) – To consider confidential personnel matters;		
N.C.G.S. 143-318.11(a)(5) – To establish the amount of compensation and		
other material terms of an employment contract.		
<b>9. Adjournment .....</b>		Mayor Lawrence

General public comments may be submitted during the meeting or in writing in advance on any meeting topic or any other item of interest related to the Town of Weaverville. Normal rules of decorum apply to all comments and duplicate comments are discouraged. The general public comments section of the meeting will be limited to 20 minutes. Comments during the meeting are generally limited to 3 minutes. You must be recognized before giving your comment. Written comments timely received will be provided to Town Council and read during the 20-minute general public comment period as time allows. Written comments are limited to no more than 450 words and can be submitted as follows: (1) by putting your written comment in a drop box at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, (2) by emailing to [public-comment@weavervillenc.org](mailto:public-comment@weavervillenc.org) at least 6 hours prior to the meeting, (3) by mailing your written comment (received not later than Monday’s mail delivery) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For more information please call (828)645-7116.

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** March 23, 2026  
**SUBJECT:** Monthly Tax Report  
**PRESENTER:** Tax Collector  
**ATTACHMENTS:** Monthly Tax Report Summary  
TR-401G Net Collections Report for February 2026  
RMV Refund/Release Report for February 2026

**DESCRIPTION/SUMMARY OF REQUEST:**

Buncombe County has provided the monthly net collections report with data through the end of February 2026 and a request for tax releases/refunds.

A summary of the monthly tax report is provided and shows that **98.16% of the Town's property taxes have been collected as of the end of February**. This totals \$4,762,943.48 out of the \$4,852,214.96 total tax levy (real property, personal property, and business personal property). At the end of February 2026 there was \$89,271.48 left to collect of the 2025 property taxes.

The Motor Vehicle Levy Releases/Refunds report for February is attached.

Buncombe County Assessor's Office has requested approval of the following releases/refunds:

February 2026	Property Tax Levy Release/Refund	\$3.29
February 2026	Motor Vehicle Levy Release/Refund	\$298.62

**COUNCIL ACTION REQUESTED:**

The monthly report is provided for information only.

Town Council action to approval of the tax releases/refunds is requested. The following motion is suggested:

*I move that Town Council approve the releases and refunds as requested.*

**Town of Weaverville  
MONTHLY TAX REPORT  
FY 2025-2026**

**Tax Year 2025**

**Summary for YTD February 2026:**

Original Billed Amts	\$	4,840,812
Abs Adj (Adjustments by Assessor)	\$	(4,749)
Bill Releases	\$	(31)
Discovery Levy	\$	7,674
Additional Levy	\$	8,510
Net Levy	\$	4,852,215
<b>Total Current Year Collections</b>	<b>\$</b>	<b>4,762,943</b>
<b>% Collected</b>		<b>98.16%</b>
<b>Total Left to be Collected:</b>	<b>\$</b>	<b>89,271</b>
Prior Years Tax Paid	\$	3,084
Prior Years Interest Paid	\$	262

**TR-401G Net Collections Report**

**Report Parameters:**

Date Sent to Finance Start: **Min - February 1, 2026** Date Sent to Finance End: **Max - February 28, 2026** Abstract Type: **BUS,IND,PUB,REI,RMV**  
 Tax District: **WEAVERVILLE**  
 Levy Type: **Admin Expense, Advertisement Fee, Attorney Fee, Collection Fee 5, Collection Fee 9, Cost, Docketing Expense, EXPENSE, FEE INTEREST, Garnishment Fee, Interest, LATE LIST PENALTY, Legal Ad Expense, NSF Penalty, Postage Expense, Refund Clawback, Sheriff Service Fee, SPECIAL ASSESSMENT, STORMWATER, TAX, VEHICLE FEE, WEAVERVILLE TAX**  
 Tax Year: **2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004** Year For: **2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003** Collapse Districts: **N**

Default Sort-By: **Tax Year** Grouping: **Tax District,Levy Type**

Fiscal Year Activity from July 1, 20XX to February 28, 2026											Activity from February 1, 2026 to February 28, 2026				
Tax Year	Orig. Billed Amt (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)	Net Levy (\$)	Collection Fee Amt (\$)	Amt Collect. (\$)	% Coll.	Unpaid Balance (\$)	% Uncoll.	Amt Collect. (\$)	Abs. Adj (\$)	Bill Releases (\$)	Assessor Refunds (\$)	Additional Levy (\$)
<b>TAX DISTRICT: WEAVERVILLE LEVY TYPE: Interest</b>															
2025	0.00	0.00	0.00	0.00	0.00	0.00	3,620.80	0.00	0.00	0.00	0.00	2,140.37	0.00	0.00	0.00
2024	0.00	0.00	0.00	0.00	0.00	0.00	4,962.51	0.00	0.00	0.00	136.29	0.00	0.00	0.00	0.00
2023	0.00	0.00	0.00	0.00	0.00	0.00	6,614.50	0.00	0.00	0.00	17.67	0.00	0.00	0.00	0.00
2022	0.00	0.00	0.00	0.00	0.00	0.00	4,927.24	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00
2021	0.00	0.00	0.00	0.00	0.00	0.00	5,087.99	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00
2020	0.00	0.00	0.00	0.00	0.00	0.00	11,905.62	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00
2019	0.00	0.00	0.00	0.00	0.00	0.00	6,000.40	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00
2018	0.00	0.00	0.00	0.00	0.00	0.00	316.01	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00
							316.01	0.00	0.00	0.00	NA	0.00	0.00	0.00	0.00



2022	3,986,151.82	1,317.96	4,202,743.20	2,148.86	0.00	3,990,509.98	3,989,349.10	99.96 %	0.04 %	\$ -	0.00	0.00	0.00
		735.06	3,990,084.16	0.00	0.00	0.00	99.97 %	0.03 %	0.03 %	\$ -	0.00	0.00	0.00
2021	3,717,652.88	6,296.91	36.26	14,153.16	3,728,407.71	3,725,480.86	99.92 %	0.08 %	2,926.85	\$ -	0.00	0.00	0.00
		726.57	3,726,207.43	2,934.84	0.00	3,373,041.19	3,372,017.69	99.97 %	1,023.50	\$ -	0.00	0.00	0.00
2020	3,354,216.35	6,680.68	71.80	22,850.56	3,374,173.97	71,719.36	71,719.36	100 %	0 %	\$ -	0.00	0.00	0.00
		2,156.28	3,374,173.97	2,726.76	0.00	66,539.41	66,539.41	100 %	0 %	\$ -	0.00	0.00	0.00
2013	73,342.49	0.00	1,623.13	0.00	82.56	82.56	82.56	100 %	0 %	\$ -	0.00	0.00	0.00
		0.00	71,719.36	0.00	0.00	100 %	66,539.41	66,539.41	0.00	\$ -	0.00	0.00	0.00
2012	68,037.63	0.00	1,498.22	0.00	0.00	24,490,023.83	24,490,023.83	99.60 %	0.40 %	\$ 75,785.01	0.00	3.29	0.00
		0.00	66,539.41	0.00	0.00	0.00	99.60 %	0.40 %	0.00	\$ -	0.00	0.00	0.00
2011	82.56	0.00	0.00	0.00	82.56	82.56	82.56	100 %	0 %	\$ -	0.00	0.00	0.00
		0.00	82.56	0.00	0.00	0.00	100 %	0 %	0 %	\$ -	0.00	0.00	0.00
<b>Sub.</b>	<b>24,534,351.74</b>	<b>25,864.09</b>	<b>3,411.90</b>	<b>64,129.84</b>	<b>24,588,523.06</b>	<b>24,490,023.83</b>	<b>99.60 %</b>	<b>0.40 %</b>	<b>98,499.23</b>	<b>\$ 75,785.01</b>	<b>0.00</b>	<b>3.29</b>	<b>0.00</b>
<b>TAX DISTRICT: WEAVERVILLE LEVY TYPE: WEAVERVILLE TAX</b>													
2019	49,954.82	0.00	193.07	0.00	49,761.75	46,267.22	46,267.22	92.98 %	7.02 %	\$ -	0.00	0.00	0.00
		0.00	46,267.22	0.00	0.00	1,573.28	914.17	659.11	659.11	\$ -	0.00	0.00	0.00
2018	1,576.57	0.00	3.29	0.00	0.00	58.11 %	41.89 %	41.89 %	0.00	\$ -	0.00	0.00	0.00
		0.00	914.17	0.00	205.59	145.15	145.15	60.44	60.44	\$ -	0.00	0.00	0.00
2017	771.97	0.00	145.15	0.00	0.00	70.60 %	29.40 %	29.40 %	0.00	\$ -	0.00	0.00	0.00
		0.00	2.56	0.00	215.06	168.06	168.06	47.00	47.00	\$ -	0.00	0.00	0.00
2016	217.62	0.00	168.06	0.00	0.00	78.15 %	21.85 %	21.85 %	0.00	\$ -	0.00	0.00	0.00
		0.00	168.06	0.00	192.77	160.43	160.43	32.34	32.34	\$ -	0.00	0.00	0.00
2015	201.36	0.00	8.59	0.00	0.00	83.22 %	16.78 %	16.78 %	0.00	\$ -	0.00	0.00	0.00
		0.00	160.43	0.00	2,119.86	72.85	72.85	2,047.01	2,047.01	\$ -	0.00	0.00	0.00
2014	2,126.15	0.00	6.29	0.00	0.00	3.44 %	96.56 %	96.56 %	0.00	\$ -	0.00	0.00	0.00
		0.00	72.85	0.00	570.35	15.57	15.57	554.78	554.78	\$ -	0.00	0.00	0.00
2013	570.35	0.00	0.00	0.00	0.00	2.73 %	97.27 %	97.27 %	0.00	\$ -	0.00	0.00	0.00
		0.00	15.57	0.00	204.72	204.72	204.72	0.00	0.00	\$ -	0.00	0.00	0.00
2012	316.30	0.00	111.58	0.00	0.00	100 %	0 %	0 %	0 %	\$ -	0.00	0.00	0.00
		0.00	204.72	0.00	0.00	54,843.38	47,948.17	6,895.21	6,895.21	\$ -	0.00	0.00	0.00
<b>Sub.</b>	<b>55,735.14</b>	<b>0.00</b>	<b>891.76</b>	<b>0.00</b>	<b>0.00</b>	<b>87.43 %</b>	<b>12.57 %</b>	<b>12.57 %</b>	<b>105,757.18</b>	<b>\$ 78,324.75</b>	<b>0.00</b>	<b>3.29</b>	<b>0.00</b>
<b>Total</b>	<b>24,609,141.32</b>	<b>26,506.62</b>	<b>4,306.83</b>	<b>74,718.00</b>	<b>24,672,680.28</b>	<b>24,612,389.80</b>	<b>99.57 %</b>	<b>0.43 %</b>	<b>105,757.18</b>	<b>\$ 78,324.75</b>	<b>0.00</b>	<b>3.29</b>	<b>0.00</b>
		-771.38	24,611,618.42	19,634.41	0.00	99.57 %	0.43 %	0.43 %	0.43 %	\$ -	0.00	0.00	0.00

Signature (Tax Collector) \_\_\_\_\_

# District Refunds FY2026

## July 2025 through June 2026

NCVTS Pending refund report Fiscal Year 2026

Feb-26		
Tax Jurisdiction	District Type	Net Change
BUN	COUNTY	(\$12,904.40)
CAS	CITY	(\$2,726.90)
CBM	CITY	(\$62.41)
<b>CWV</b>	<b>CITY</b>	<b>(\$298.62)</b>
CWO	CITY	(\$177.13)
FEB	FIRE	(\$5.06)
FEC	FIRE	(\$1,306.57)
FFA	FIRE	(\$191.06)
FFB	FIRE	(\$15.14)
FJU	FIRE	(\$8.86)
FLE	FIRE	(\$53.31)
FNB	FIRE	(\$75.12)
FRC	FIRE	(\$195.52)
FRE	FIRE	(\$34.92)
FSK	FIRE	(\$63.56)
FSW	FIRE	(\$99.46)
FUH	FIRE	(\$16.93)
FWB	FIRE	(\$157.66)
FWO	FIRE	(\$8.74)
IAD	SPECIAL	(\$6.50)
SAS	SPECIAL	(\$515.86)
<b>Total</b>		<b>(\$18,923.73)</b>

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**Date of Meeting:** March 23, 2026  
**Subject:** Budget Amendment – Fire, Police  
**Presenter:** Town Finance Director  
**Attachments:** Budget Amendment Form

**Description/Summary of Request:**

The Town received a **\$5,000.00** donation from Walmart for the Cops for Kids program in March 2026, bringing the fiscal year-to-date total donations to \$12,237.90.

The Town received a donation from the public of **\$194.00** for the Fire Department.

The attached budget amendment is necessary in order to include these funds in the Fiscal Year 2025-2026 budget.

**Action Requested:**

Town Manager recommends approval of the attached Budget Amendment.

**Budget Amendment FY 2025-2026**

**Town of Weaverville**

**What expense accounts are to be increased?**

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
010-430-431-26608	Cops for Kids (Expenditure)	\$5,000.00
040-430-434-26000	Fire - Supplies / Materials	\$194.00

**What expense account(s) are to be decreased or additional revenue expected to offset expense?**

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
010-004-300-09028	Cops for Kids (Revenue)	\$5,000.00
040-004-300-09026	Contributions Fire Dept	\$194.00

**Justification:** Please provide a brief justification for this budget amendment. *Cops for Kids donations received March 2026; Donations received by the Town for the Fire Department.*

_____ <b>Authorized by Finance Officer</b>	_____ <b>Date</b>
_____ <b>Authorized by Town Manager</b>	_____ <b>Date</b>
_____ <b>Authorized by Town Council (if applicable)</b>	_____ <b>Date</b>

Budget Ordinance Section 10:

- B. The Budget Officer or his/her designee is hereby authorized to distribute departmental funds based upon the line item budgets and make expenditures therefrom, in accordance with the Local Government Budget and Fiscal Control Act.
- C. The Budget Officer or his/her designee may authorize transfers between line items, expenditures and revenues, within a department or division without limitation and without a report being required.
- D. The Budget Officer or his/her designee may transfer amounts up to 5%, but not to exceed \$10,000 monthly, between departments, including contingency appropriations, but only within the same fund. The Budget Officer must make an official report on such transfers at a subsequent regular meeting of Town Council.
- E. The Budget Officer or his/her designee may not transfer any amounts between funds, except as approved by Town Council, as a budget amendment.

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** March 23, 2026  
**SUBJECT:** Board Appointments - MSD Board and Land of Sky Regional Council  
**PRESENTER:** Mayor Lawrence  
**ATTACHMENTS:** None

**COUNCIL ACTION REQUESTED:**

Town Council is asked to take action to appoint someone to represent the Town on the MSD Board is needed.

Mayor Lawrence recommends that Terry Yeager be appointed to serve the unexpired term that ends on December 31, 2027, with the following motion suggested:

*I move that Town Council appoint Terry Yeager to serve as the Town's representative on the Metropolitan Sewerage District (MSD) Board for a term ending on December 31, 2027.*

Mayor Lawrence has been asked to serve on the Land of Sky Regional Council as an alternate delegate so that he can participate on committees as needed or appropriate. It is noted that Councilmember Young is the primary delegate for LOSRC and Councilmember Endries is an alternate. Suggested motion:

*I move that Mayor Gary "Dee" Lawrence be appointed as an alternate delegate to the Land of Sky Regional Council for a term as requested by LOSRC.*

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**DATE OF MEETING:** March 23, 2026  
**SUBJECT:** Capital Project Ordinance – Water - USACE Grant  
**PRESENTER:** Assistant Town Manager Jackson/Finance Director Dozier  
**ATTACHMENTS:** Proposed Capital Project Ordinance  
Proposed Budget Amendment

**TOWN COUNCIL ACTION REQUESTED:**

Town Council is asked to approve the proposed Capital Project Ordinance to establish the budgeting for the Town’s cost share of the water system improvements that will be accomplished with the assistance of the \$4M grant awarded to the Town by the US Army Corps of Engineers. A budget amendment is also needed to fund the \$100,000 payment that must be paid in FY2025-2026.

Suggested motion:

*I move that we approve the Capital Project Ordinance and Budget Amendment as proposed.*

**DESCRIPTION/SUMMARY OF REQUEST:**

The Town was awarded a \$4M grant from the US Army Corps of Engineers (USACE) for water system improvements. These monies are being used by USACE to install a redundant waterline across Reems Creek and for replacement of aging and undersized waterlines in the downtown area and upgrades to equipment and some public stations. Town Council approved a Project Partnership Agreement on February 2, 2026.

There is a maximum \$1.3M cost share that the Town will need to contribute in order to maximize the awarded amount, which will result in \$5.3M in capital improvements being accomplished.

The Town will need to budget for these cost share expenditures through a capital project ordinance and one is attached for consideration. \$100,000 is owed to cover the Town’s cost share for the engineering and design on Phase I and a budget amendment is attached for that purpose.

<b>STRATEGIC PLAN ALIGNMENT</b>	Goal 2 – Emergency Preparedness & Community Resilience
<b>FINANCIAL/BUDGET IMPACT</b>	\$1.3M Matching Funds

**CAPITAL PROJECT ORDINANCE  
FOR WEAVERVILLE WATER SYSTEM IMPROVEMENTS  
RELATED TO A US ARMY CORPS OF ENGINEERS (USACE) GRANT**

**WHEREAS**, the Town of Weaverville was awarded a \$4M grant from the US Army Corps of Engineers (USACE) for water system improvements that include the installation of a redundant waterline across Reems Creek (Phase II), replacement of aging and undersized waterlines in the downtown area and some upgrades to equipment to the tanks at Hamburg Mountain, Dubois Hill, and Ridge (Phase I);

**WHEREAS**, there is a maximum \$1.3M cost share that the Town will need to contribute to receive the full value of the award, which will result in approximately \$5.3M towards the projects;

**WHEREAS**, the Town approved the Project Partnership Agreement on February 2, 2026 and now wishes to adopt a capital project ordinance in order to provide for the budgeting aspect of this grant-supported water system improvement project;

**BE IT ORDAINED** by Town Council of the Town of Weaverville, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

**Section 1.** The project funds authorized herein are to be known as the “USACE Water System Improvement Project”.

**Section 2.** The Town Manager, Finance Officer/Director, Public Works Director and other officers and employees are hereby directed to proceed with the capital projects within the terms and provisions of Chapter 159 of the North Carolina General Statutes, the USACE Project Partnership Agreement requirement, and the budget contained herein.

**Section 3.** The following revenues and resources are anticipated to be available to complete the Town’s cost share for USACE Water System Improvement Project activities:

<b>USACE Water System Improvement Project Revenues</b>		
	<i>Budget</i>	<i>Budget w/ Amdmts</i>
Appropriated Water Fund Balance	\$1,333,333	
<b>Total Project Revenues</b>		<b>\$1,333,333</b>

**Section 4.** The following expenditures are hereby appropriated for the Town’s cost share of USACE Water System Improvement Project activities based on preliminary estimates:

<b>USACE Water System Improvement Project Expenditures</b>		
	<i>Budget</i>	<i>Budget w/ Amdmts</i>
Phase I Design/Engineering	\$100,000	
Phase I Construction	\$375,000	
Phase II Design/Engineering	\$158,000	
Phase II Construction	\$700,333	
<b>Total Project Expenditures</b>		<b>\$1,333,333</b>

**Section 5.** The Town of Weaverville Finance Office is hereby directed to maintain within the Capital Project Fund established with this ordinance, sufficient detailed accounting records to provide accounting information as required by Chapter 159 of the North Carolina General Statutes and to comply with USACE funding requirements.

**Section 6.** The Budget Officer and/or Finance Officer is directed to include a detailed analysis of past and future costs and revenues of these capital projects in every budget submission made to Town Council.

**Section 7.** The Finance Officer is directed to report at least quarterly on the financial status of each project and their respective elements as described in Section 4 and the revenues received or expected on the respective projects.

**Section 8.** The Town Manager is hereby authorized and empowered to execute any and all documents necessary to commence, carry out, and complete each capital project set forth herein without any further direction, authorization, or consent, including without limitation any and all contract documents, change orders, or any other such documents as may be necessary to give direction to engineers, contractors, and others in completing this capital project, subject to compliance with law.

**Section 9.** The Town Manager shall from time-to-time report to Town Council as they shall direct as to the status of completion of the capital project and/or the status of the budget for the capital project.

**Section 10.** Copies of this capital project ordinance shall be furnished to the Town Clerk, the Budget Officer, and the Finance Officer for direction in carrying out this project.

**Section 11.** This ordinance shall be effective immediately upon adoption but shall not be codified.

**ADOPTED** the 23rd day of March, 2026, by a vote of \_\_\_ in favor and \_\_\_ against.

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**GARY D. LAWRENCE**, Mayor

**ATTESTED BY:**

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**TAMARA MERCER**, Town Clerk

**Budget Amendment FY 2025-2026**

**Town of Weaverville**

What expense accounts are to be increased?

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
030-004-320-60064	Transfer to Capital Proj Fund - Waterlines (Financing Use)	\$100,000.00
060-300-000-19008	Engineering Fees - Waterline Cap Proj	\$100,000.00

What expense account(s) are to be decreased or additional revenue expected to offset expense?

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
030-004-310-09900	Appropriated Fund Bal (Water)	\$100,000.00
060-000-300-60030	Transfer from Water Fund (Financing Source)	\$100,000.00

**Justification:** Please provide a brief justification for this budget amendment. *To record FY2026 transfer to Capital Project Fund for the USACE Waterline Project.*

_____ <b>Authorized by Finance Officer</b>	_____ <b>Date</b>
_____ <b>Authorized by Town Manager</b>	_____ <b>Date</b>
_____ <b>Authorized by Town Council (if applicable)</b>	_____ <b>Date</b>

Budget Ordinance Section 10:

- B. *The Budget Officer or his/her designee is hereby authorized to distribute departmental funds based upon the line item budgets and make expenditures therefrom, in accordance with the Local Government Budget and Fiscal Control Act.*
- C. *The Budget Officer or his/her designee may authorize transfers between line items, expenditures and revenues, within a department or division without limitation and without a report being required.*
- D. *The Budget Officer or his/her designee may transfer amounts up to 5%, but not to exceed \$10,000 monthly, between departments, including contingency appropriations, but only within the same fund. The Budget Officer must make an official report on such transfers at a subsequent regular meeting of Town Council.*
- E. *The Budget Officer or his/her designee may not transfer any amounts between funds, except as approved by Town Council, as a budget amendment.*

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** March 23, 2026  
**SUBJECT:** WTP Resiliency Project - Change Order #2  
**PRESENTER:** Public Works Director Reece  
**ATTACHMENTS:** Change Order No. 2 and Documentation

**DESCRIPTION/SUMMARY OF REQUEST:**

TP Howard has been working at the Water Treatment Plant on the resiliency projects that include the installation of the backup generator at the raw water intake and the chlorine gas conversion.

The proposed Change Order #2 substitutes a smaller chemical storage tank that results in a cost savings of \$6,648.

The Public Works Director recommended this change and the Town Manager has approved it and is seeking Town Council ratification of this change order.

**COUNCIL ACTION REQUESTED:**

Town Council action to approve/ratify the Change Order No. 2 as presented, with the following suggested motion:

*I move the approval/ratification of Change Order No. 2 to the TP Howard Contract as presented.*

Date of Issuance: <a href="#">3/9/26</a>	Effective Date:
Owner: Town of Weaverville	Owner's Contract No.:
Contractor: <a href="#">T.P. Howard's Plumbing Co., Inc.</a>	Contractor's Project No.: <a href="#">UT25-424</a>
Engineer: WithersRavenel	Engineer's Project No.: 22-0112
Project: Weaverville Raw Water Generator Placement and Chlorine Conversion	Contract Name:

The Contract is modified as follows upon execution of this Change Order:

Description: [Provide 8,700 gallon double walled HDPE tanks in lieu of the 10,000 gallon double walled HDPE tanks in the base design. Raise canopy by upsizing and lengthening columns to accommodate taller tanks.](#)

Attachments: *[List documents supporting change]* [Change Order Worksheet & Quote](#)

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
<p>Original Contract Price:</p> <p>\$ <u>1,818,568.00</u></p>	<p><i>[note changes in Milestones if applicable]</i></p> <p>Original Contract Times:</p> <p>Substantial Completion: <u>5/9/26</u></p> <hr/> <p>Ready for Final Payment: <u>6/8/26</u></p> <hr/> <p>_____</p> <p>_____</p> <p>_____ days or dates</p>
<p>[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>1</u>:</p>	<p>[Increase] [Decrease] from previously approved Change Orders No. <u>  </u> to No. <u>  </u>:</p> <p>Substantial Completion: <u>5/9/26</u></p> <hr/> <p>_____</p> <p>_____</p>

\$ 12,681.00

Ready for Final Payment:  
6/8/26

\_\_\_\_\_ days

Contract Price prior to this Change Order:

Contract Times prior to this Change Order:

Substantial Completion:  
5/9/26

\$ 1,831,249.00

Ready for Final Payment:  
6/8/26 days or dates

[Increase] Decrease of this Change Order:

[Increase] [Decrease] of this Change Order:

Substantial Completion: 0 Days

\$ 6,648.00

Ready for Final Payment: 0 Days

Contract Price incorporating this Change Order:

Contract Times with all approved Change Orders:

Substantial Completion: 5/9/26

\$ 1,824,601.00

Ready for Final Payment: 6/8/26

**RECOMMENDED:**

**ACCEPTED:**

**ACCEPTED:**

By: Hawkins, Carolyn  
Engineer (if required)

By: \_\_\_\_\_  
Owner (Authorized Signature)

By: [Signature]  
Contractor (Authorized Signature)

Title: Director of Water/Wastewater Treatment

Title: \_\_\_\_\_

Title: Senior Project Manager

Date: 3/10/26

Date: \_\_\_\_\_

Date: 3/9/26

Approved by Funding Agency (if applicable)

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Title: \_\_\_\_\_



**CHANGE ORDER**

---

CHANGE ORDER NUMBER 001  
DATE: 3/9/2026  
CONTRACT DATE 10/27/2025  
CONTRACT FOR: T.P. Howards Plumbing Company, Inc.  
PROJECT: WEAVERVILLE RAW WATER GENERATOR PLACEMENT  
AND CHLORINE CONVERSION  
  
CONTRACTOR: Southern Building and Maintenance  
PO Box 1629  
Fletcher, NC 28732

**THE CONTRACT IS CHANGED AS FOLLOW:**

Modify structural steel package to include:

Increase Column lengths by approximately 6'-0", increase tubing size to HSS 8x8x¼, increase base plates size to ¾x16x16	\$ 3,237.00
Increase anchor epoxy bolt length to achieve new 12" embedment.	\$815.00
7% Sales tax	\$283.64
5% Profit	\$176.03
TOTAL AMOUNT OF CHANGES:	<hr/> \$4,511.67

---

Contractor

Owner

BY \_\_\_\_\_

\_\_\_\_\_

DATE \_\_\_\_\_

\_\_\_\_\_

# *J. S. DISMUKE CO., INC*

Town of Weaverville  
30 South Main Street  
Weaverville, NC 28787

March 2, 2026

Re: Weaverville Raw Water Generator Placement & Chlorine Conversion

We are please to present the following equipment to be used in Section 11242 – Chemical Feed Equipment for the Weaverville Raw Water Generator Placement & Chlorine Conversion Project.

## **Section 11242 – Chemical Feed Systems**

- Two (2) Snyder Industries 8,700-gallon CAPTOR double-walled HDLPE tanks, 142” D x 197” H, 1.9 Specific Gravity, indoor use only, for use with Sodium Hypochlorite. Each tank comes with the following:
  - 24” manway
  - 6” bulkhead with U-Vent
  - radar level indicator
  - 2” overflow with supports
  - 2” water fill line
  - 4” fill line with inside tank down pipe
  - 2” suction line with inside tank down pipe
  - 14’ FRP ladder

**Total Credit, including freight = (\$11,160.00)**

**Serving the Carolinas since 1975!!!!**



P O Box 1049  
3724 Old Charleston Hwy  
John’s Island, SC 29457

PHONE (843) 571-0804  
FAX (843) 571-0727  
CELL (843) 991-5961  
E-MAIL keith@jstdismuke.com

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** March 23, 2026  
**SUBJECT:** Street Paving Project - Change Order No. 2  
**PRESENTER:** Public Works Director Reece  
**ATTACHMENTS:** None

**COUNCIL ACTION REQUESTED:**

Town Council action to approve a Change Order No. 2 to the C&T Paving contract to add a portion of Lakeshore Drive and to add or improve several ADA handicapped spaces to Main Street in a total amount of \$133,690. Suggested motion:

*I move the approval of Change Order No. 2 to the C&T Paving Contract to add \$133,690 for the addition of work related to paving a portion of Lakeshore Drive and the addition or improvement of ADA handicapped parking spaces along Main Street in front of Town Hall, the public library, and First Baptist Church.*

**DESCRIPTION/SUMMARY OF REQUEST:**

The 2025 Street Paving Project with C&T Paving is nearing completion with all of the streets identified for paving in the original contract and Change Order No. 1 completed.

Public Works recommends that Town Council consider **Change Order No 2**, that adds a portion of Lakeshore Dr to the project and some work along Main St to improve and add handicapped parking spaces in front of Town Hall and near the public library as follows:

Portion of Lakeshore Drive from Quarry Road to Merrimon Avenue that shows signs of degradation, potholes, and other structural deficiencies; section of road is frequently used by the public and traveled by Public Works heavy vehicles daily; **Added Cost = \$96,270**

ADA handicapped parking spaces along Main Street in front of Town Hall and reworking of sidewalk; **Added Cost = \$17,392**

ADA handicapped parking spaces along Main Street in front of Library; **Added Cost = \$9,028**

ADA handicapped parking spaces along Main Street in front of First Baptist Church; **Added Cost = \$11,000**

**Total of Recommended Change Order No. 2 = \$133,690**

The original paving contract with C&T Paving was for \$638,941.00. Change Order #1 added \$29,634.50, bringing the current total contract amount to \$668,575.50. **Staff recommends Change Order #2 that totals \$133,690, which results in a total project cost (through Change Order #2) of \$802,265.50, which is still well under the original budgeted amount of \$993,111.**

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** March 23, 2026  
**SUBJECT:** Comprehensive Land Use Plan Update – Set Public Hearing  
**PRESENTER:** Planning Director Eller  
**ATTACHMENTS:** Planning Board Recommendation

**COUNCIL ACTION REQUESTED:**

Town Council is asked to schedule a public hearing on the updated Comprehensive Land Use Plan. The following motion is recommended:

*I move that Town Council hold a public hearing on April 27, 2026, at 6 pm in the Community Room and Council Chambers at Town Hall in order to receive public comment on the proposed updated Comprehensive Land Use Plan.*

**DESCRIPTION/SUMMARY OF REQUEST:**

The Planning Board and Town staff has been working on a thorough update to the Town’s Comprehensive Land Use Plan (CLUP). Town Council and the Planning Board recently discussed new priorities at its joint meeting on February 9, 2026. NCGS 160D-501 requires that amendments to the CLUP follow the same procedures as a text amendment, so a formal recommendation from the Planning Board and a public hearing are required prior to any action by Town Council.

On March 2, 2026, the Planning Board formally reviewed the new version of the CLUP and recommends that Town Council consider its adoption. The proposed updated Comprehensive Land Use Plan is lengthy and has been provided to Town Council as a separate document. The public can access the document through the Town’s website or by calling Town Hall.

Staff proposes that a public hearing on this matter be held on April 27, 2026, at 6 pm, or as soon as Town Council can reach the matter.

<b>STRATEGIC PLAN ALIGNMENT</b>	Goal 1 – Sustainable Growth & Development
<b>FINANCIAL/BUDGET IMPACT</b>	No direct budget impacts

**RECOMMENDATION ON COMPREHENSIVE LAND USE PLAN**

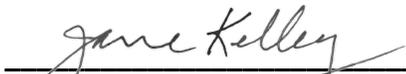


**Town of Weaverville  
Planning Board**

**Recommendation and Plan Consistency Statement for  
Proposed Text Amendments**

On October 6, 2025, February 9, 2026, the Planning Board reviewed components of the Comprehensive Land Use Plan (CLUP) and on March 2, 2026, reviewed the final draft and, with a unanimous vote, recommend to Town Council the attached proposed CLUP. This favorable recommendation is based on the findings as stated herein.

The Planning Board has found that these proposed CLUP is consistent with the Town's current CLUP, reasonable, and in the best interest of the public in that it constitutes a inclusive update of the plan for the first time since 2019, the studies included represent pertinent information for land use decisions, the legally requisite components of a CLUP are included, and the proposed plan constitutes a reasonably maintained plan now required under state law.

  
\_\_\_\_\_  
Jane Kelley, Chair of the Planning Board  
March 2, 2026

**TOWN OF WEAVERVILLE**  
**TOWN COUNCIL AGENDA ITEM**

**Date of Meeting:** Monday, March 23, 2026

**Subject:** Set Public Hearing: Text Amendment Related to Data Centers, Crypto Mining

**Presenter:** Planning Director

**Attachments:** Planning Board Recommendation, Proposed Text Amendment

**Description:**

The current goals of the Comprehensive Land Use Plan (CLUP), last updated in January 2025, call for a continuous review of the zoning regulations to ensure statutory compliance and consistency with stated goals. Rather than having a rank, as many other priorities do, this goal can be found within the portion of the table reserved for legal compliance and accountability.

In this case with crypto mining or data centers, when new uses are encountered they should be enumerated and addressed by the land development regulations. Due to this use closely resembling “noxious uses” due to power and water consumption, as well as noise generation, staff proposes the attached text amendment to include crypto mining / data center in this category. As such the establishment of this use will be subject to conditional district review.

**Action Requested:**

Town Council is asked to set a public hearing on the proposed text amendments for April 27, 2026 at 6pm or at such time as Council reaches the matter.

**RECOMMENDED AMENDMENTS TO CHAPTER 20  
REGARDING CRYPTO MINING, DATA CENTERS**



**Town of Weaverville  
Planning Board**

**Recommendation and Plan Consistency Statement for  
Proposed Text Amendment**

**On March 2, 2026, the Planning Board reviewed and, with a unanimous vote, recommend to Town Council the attached proposed text amendment which provides for clarification on the land use of crypto mining, data center. This favorable recommendation is based on the findings as stated herein.**

**The Planning Board has found that these proposed code amendments are consistent with the Town's comprehensive land use plan, reasonable, and in the best interest of the public in that such amendments provide guidance on a land use that the ordinances currently do not consider.**

  
\_\_\_\_\_  
**Jane Kelley, Chair of the Planning Board**  
**March 2, 2026**

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**Sec. 20-1202. Specific definitions.**

Unless otherwise provided in this chapter or any other development regulations adopted by the town, the following definitions shall apply in the administration of all development regulations adopted by the town:

*Noxious uses.* Any use that could be harmful to health or the environment if not properly regulated. Noxious uses include, but are not limited to, the following: power plants, crypto mining data centers, water and sewage plants, landfills or recycling facilities, outdoor firing ranges, junk yards or salvage yards, rendering plants and slaughterhouses, asphalt or concrete plants or any extractive industry.

**Sec. 20-3205. Table of uses.**

The following notes shall be applicable to the Table of Uses established herein.

- (1) Additional standards for those uses identified on the Table of Uses as "permitted with standards" are found in article III of part III of this chapter.
- (2) If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the zoning administrator shall make a determination on which use most closely resembles the proposed use and shall apply those regulations and restrictions. Such determination may be made as a formal interpretation, or as part of an issuance or denial of a zoning permit or a notice of violation. The zoning administrator's determination is subject to an appeal of an interpretation which shall be heard by the board of adjustment.
- (3) The abbreviations and symbols shown in the Table of Uses have the following meanings:
  - "C" = Conditional District required
  - "P" = Permitted
  - "PS" = Permitted with Standards
  - "-" = Not Permitted

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1	MHO
<b>MISCELLANEOUS USES</b>								
Noxious Uses	-	-	-	-	-	-	C	-



**ARBOR DAY** Proclamation

Whereas, Trees can reduce the erosion of our precious topsoil by wind and water, cool our earth while moderating the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, Trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, Trees in our Town increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, Trees, wherever they are planted, are a source of joy and spiritual renewal.

Whereas, The Town of Weaverville has been recognized for 35 years as Tree City USA by the Arbor Day Foundation Program;

Now, Therefore, I, Gary "Dee" Lawrence, Mayor of the Town of Weaverville, do hereby proclaim April 16, 2026, as

 **Arbor Day**

in the Town of Weaverville, and I urge all citizens and residents of Weaverville to join the Town in celebrating by supporting efforts to protect our trees and woodlands, by planting trees to gladden the heart and promote the well-being of this and future generations, and by participating in the Town's celebration & tree planting at Lake Louise (south side across from the waterwheel) beginning at 10am on April 16, 2026, in our commitment to our community to celebrate Arbor Day.

  
\_\_\_\_\_  
Gary D. Lawrence, March 23, 2026



## TOWN OF WEAVERVILLE EARTH DAY 2026 PROCLAMATION

**WHEREAS**, on April 22, 1970, millions of people took to the streets to protect the negative impacts of 150 years of industrial development and, since then, millions of people have celebrated Earth Day in order to increase awareness among people of the issues affecting the environment in which we live; and

**WHEREAS**, this year's theme is "Our Power, Our Planet", which emphasizes using community action, civic participation, and renewable energy to tackle climate change, protect natural resources, and ensure a sustainable future, moving from awareness to active participation;

**WHEREAS**, with the understanding that natural habitat is lost every day to urbanization, the Town of Weaverville wants to highlight the importance of pollinators and planting native grasses, wildflowers, shrubs and trees to support bees, bats, butterflies, moths and other animals that depend on floral resources for nectar and pollen to survive;

**WHEREAS**, the Town is participating in the Asheville Butterfly Trail by hosting a butterfly station at its Clock Lot on Main Street to provide education on sustaining pollinators by increasing the abundance of native plants in a fun and engaging way;

**WHEREAS**, the Town of Weaverville wishes to join all of the other environmentally-minded jurisdictions around the world celebrating Earth Day;

**NOW, THEREFORE**, I, Gary "Dee" Lawrence, Mayor of the Town of Weaverville, do hereby proclaim Tuesday, April 22, 2026, as Earth Day and, in support of clean energy and a healthier planet, encourage you to:

- Celebrate with the Town of Weaverville as the newest butterfly station is dedicated on April 22, 2026 (Earth Day) at 12pm at the Clock Lot, 11 North Main Street, Wvl;
- Plant pollinator-friendly grasses, wildflowers, shrubs, and trees;
- Support renewable energy sources, such as solar, wind, and hydroelectric;
- Consider renewable energy sources for your homes, businesses, and vehicles.

**THIS** the 23rd day of March, 2026.

  
\_\_\_\_\_  
**GARY D. LAWRENCE** Mayor

**ATTEST:**

  
\_\_\_\_\_  
**TAMARA MERCER**, Town Clerk

**TOWN OF WEAVERVILLE  
PROCLAMATION RECOGNIZING  
APRIL 18 AS NATIONAL LINE WORKER APPRECIATION DAY**

**WHEREAS**, on April 10, 2013, a resolution was passed in the United States Senate to recognize April 18 annually as National Lineman (Line Worker) Appreciation Day; and

**WHEREAS**, the profession of the electrical line worker is steeped in personal, family, and professional tradition; and

**WHEREAS**, line workers are often first responders during storms and catastrophic events, working to make the scene safe for other public safety officials, and to expedite the return of vital electrical power to our communities; and

**WHEREAS**, these brave men and women work with thousands of volts of electricity high atop power lines 24 hours a day, 365 days a year, risking and sometimes losing their lives to keep electricity flowing; and

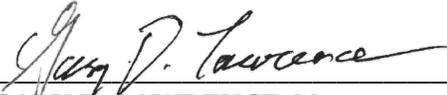
**WHEREAS**, line workers are often faced with dangerous conditions, far from their families, as they work to construct and maintain energy infrastructure throughout the State of North Carolina and the United States; and

**WHEREAS**, line workers must use their technical knowledge, physical strength and ingenuity to achieve success in challenges they face every day; and

**WHEREAS**, the Town of Weaverville thanks these skilled and heroic line workers who brave hurricanes, ice storms, snowstorms, floods, and other natural disasters to maintain our community's energy grid;

**NOW, THEREFORE**, I, Gary "Dee" Lawrence, Mayor of the Town of Weaverville, North Carolina, do hereby proclaim April 18, 2026, as "**Line Worker Appreciation Day**" in the Town of Weaverville.

**THIS** the 23<sup>rd</sup> day of March, 2026.

  
\_\_\_\_\_  
**GARY D. LAWRENCE**, Mayor





## TOWN MANAGER'S REPORT March 2026

**Mayor/Council,**

### **Main Street Nature Park Stormwater Project**

Land of Sky Regional Council staff has assisted the Town by submitting a 2026 NC Land and Water Fund Restoration Grant application requesting an additional \$135,700 in grant funding for this project.

### **MPO Grant for Updated Reems Creek Greenway Feasibility Study**

We are told that the Town's application for grant funding to update the Reems Creek Greenway Feasibility Study was not awarded by the French Broad River MPO. Town staff will continue to look for ways to advance the greenway projects as they are important to the community.

### **Clock Lot and Butterfly Update**

The Butterfly was installed at the Clock Lot on the north side of the Clock on Monday March 9<sup>th</sup>. Public Works has worked hard to refresh this area so that it can be used by the public for some needed outdoor dining and a gathering space. The Garden Club is working on the garden beds getting them ready for Spring.



### **Fire Chief Hired**

There were about 35 applications received for the Fire Chief position and 12 were invited for a multipart first phase that took place on Feb 24<sup>th</sup> & 25<sup>th</sup>. The first phase consisted of a written assignment and virtual interview. Five (5) candidates were selected to move to the next phase of the process that occurred on March 10<sup>th</sup> which consisted of a budget presentation, HR personnel role play scenario, and Q/A session. We were very fortunate to have very qualified applicants from the local area and from out of state. Chief Ray Canafax, a retired Deputy Fire Chief out of Huntington WV Fire Department, has accepted the job and will start on April 20<sup>th</sup>. Press release attached.

## Public Works Certifications

Several employees tested this month and are now certified

- David Fisher received his Class C Water Distribution Certification
- Thomas Riggio received his Class C Surface Water Certification
- Clayton Haler received his Class C Surface Water Certification
- Josh Evans received his Physical Chemical 1 Certification
- Jeremy Hyatt received his Stormwater Inspection and Maintenance Certification

## Invasive Plant Workday in Main Street Nature Park

Weaverville is hosting its 2<sup>nd</sup> Invasive Plant Workday in the Main Street Nature Park on March 25 from 8:30 to noon. Through a generous anonymous donation through the WNC Community Foundation, the Town has engaged an arborist to remove invasive plants from the Main Street Nature Park and teach the public about the proper handling of certain invasive plants through hands-on work. Volunteers can either sign up through GreenWorks or just show up. Either way, volunteers are asked to park at the Clock Parking Lot and to dress in appropriate outdoor gear and work boots for hillside work..

## Arbor Day Program

The Tree Board has been working on the program for Arbor Day and the public is invited to attend this program on Thursday, April 16<sup>th</sup> at 10:00 a.m. The event is rain or shine and will be held on the southside of Lake Louise (inclement weather location is at the Community Center). We will re-plant our tree canopy with a Carolina Silverbell, native to the southeastern region. We will also celebrate the creativity and talent of our local youth as we showcase the poetry and artwork of the North Buncombe Middle and High School students. Student artwork and poetry will be displayed at the Community Center all through the month of April. The program is attached.

## Countywide Fire Tax District

As mentioned previously, the County is planning to move forward with a single wide tax district that will apply to our North Buncombe Fire District. This will impact our tax revenue and operations. There was a presentation to the County Commissioners on March 17<sup>th</sup>. Property owners should start receiving notices of Public Hearing. The public hearing and proposed vote by the Commissioners will be on April 21<sup>st</sup> at their regular meeting.

## Upcoming Town Meetings/Events

- April 1 – Tree Board Meeting at 6pm
- April 3 – Good Friday - Town Offices Closed
- April 6 – Planning Board Meeting at 4pm
- April 6 – Board of Adjustment Meeting at 6pm
- April 13 – Town Council Regular Workshop Meeting – Budget
- April 22 – Earth Day/Butterfly Dedication at 12pm
- April 24 – Arbor Day Event at 10am (Lake Louise and Community Center)
- April 27 – Town Council Regular Meeting



Respectfully submitted,  
Scottie Harris, Town Manager

## FOR IMMEDIATE RELEASE

### Fire Chief Ray Canafax Welcomed as Weaverville's New Fire Chief

**Weaverville, NC – March 17, 2026** – The Town of Weaverville is pleased to announce the appointment of Ray Canafax as the new Fire Chief. Chief Canafax will bring more than 32 years of fire service experience and over 20 years of fire-related training to Weaverville.

Scottie Harris, Weaverville's Town Manager, has stated: "With an advertisement that went nationwide we were very fortunate to end up with several highly qualified candidates from Western North Carolina and other states for the position of fire chief. The interview process consisted of multiple rounds using internal and external assessors evaluating the candidates and I am pleased to say Chief Ray Canafax rose to the top. Chief Canafax will bring not only leadership and operational experience, but a strong background in grants and professional development of others. He will be an instrumental part of the team as our fire department and Town grows."

Chief Canafax previously served at the City of Huntington Fire Department in West Virginia where he worked his way up from firefighter/engineer to Deputy Fire Chief, the position that he retired from in 2024. Currently he is working with Grayson Volunteer Fire Department, a position that he took in 2025. He also served as adjunct instructor at the West Virginia University Fire Service Extension for 19 years and continues to deliver important fire training across several states. In addition to proven leadership skills, Canafax brings experience working with grants and budgets, purchasing fire apparatus, expanding a department into multiple fire stations, and engaging with the public. In addition to an Associate's Degree in Occupational Development earned at Mountwest Community and Technical College in Huntington, West Virginia, Canafax holds many fire and rescue training certificates.

Chief Canafax: "I am honored to be named the next Fire Chief for the Town of Weaverville. I look forward to working alongside the dedicated members of the department and the Town's leadership team to build upon the strong foundation already in place while continuing to provide the highest level of emergency services to our community."

Weaverville's Police Chief, Somer Oberlin, participated on the selection panel and has stated: "I'm excited to welcome Fire Chief Canafax to the team. This is an exciting moment for our community, and we look forward to building a strong partnership. As our town continues to grow, the collaboration between our police and fire departments becomes even more important. Together, we will continue to enhance public safety, support one another in the field, and provide the highest level of service to the residents we are proud to serve."

The Town of Weaverville looks forward to welcoming Chief Canafax to his new role beginning on April 20.



#### **Media Contact:**

Scottie Harris, Town Manager  
Town of Weaverville  
P.O. Box 338, Weaverville, NC 28787  
Phone: (828)645-7116  
Email: [sharris@weavervillenc.org](mailto:sharris@weavervillenc.org)



# ARBOR DAY PROGRAM

## 2026 Arbor Day Celebration 'Planting Trees at Lake Louise' April 16<sup>th</sup> at 10:00 a.m.

[tree planting & program location is southside of Lake Louise, knoll across from the waterwheel]

- I. Welcome Remarks ..... Mayor Dee Lawrence
- II. Arbor Day Storyteller ..... Jill Totman
- III. Public Works Tree Planting ..... David Fisher
- IV. Tree Board presents Tree Sapling  
Give-away! ..... Chair Russ Kantner
- V. Young Artists' Competition- winner  
announcements ..... Mayor Dee Lawrence
- VI. Art & Poetry Display at Community Center

LAKE LOUISE & COMMUNITY CENTER

Program is rain or shine, IF thunder & lightning, we will relocate to the Community Center overlooking Lake Louise.

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** March 23, 2026  
**SUBJECT:** Public Safety – PSIP and CDE Presentations  
**PRESENTER:** Buncombe County Reps. Eric Grau and Oscar Wooten  
**ATTACHMENTS:** PowerPoint Presentation Slides – PSIP  
PowerPoint Presentation Slides – CDE

**COUNCIL ACTION REQUESTED:**

This meeting is to provide background information to Council concerning some programs that have a budget impact; no action is required tonight.

**DESCRIPTION/SUMMARY OF REQUEST:**

The Town continues to work with Buncombe County and other municipal jurisdictions on a collaborative approach to emergency management.

The Police Department has worked closely on several County initiatives and Chief Oberlin has invited some County representatives to tonight’s meeting to provide Town Council with an opportunity to learn more about two of these programs.

Eric Grau will at tonight’s meeting to explain the Public Safety Interoperability Partnership (PSIP) program and the increasing impacts that it has on the Town’s budget. Likewise, Oscar Wooten, will be reviewing the Centralized Data Entry (CDE) program and anticipated budget impacts.



# Public Safety Interoperability Partnership (PSIP)

*Presented by*

Eric Grau, BC Information Technology Director

To Weaverville Council

March 2026



1

## Guiding Questions

- What is the Public Safety Interoperability Partnership? (PSIP)
- How does the Buncombe County Information Technology (BC IT) department support Weaverville?
- What does this IT service cost?
- What else should we know about PSIP?
- Any other question you may have!



2

## History of BC IT and Collaborative Public Safety

- 2002 – Original “CJIS” agreement between BC and Asheville
- June 2021 -- Weaverville PD joins consortium
- 2024 -- PSIP Agreement
  - Weaverville Council approved and signed in March 2024



3

## PSIP Agreement Foundational Statements

- The goal of the PSIP Agreement is to cooperatively leverage technology to improve public safety operations.
- Initial and recurring costs are reduced, and public safety operational effectiveness is increased when multiple organizations share a technology system.
- A formal agreement is needed with all relevant jurisdictions to provide appropriate access to and support for public safety technology systems and data.



4

## PSIP Agreement Highlights

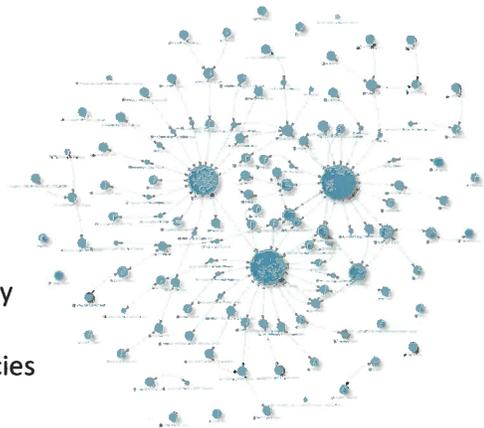
- 25 Public Safety Agencies
- Represents the current environment
- Equitable and transparent cost structure
- Interagency governance through the PSIP Executive Committee (PEC)
- Defined Service Level Agreements (SLAs)



5

## BC IT Support for PSIP

- Core Application Support
  - Computer Aided Dispatch (CAD) – 911
  - Mobile CAD Terminals (MCT)
  - Law Records Management System (RMS)
  - Jail Management System (JMS)
- Integrations and Interfaces
  - Send and receive data with PSIP Agency 3<sup>rd</sup> party software
  - Send and receive data from State\Federal agencies
- Infrastructure, Security, & Business Administration



6

## PSIP Members

- Law Agencies
  - Asheville PD
  - Buncombe County Sheriff's Office
  - Black Mountain PD
  - Weaverville PD
  - Woodfin PD
- County Departments
  - Emergency Services
  - Public Safety Communications
  - Pretrial
  - CDE

- Fire Departments
  - Asheville
  - Barnardsville
  - Black Mountain
  - Broad River
  - Enka
  - Fairview
  - French Broad
  - Garren Creek
  - Jupiter
  - Leicester
  - Reems Creek
  - Reynolds Fire
  - Riceville
  - Skyland
  - Swannanoa
  - Upper Hominy
  - Weaverville
  - West Buncombe
  - Woodfin Fire

## Executive Council

- Sheriff
- Asheville Police Chief
- PS Comms Director
- EMS Director
- Asheville Fire Chief
- BC IT Director
- Asheville IT Director
- Representative from other PDs \*
- Representative from other FDs \*\*

\* 2-year term - appointed by PDs  
\*\* Fire Chief's Association President

BUNCOMBE COUNTY

7

## Weaverville PSIP Costs

	FY24	FY25	FY26	FY27*
Budget	\$ 55,440	\$ 54,452	\$ 53,573	\$ 56,143
Actuals	\$ 46,255	\$ 44,483	TBD	

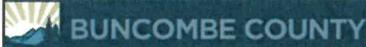
**Total FY26 PSIP Budget = \$1,535,360**  
**Weaverville = 3.4% of total PSIP budget**

BUNCOMBE COUNTY

8

## Major Upcoming PSIP Initiatives

- Core System Migration Project
  - Replacement of CAD/Mobile/RMS/JMS environments
  - Expected Go Live = 2 years
  - 10-year contract
  - Implementation costs will begin in FY28
- Renewal of Interlocal Agreements
  - Future Environment
  - Updated Cost Model



## Questions and Discussion





# Bureau of Identification Centralized Data Entry (CDE)

Presented by

*Oscar Wooten IV*

*Director*

1

## What does CDE do?

Serves criminal justice agencies and the community by entering and managing data systems used to accomplish individual and/or organization goals. These data systems include the following:

- Computer Aided Dispatch(CAD)
- Jail Management System(JMS)
- Records Management System(RMS)
- Criminal Justice Information Systems(CJIS)  
eWarrants, CJLeads, DCI, etc.

2

## Key CDE Responsibilities

1. Maintaining all name records and name alerts in the records management system (RMS).
2. Responding to inquiries from law enforcement agencies regarding processes and name record information.
3. Entering data associated with all arrests and legal processes initiated by law enforcement, magistrates, clerks of court, and judges into local RMS.
4. Initiating detention facility bookings.

3/16/2026

3

## Key CDE Responsibilities cont.

5. Entering data associated with all pawn transactions.
6. Providing eWarrant requisition numbers to Town law enforcement officers upon arrest or upon issuance of a criminal process.



BUNCOMBE COUNTY



3/16/2026

4

# Cost Allocation Methodology

$$\begin{aligned}
 & \# \text{ of sworn law enforcement users} \\
 & + \# \text{ of arrests entered in system} \\
 \hline
 & = \text{Annual CDE costs}
 \end{aligned}$$

5

## Weaverville PD Cost Example

Variable	Weaverville #’s	Amount
# of sworn law enforcement users	20	\$18,330.55
# of arrests entered in system	85	\$3075.01
	<b>TOTAL</b>	<b>\$21,405.46</b>

1.8% of total PSIP costs

- Billed quarterly
- Cannot be modified without the agreement of all agencies

6

## Conclusion

CDE strives to provide a high quality of services to the community as well as a commitment to quality customer service and partnership with its PSIP agencies.

## Questions



**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** March 23, 2026  
**SUBJECT:** LIFT Grant from Explore Asheville for Outdoor Pickleball Center  
**PRESENTER:** Councilmember Phil Barnett  
**ATTACHMENTS:** PowerPoint Slides dated 3/19/2026  
Proposed Resolution

**COUNCIL ACTION REQUESTED:**

Town Council is asked to consider approval to submit a LIFT grant application to Explore Asheville in the amount of \$3M for the construction of a 12-court covered outdoor pickleball center on the 115 Reems Creek Road property that will serve as a complementary addition to 12 fresh-air indoor courts that are already approved and funded for the facility. This item is time sensitive due to a grant window that opens on April 1 with a grant submission deadline of April 30. A resolution is attached for consideration.

The following motion is suggested:

*I move that we (1) adopt the proposed Resolution in order to show support of the project and approve the submission of a grant application to Explore Asheville under their current LIFT program in a maximum amount of \$3M; and (2) authorize staff, with the assistance of the Weaverville Economic Development Foundation and others, to develop that application for submittal for both Phase 1 and Phase 2 of the grant process.*

**DESCRIPTION/SUMMARY OF REQUEST:** The industrial property at 115 Reems Creek Road, locally known as “Balcrank”, has an opportunity to develop a new purpose, housing an approximately 30,000 square foot indoor pickleball complex (12 courts) and an additional outdoor complex (12 courts) under a pavilion. Property owner Keith Davis is partnering with 7 other investors to fund the indoor buildout of the complex. Investors seek partnership with the Town of Weaverville to help fund the outdoor portion.

Representatives of Explore Asheville, a local investment resource that supports new business development and Buncombe County tourism, have visited the site and believe the project fits their Legacy Investment from Tourism (LIFT) grant program this year. The Town’s partnership role is that of **grant applicant**, and the funding support requested will be \$3 million.

While agreements between the Town and the management team of the pickleball complex are still to be developed, the property owner has represented he will contract with the Town for a 25-year lease to the outdoor portion of the pickleball complex, and agree to manage the complex, both at no cost to the Town. The facility will operate on a membership fee basis, but Town residents will receive low or no cost access to the outdoor courts. Known as “Ballcrank Pickleball Club at the Dry Ridge Arcade”, the facility will operate daily throughout the year and include 250 new parking spots alongside the outdoor courts. The facility will support local demand for pickleball sports access, and host events for adults, youth, visitors and regional/national pickleball tournaments.

<b>STRATEGIC PLAN ALIGNMENT</b>	Goal 3 – Downtown Vibrancy, Economic Growth & Community Character Goal 6 – Parks, Recreation, Special Events, & Community Vitality
<b>FINANCIAL/BUDGET IMPACT</b>	Funds receipt and dispersal by Finance Department



# Ballcrank Pickleball Club

**WEAVERVILLE, NC**  
**Opening Summer of 2026**

1

## **Welcome to Ballcrank Pickleball Club**

**Your new pickleball home in Weaverville — where everyone is welcome.**

Ballcrank Pickleball Club is designed to be *the* social hub for pickleball players of all ages and skill levels. This brand-new indoor facility delivers a best-in-class pickleball experience — rain or shine, hot or cold, wind (let's not even discuss wind) — so you can count on your game always being ON.

This is going to be your home for playing with your gang, open play with new friends, and sharpening your game with clinics, drills, competition and learning opportunities. And, when the pickleball play is done, the social play just begins with inviting spaces to hang out and catch up, relive the glories and toast to next time, and get to know the people behind the paddles.

Just pure pickleball joy — great courts, great people, great atmosphere.

2

## What You'll Find at Ballcrank Pickleball Club

- **12 dedicated, tri-color indoor pickleball courts constructed by Carolina CourTex**  
Featuring **Plexipave® acrylic surface with Pro-Cushion®** for a consistent, championship-level ball bounce while reducing the impact on a player's knees, ankles, hips and feet, lowering fatigue level and extending player time
- **C&D Flat Base Championship Nets**  
The Official Net of Indian Wells & the APP Tour
- **Pro-level lighting system from 1st Source Lighting**  
Bright, glare-free, and perfectly balanced for competitive play
- **Save My Play video system**

A fun and easy way to record full games (with all the dead time automatically removed), save highlights, check an instant replay or live-stream to your family and friends

### Sound-mitigation system

Designed to reduce noise and enhance comfort on and off the courts

**Diverse and expansive programming** responsive to the needs of our players including open play, ladders, leagues, round robins and competitive events

**First-class lounge & social space** including:

- A full service bar
- Sandwiches, wraps & curated snacks
- Organic juices & other non-alcoholic beverages
- Comfortable seating and tables
- Table tennis, pool, shuffleboard and darts
- Multiple TVs for live sports and events
- And more surprises to discover

**Pro shop** with top pickleball gear and apparel

**Locker rooms & showers**

3



4



5



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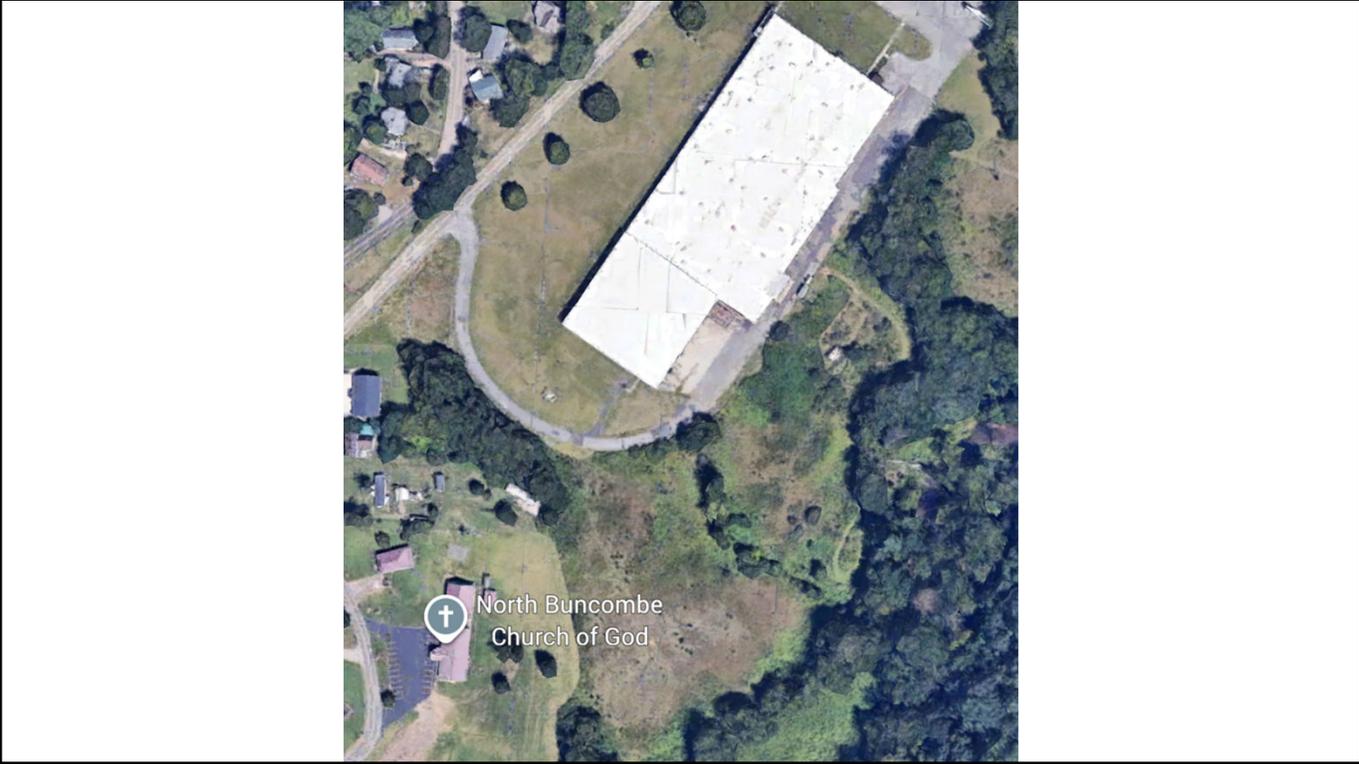
## Phase 2: 12 Court Pickleball Pavillion

- Pavilion Court Finishes and Lighting would be identical to the Indoor Facility
- Covered for year around play regardless of weather conditions, plus protection from the midday sun
- 24 Courts would allow Ballcrank to attract professional tournaments, collegiate and high school tournaments, regional amateur tournaments
- Projected 100,000/year first time pickleball tourists
- Develop thousands of first time pickleball players in Weaverville and WNC
- Youth Programs, After school programs, Summer Camps, for Weaverville Student (Grades 1-12) Programs, College Club Teams, UNCA Club Team
- Public Facility for Weaverville residents and students

7



8



9

**TOWN OF WEAVERVILLE  
RESOLUTION IN SUPPORT OF AN APPLICATION FOR A  
LIFT GRANT THROUGH EXPLORE ASHEVILLE FOR AN  
OUTDOOR PICKLEBALL CENTER**

**WHEREAS**, a portion of the facility located at 115 Reems Creek Road is being developed into a state-of-the-art pickleball center with the first phase of development being 12 fresh-air indoor pickleball courts and amenities;

**WHEREAS**, an outdoor pickleball center would add needed capacity to the pickleball courts in the Weaverville area and, together with the indoor courts, would accommodate tournament play which would bring tourists to the area;

**WHEREAS**, the Town of Weaverville wishes to express its enthusiastic support for the installation and operation of a 12-court outdoor pickleball center on property that could be leased at 115 Reems Creek Road; and

**WHEREAS**, this outdoor pickleball center project may be eligible for funding under the Legacy Investment for Tourism (LIFT) program operated through Explore Asheville and wishes to submit an application for consideration, but the LIFT program requires a governmental applicant or a well-established non-profit applicant;

**WHEREAS**, the Town of Weaverville has agreed to be a LIFT grant applicant for this project and, based on funding availability, is willing to develop agreements with the property owner for a no-cost 25-year lease and management agreement for the outdoor pickleball center that will allow Weaverville residents low or no-cost access to the resulting outdoor pickleball courts;

**WHEREAS**, if there is a match requirement the Town of Weaverville will work with the property owner and other area for-profit and not-for-profit partners to provide the required matching funds;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council for the Town of Weaverville hereby endorses the application for grant funding through the 2026 LIFT Grant Program through Explore Asheville and directs Town staff to make such application with the assistance of the property owner and other private partners.

**THIS** the 23rd day of March, 2026.

**TOWN OF WEAVERVILLE**

\_\_\_\_\_  
Gary D. Lawrence, Mayor

**ATTEST:**

\_\_\_\_\_  
Tamara Mercer, Town Clerk

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** March 23, 2026  
**SUBJECT:** FY2026-2027 Budget – Information, Discussion and Public Input  
**PRESENTER:** Town Manager Harris  
**ATTACHMENTS:** None

**COUNCIL ACTION REQUESTED:**

Town Council is asked to continue any budget related discussions and provide any preliminary direction concerning budget priorities to staff that Town Council deems appropriate at this early stage in the budget process.

Public input will be allowed at the end of any staff presentation or as Town Council directs.

**DESCRIPTION/SUMMARY OF REQUEST:**

At the time of agenda publication Town staff is still awaiting the release of property tax revenue projections by the County. The North Carolina League of Municipalities is also delayed in releasing sales tax and utility tax revenue projections.

Hopefully revenue information will be available to review with Town Council at tonight's meeting.

Town Manager Harris and staff will be at tonight's meeting to listen to any Town Council discussion regarding priorities.

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** March 23, 2026  
**SUBJECT:** Direction on Turkish Fir and Holiday Decorations  
**PRESENTER:** Town Manager Harris  
**ATTACHMENTS:** Public Works Analysis of Options dated 3/18/2026

**COUNCIL ACTION REQUESTED:**

Town Council direction on the location to plant the Turkish Fir donated by Reems Creek Nursery. This is a time sensitive decision because the tree needs to be planted within the next couple of weeks so that the health of the tree is not impacted.

Town Council guidance on holiday decorations in the Main Street area would also be helpful and can be provided at tonight's meeting or at a subsequent meeting.

**DESCRIPTION/SUMMARY OF REQUEST:**

Reems Creek Nursery has purchased a Turkish Fir for the Town and there has been active discussion over where to locate the tree.

Public Works Director Reece has provided a report that provides information about the donated tree and outlines location options with pros and cons noted.

The following locations are recommended for consideration in order of Public Works' preference:

1. Town Hall (where old Sycamore tree stood)
2. Nature Park (near Pine St. parking area)
3. Lake Louise Knoll
4. Community Center (near basketball courts or in front of Center)
5. Lakeshore Dr. (at rock entrance sign)
6. Clock Lot



March 18, 2026

Honorable Mayor Dee Lawrence and Council Members Barnett, Chase, Endries, McGuire, Nagle, and Young  
CC: Town Manager David S. Harris and Assistant Town Manager Jennifer Jackson

Re: Donated Tree, Locations & Impacts

Mayor Lawrence and Council Members, please find information below regarding the tree donation and possible placement options for your consideration and deliberations.

### Donated by Reems Creek Nursery

#### Tree Specs:

Type: Turkish Fir

Growth: Reaches 50-80 feet in height with a narrow spread of 10-15 feet.

Needle Retention: Highly recognized as one of the best firs for holding needles, even after being cut.

Hardiness: Thrives in USDA Zones 5-8, preferring full sun to partial sun.

#### Key Disease Resistance and Characteristics

- **Phytophthora Resistance:** Highly resistant to *Phytophthora cinnamomi* and *P. cryptogea*. It is often used to replace susceptible conifers like Fraser and Noble firs on infested sites.
- **Environmental Tolerance:** Tougher and more resistant to moisture stress and drought than some native North American species, though it prefers well-drained, acidic soil.
- **Disease Vulnerability:** Despite its robust nature, it is not immune to all issues. It can be vulnerable to late-season frosts due to early budding, and susceptible to insects such as Cinara aphids, scale, and spider mites during hot, dry spells.
- **Variability:** Research shows that resistance varies by seed source; trees from higher elevation sites in Turkey often show lower mortality.

#### Regional Performance

- **Pacific Northwest:** Considered a reliably resistant, excellent Christmas tree alternative.
- **Southern U.S./Warm Regions:** While still more robust than Fraser fir, its survival decreases in very warm, excessively wet conditions.



30 South Main Street • Weaverville, NC 28787 (PO Box 338)

(828) 645-7116 • Fax (828) 645-4776

[www.weavervillenc.org](http://www.weavervillenc.org)

Potential Placement Locations (in order of most viable to least viable from PW perspective)

1. Town Hall (where old Sycamore tree stood)
2. Nature Park (near Pine St. parking area)
3. Lake Louise Knoll
4. Community Center (near basketball courts or in front of Center)
5. Lakeshore Dr. (at rock entrance sign)
6. Clock Lot

**Consideration of decorating a large tree (80ft) regardless of location:**

For Public Works staff to continue to decorate this tree after it grows over 12 feet will require rental of equipment with a bucket (Jenny Boon). This equipment can reach up to 30 feet and is also rented to place town holiday decorations with a current cost of approximately \$1,000 per rental day. Once tree growth moves over this height then a more expensive piece of rental equipment is required for decoration. This would take a crew of 3-5 staff depending on height and number of lights to safely decorate in one day. Location must have electric access but no power lines in proximity. We cannot decorate safely when power lines are present and if the tree is planted in proximity to them, then Duke Energy will eventually cut anything that is in the way.

**Locations:**

**1. Town Hall**

Pro's:

No power lines overhead. Not next to main road for salt, runoff, and wind. Previous large tree occupied the spot (100ft). It is still within sight of Main Street with paved access & parking for decorating and gathering. Can still be part of Candlelight Stroll and other holiday events. Is ADA accessible.

Con's:

The small oak sapling will need to be relocated.  
We may need to run electricity to the site



**2. Nature Park (near Pine St. parking area)**

Pro's

No power lines overhead. Within a nature park and will provide beneficial habitat for birds. Not next to main road for salt, runoff, and wind. It is still within sight of Main Street with paved access and parking from Town Hall & parking from Pine St. Suitable for decorating and gathering. It can be a draw to Nature Park for additional holiday events. Can still be part of Candlelight Stroll and other holiday events.

Con's

Can't readily be seen from Main Street. Park is not ADA accessible.



### 3. Lake Louise Knoll

#### Pro's

No power lines overhead. Within a park and iconic photo location. Will provide beneficial habitat for birds. Not next to main road for salt, runoff, and wind. Will have paved access and parking from Lakeshore lots for gathering. Is ADA accessible from walking path near it. It can be a draw to the Lake Louise Park and Community Center for additional holiday events.

#### Con's

Not ADA accessible to get next to tree. (Can view from path.) May require different type of equipment rental (4wd) to decorate when it gets taller. Will need to have a power source installed (plans for electric at Wheel to be ran which we can tie into).



### 4. Community Center (near basketball courts -Yellow Arrow, or near front of Community Center – Red Arrow)

#### Pro's

No power lines overhead. Within a park. Not next to main road for salt. Will have paved access and parking from Community Center lots for gathering. It can be a draw to the Lake Louise Park and Community Center for additional holiday events.

#### Con's

Site (yellow) is narrow and located on a steep hill. Future community garden is going to be located directly behind the basketball courts (dirt area in the photo). Tree may shade it eventually.

Site (red) is in the open space in front of the community center. This may block scenic views from within of the lake. Will obscure front view of center. Is not ADA accessible and parking is further away. No real place to view except within the community center or from a distance.



## 5. Lakeshore Dr. (at rock entrance sign)

### Pro's

Electricity is available but this site is not recommended by Public Works.

### Con's

Site is located adjacent to the power lines in this area making decorating impossible due to safety. As the tree grows Duke Energy will trim it if it gets into the power lines. The only area that the tree could be placed could be along the lake shore, but the soil may remain wet, and animals would most likely soil the trunk without some barrier causing burn. We would have to be careful on how electricity is supplied due to wetness and trip hazards across the path.



## 6. Clock Lot

### Pro's

Visible from Main Street. Same location as former diseased tree. Electricity supplied. No power lines overhead. Not next to main road for salt. Will have paved access and parking from Community.

### Con's

A portion of the new patio may have to be dug up, and the new butterfly sculpture/picnic tables may have to be removed/relocated to accommodate the tree as this space is very crowded for a permanent tree of this size so close to the street and clock. This tree will have branches at the base (10-15ft spread when mature) which will obstruct the exit onto back on to Main Street or may obscure oncoming traffic or pedestrians. (The old tree's branches had died and were trimmed creating about a 5ft. clearance under the tree so visibility was not questioned). Decorating with equipment is more problematic due to heavy traffic and usage of the lot. This site is not recommended by Public Works.

Alternate Consideration: Purchasing a smaller, artificial commercial tree which could be located further away from the clock/entrance where there is enough room to properly anchor it. One of the picnic tables would need to be temporarily moved/stored to make room. Con: Very expensive and hard to store/transport.



I hope this information provides some clarity for consideration of all the potential sites that have been mentioned. One last consideration is that the donated tree needs to be planted within the next two weeks or its growth may be affected – per Reems Creek Nursery owner.

Sincerely,

  
\_\_\_\_\_  
Angela Reece, Public Works Director

cc: David S. Harris, Town Manager  
Jennifer Jackson, Assistant Town Manager

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** March 23, 2026  
**SUBJECT:** Town Council Operating Guidelines for High Quality Governance  
**PRESENTER:** Mayor Lawrence  
**ATTACHMENTS:** Proposed Operating Guidelines

**TOWN COUNCIL ACTION REQUESTED:**

The Mayor asks for Town Council discussion and possible action to adopt some operating guidelines such as what is proposed and attached in order to maintain a high quality of governance within Weaverville.

Suggested motion:

*Motion to adopt the Operating Guideline for High Quality Governance as proposed/as amended.*

# TOWN OF WEAVERVILLE

## OPERATING GUIDELINES FOR HIGH QUALITY GOVERNANCE

1. The Town’s strategic priorities will guide the work of Town Council and staff and will be supported by a thoughtful priority setting process and cycle.
2. Town Council will honor the expressed will of the majority and respect the concerns of the minority.
3. Town Council will ensure that policy decisions and direction to Town management are communicated by the entire Town Council.
  - Where policy decisions or direction are unclear, the Town Manager will seek clarification from the Council.
  - No single member of Town Council can provide direction on policy implementation to the Town Manager.
4. Council Members do not want their interactions with and requests to staff to negatively impact staff productivity.
  - Staff members should use their judgment and explain the resources that would be required to respond to Town Council or Council Member requests.
  - If a policy issue is going to affect workload or a policy direction, it should be sent through the Town Manager’s Office.
5. When a Council Member sends a communication to a staff member, it should be copied to the Town Manager and Department Head involved. Urgent matters should be clearly stated in the subject line.
6. To ensure maximum productivity, Town Council should focus on policy-making work and the staff should focus on the day-to-day operational work and provide progress reports as requested or agreed to.
7. Town Council and staff are responsible to the taxpayers and residents of our Town and we should all give our best efforts to work for the benefit of all of our constituents.
8. When a Council Member has a concern regarding staff performance, that concern will be communicated to the Town Manager’s Office in a timely manner so that it can be addressed.

**ADOPTED** this the \_\_\_\_ day of \_\_\_\_\_, 2026.

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**Gary D. Lawrence, Mayor**

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**John Chase, Vice Mayor**

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**Peter McGuire, Council Member**

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**Jennifer Young, Council Member**

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**Phil Barnett, Council Member**

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**Mark Endries, Council Member**

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**Andrew Nagle, Council Member**

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** March 23, 2026  
**SUBJECT:** Amended and Restated Resolution Concerning Growth Areas  
**PRESENTER:** Planning Director James Eller  
**ATTACHMENTS:** Planning Board Recommendation  
Proposed Amended and Restated Resolution

**COUNCIL ACTION REQUESTED:**

Review, discussion, and possible adoption of updates to the resolution concerning growth areas to add consideration of the newly adopted R-6 and R-10 zoning districts.

The following motion is recommended: *I move that we adopt the Amended and Restated Resolution Concerning Growth Areas and that the same be included within the Town's Comprehensive Land Use Plan.*

**DESCRIPTION/SUMMARY OF REQUEST:**

Updates to Town Council's resolution concerning growth areas were to be discussed at the joint meeting with the Planning Board held on February 9, 2026, but the focus remained on other topics such as the R-6 and R-10 zoning districts.

At their meeting on March 2, 2026, the Planning Board discussed incorporating the new R-6 and R-10 zoning districts into the resolution and, with a unanimous vote, recommends these amendments to Town Council.

The Planning Board recommendation has R-6 added to all growth areas that currently allow for R-2 zoning, which include the following:

- Growth Area 1 (Gill Branch Valley Area)
- Growth Area 2 (Monticello Road West Area)
- Growth Area 3b (Ollie Weaver Road Area – Residential)
- Growth Area 4 (I-26 Corridor)
- Growth Area 5 (Reems Creek Road Area)

For R-10, the following language is recommended: "An R-10 zoning district is available only where high density single-family residential development on small lots is deemed reasonable and appropriate after very careful consideration."

The proposed amended and restated resolution, like the original resolution, provides important guidance to development within the growth areas and is made part of the Town's Comprehensive Land Use Plan if adopted.

<b>STRATEGIC PLAN ALIGNMENT</b>	Goal 1 – Sustainable Growth & Development
<b>FINANCIAL/BUDGET IMPACT</b>	No direct budget impacts

**TOWN OF WEAVERVILLE  
AMENDED AND RESTATED RESOLUTION  
CONCERNING GROWTH AREAS**

**WHEREAS**, on October 23, 2023, Town Council adopted a resolution concerning identified growth areas and, at a joint meeting with the Planning Board on August 20, 2024, several desired changes to the desired uses in the growth areas were discussed;

**WHEREAS**, municipal growth through annexation is essential to sound urban development and continued economic stability in the Town of Weaverville; and

**WHEREAS**, managing growth by extending municipal services makes sense and annexation of properties ensures that new development is built to Town of Weaverville standards;

**WHEREAS**, influencing where and what commercial development occurs within the Weaverville area and providing balanced residential development is desirable to the Town of Weaverville;

**WHEREAS**, the Town of Weaverville would like to see growth that is well-designed and that complements the development that is already within the Town;

**WHEREAS**, the Town of Weaverville has identified certain properties along its municipal borders as having a high likelihood of development due to the presence of public water and sewer and has identified them as growth areas as described below;

**WHEREAS**, the Town wishes to indicate its willingness to consider the voluntary annexation of the properties included within these growth areas and to inform the public of the types of development that the Town believes is consistent with its Comprehensive Land Use Plan and reasonable when considering the surrounding area;

**WHEREAS**, Town Council now wishes to amend and restated such resolution;

**NOW, THEREFORE, BE IT RESOLVED**, the Weaverville Town Council hereby declares and resolves as follows:

1. The Town has identified the following growth areas which are now shown on the Town's GIS map, a copy of which is attached hereto:
  - a. Growth Area 1 – Gill Branch Valley Area
  - b. Growth Area 2 – Monticello Road West Area
  - c. Growth Area 3a – Ollie Weaver Road Area – Commercial (portion of the area near and along Monticello Road and 25/70 which is more commercial in nature)
  - d. Growth Area 3b – Ollie Weaver Road Area – Residential (portion that is more rural and residential in nature).
  - e. Growth Area 4 – I-26 Corridor
  - f. Growth Area 5 – Reems Creek Road Area
  - g. Growth Area 6 – US Highway 25/70 Corridor

2. The Town is likely to favorably consider voluntary annexation petitions received for the properties shown within these growth areas. It is noted, however, that some development, especially in Growth Area 3, may best proceed without annexation as the provision of municipal services may be difficult in certain locations and some areas may be ineligible for annexation by the Town of Weaverville due to legal requirements regarding satellite annexation.
3. The following is valued, and as proposed development is considered on these properties, the Town would like to see an emphasis on:
  - a. Great streets and gathering places, where the pedestrian is prioritized;
  - b. Connections between adjoining developments and to gathering places;
  - c. Walkability through the installation of sidewalks, greenways, and other multi-modal trails, especially those that will connect to the existing or planned pedestrian network within Weaverville;
  - d. Preservation of natural spaces for public use;
  - e. Establishment of open spaces that provides recreational opportunities in the form of greenways, playing fields and/or playgrounds;
  - f. Protection of streams and creeks;
  - g. Preservation of mature trees and planting of street trees;
  - h. Landscape buffering and screening to protect views;
  - i. Reduction of stormwater runoff which threatens our water quality;
  - j. Energy conservation measures, such as EV charging stations and solar;
  - k. Inclusion of commercial uses that support compatible development.
4. Consistent with Town Council’s prior discussions and consensus, the following uses of land are found to be compatible with the Town’s adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 1 [Gill Branch Valley Area]**:
  - a. mixed use development;
  - b. single family residential development;
  - c. duplexes;
  - d. townhouses;
  - e. multifamily development;
  - f. commercial development (especially those supporting residential neighborhoods such as small general retail, restaurants, professional services).

These uses are most consistent with the following zoning districts: R-1, R-2, R-3, **R-6**, R-12, C-2, and conditional district zoning.

5. Consistent with Town Council’s prior discussions and consensus, the following uses of land are found to be compatible with the Town’s adopted Comprehensive Land Use

Plan and Future Land Use Map, and may be desirable within **Growth Area 2 [Monticello Road West Area]:**

- a. mixed use development;
- b. single family residential development;
- c. duplexes;
- d. townhouses;
- e. commercial development (especially those supporting residential neighborhoods such as small general retail, restaurants, professional services).

These uses are consistent with the following zoning districts: R-1, R-2, R-3, **R-6**, C-2, and conditional district zoning.

6. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 3a [Ollie Weaver Road Area - Commercial]:**

- a. commercial development (especially medical services such as healthcare facilities and medical offices; small general retail, restaurants, professional services; and other commercial uses supporting residential neighborhoods).

These uses are consistent with the following zoning districts: C-2, conditional district zoning, and any neighborhood commercial or light commercial district.

7. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 3b [Ollie Weaver Road Area - Residential]:**

- a. single family residential development;
- b. duplexes;
- c. commercial development (especially those supporting residential neighborhoods).

These uses are consistent with the following zoning districts: R-1, R-2, R-3, **R-6**, C-2, and conditional district zoning.

8. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 4 [I-26 Corridor]:**

- a. mixed use development;
- b. single family residential development;
- c. duplexes;
- d. townhouses;
- e. multifamily development;
- f. commercial development (especially medical services such as healthcare facilities and medical offices, small general retail, restaurants, hotels);

These uses are most consistent with the following zoning districts: R-1, R-2, R-3, **R-6**, R-12, C-2, and conditional district zoning.

9. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 5 [Reems Creek Road Area]**:
- mixed use development;
  - single family residential development;
  - duplexes;
  - townhouses;
  - commercial development (especially those supporting residential neighborhoods such as small general retail, restaurants, professional services).

These uses are most consistent with the following zoning districts: R-1, R-2, **R-6**, C-2, and conditional district zoning, and any neighborhood commercial or light commercial district.

10. The following uses of land are found to be compatible with the Town's adopted Comprehensive Land Use Plan and its Future Land Use Map, and may be desirable within **Growth Area 6 [US Highway 25/70 Corridor]**:
- light commercial development (especially medical services such as healthcare facilities and medical offices; small general retail supporting residential neighborhoods; professional offices).

These uses are consistent with the following zoning districts: C-2, conditional district zoning, and any neighborhood commercial or light commercial district.

**11. An R-10 zoning district is available only where high density single-family residential development on small lots is deemed reasonable and appropriate after very careful consideration.**

12. The Town is willing to support compatible development within these growth areas by considering approval of public water requests for such development if current or anticipated capacity is available and such approval is in the best interest of the Town and/or its water system.
13. Town Council's recommended procedure for approvals is for property owners to present voluntary annexation petitions either prior to or simultaneously with a water request and zoning request. Some deviations from this recommendation are anticipated in situations where a property is ineligible for municipal annexation or where provision of municipal services will prove difficult.
14. Nothing herein is binding on the Town of Weaverville and the review and approval of all annexation petitions, land use applications, and water extension or commitment requests will be made in Town Council's discretion following procedures as required by North Carolina law and local ordinance.
15. The Town's Comprehensive Land Use Plan is hereby automatically amended to include this amended and restated resolution concerning growth areas.

**ADOPTED** this the \_\_\_\_ day of \_\_\_\_\_ 2026.

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**GARY D. LAWRENCE**, Mayor

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**TAMARA MERCER**, Town Clerk

**RECOMMENDED AMENDMENTS TO  
RESOLUTION CONCERNING GROWTH AREAS**



**Town of Weaverville  
Planning Board**

**Recommendation for Proposed Amendments  
to the Resolution Concerning Growth Areas**

On March 2, 2026, the Planning Board reviewed and, with a unanimous vote, recommend that Town Council consider adding the newly adopted R-6 zoning district to all growth areas that currently allow for R-2 zoning, which includes the following growth areas:

- Growth Area 1 (Gill Branch Valley Area)
- Growth Area 2 (Monticello Road West Area)
- Growth Area 3b (Ollie Weaver Road Area – Residential)
- Growth Area 4 (I-26 Corridor)
- Growth Area 5 (Reems Creek Road Area)

Since R-10 allows much denser development with smaller setbacks, the Planning Board thought that a more generalized statement cautioning the use of the R-10 district was more appropriate. That language could be something similar to the following language which is recommended: “An R-10 zoning district is available only where high density single-family residential development on small lots is deemed reasonable and appropriate after very careful consideration.”

The Planning Board has found that these amendments are reasonable and in the best interest of the public in that such amendments provide good guidance to citizens and developers on what might be desirable within the growth areas.

  
\_\_\_\_\_  
Jane Kelley, Chair of the Planning Board  
March 2, 2026

**TOWN OF WEAVERVILLE  
TOWN COUNCIL AGENDA ITEM**

**MEETING DATE:** March 23, 2026  
**SUBJECT:** Quarterly Report – Public Works and Water  
**PRESENTER:** Public Works Director Reece  
**ATTACHMENTS:** None

**DESCRIPTION/SUMMARY OF REQUEST:**

Public Works Director Reece will be at tonight’s meeting to provide a quarterly report of activity at the Public Works Department, which includes water operations.

No action requested.