



Town Council Regular Meeting Minutes

The Town Council regularly scheduled meeting was held on Monday, March 23, 2026, at 6:00 p.m. in the Town Council Chambers at Town Hall, 30 S. Main Street, Weaverville, N.C.

1. Call to Order

Mayor Gary D. Lawrence called the meeting to order at 6:00 p.m.

Town Council Present: Gary D. Lawrence, John Chase, Peter McGuire, Jennifer Young, Phil Barnett, Mark Endries, and Andrew Nagle.

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

2. Approval/Adjustments to the Agenda

Mayor Lawrence asked with approval of the agenda with the following adjustments: remove the Metropolitan Sewerage District (MSD) board appointment from Consent Agenda Item C; add a closed session item under NCGS 143-318.11(a)(5) for instructing negotiating agents concerning the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; and add a discussion on the Coleman foot-bridge traversing Merrimon Avenue.

Motion to approve the adjusted agenda as referenced by Mayor Lawrence above.

Moved by: John Chase

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

Carried unanimously. 7-0

3. Conflict of Interests Statement

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

4. Community Recognition of Doug Dearth

Councilmember Young recognized Mr. Doug Dearth and read the Certificate of Appreciation presented to the Dearth family and his granddaughters in attendance. Highlights include Mr. Dearth's distinguished military career in International Intelligence Defense Agencies, service to the Town as an elected Town Council Member and on several Town boards and committees including the Planning Board, and tenure on the Metropolitan Sewerage District Board.

5. Consent Agenda

Manager Harris reviewed the consent agenda items.

Motion to approve and adopt the consent agenda as presented.

Moved by: Mark Endries

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

Carried unanimously. 7-0

- A. Monthly Tax Report, Refunds/Releases- approved as presented
- B. Budget Amendment- Police & Fire departments- approved as presented
- C. Board Appointments- (MSD item removed) alternate to LOSRC- approved as presented
- D. Capital Project Ordinance- Water- USACE Grant- approved as presented
- E. WTP Resiliency Project change Order #2- approved as presented
- F. Street Paving Project change Order #2- approved as presented
- G. Comprehensive Land Use Plan Update set Public Hearing- public hearing set for 4/27/26 at 6pm
- H. Code Amendment Chapter 20 Crypto Mining/Data Centers set Public Hearing – public hearing set for 4/27/26 at 6pm
- I. Proclamations Arbor Day and Earth Day- approved as presented
- J. Proclamation National Line Worker Appreciation- approved as presented and linemen at the meeting were presented with the Certificate of Appreciation
Councilmember Barnett discussed future growth and the Water Treatment Plant storage and future capacity in order to accommodate expected growth. Councilmember Endries added that as Mayor Lawrence is now appointed as an additional alternate delegate to the Land of Sky Regional Council Board, he will coordinate with the Mayor when Councilmember Young cannot attend.

6. Town Manager's Report

Town Manager Harris reviewed the following projects, reports and updates:

- Main Street Nature Park Stormwater Project
- MPO Grant for the Updated Reems Creek Greenway Feasibility Study
- Clock Lot and Butterfly Installation April 22nd
- Fire Chief Position Search Completed, Chief Ray Canafax begins April 20
- Public Works Certifications
- Invasive Plant Workday in Main Street Nature Park
- Arbor Day Program April 16th
- Countywide Fire Tax District
- Upcoming Calendar and Events

7. Public Comment

Online comments received and provided to the Town Council addressed the proposed Comprehensive Land Use Plan updates:

Jasmin Welter was concerned with the Active Weaverville bicycle and pedestrian plan, trail ways and greenways multi-use connectivity. She supports the Woodfin2Weaverville feasibility study, and a fitness and aquatic center for year-round community health.

Dominic Lopez was concerned with Reems Creek corridor development and environmental impacts and preserving natural resources in the watershed, transportation and traffic safety, and streambank and stormwater upgrades for the community.

In-person Citizen's Comments:

Bo Platt, a Weaverville resident, addressed increased need for Police Department and Fire Department expansion and said he was in favor of the purchase of lands for parks and recreation to accommodate growth as it is less costly to do it now. Mr. Platt said he was in favor of retaining staffing and salaries to maintain quality of service, and to consider more activities for middle school students such as a skate park for families.

Darla Letourneau, a Weaverville resident, said she supports the LIFT grant application and resolution for the private public partnership with the Balcrank facility. The space is idle and a re-purposed new multifamily use and sports facility is vital as a community hub and supports Strategic Goal #6.

Bernie Conrad, a Weaverville resident and property owner adjoining the State-owned Coleman footbridge, addressed said pedestrian bridge traversing Merrimon Avenue and provided a history of the Weaverville trolley line and historic bridge. Mr. Conrad was in favor of preservation of the bridge.

Erika Conrad Franzi, a Weaverville resident, continued to provide history of the area describing the State access point and usage as a foot bridge between the two properties, the current condition of the bridge, 70 years of no maintenance, and Helene impacts. The State plans to demolish but some in-perpetuity deed questions since the 1920s.

Michele Wood, a Weaverville resident, addressed the Community Center program events and recreational roles in the community providing a history of the Dry Ridge Museum. Ms. Wood is in favor of Dry Ridge Museum location and requests the Town maintain its support of the Dry Ridge Museum programs.

Judy Craggs, a Weaverville resident, and director of Dry Ridge Museum, provided an overview of the Museum's programs, the Weaverville 150-year Anniversary, local school participation, and past years' exhibits. Ms. Craggs is in favor of museum location at the Community Center and requests Town Council's continued support. She added she is in favor of the Coleman foot bridge preservation.

Al Root, a Weaverville resident, addressed the history of the Town and Town facilities. He expressed concern about whether Town facilities are adequate to handle the growth of employees needed to provide services, particularly the Police and Fire departments, the repurposing of spaces to adjust to usage at the Community Center and suggested there is a need for a new Police Department space.

Grace Conrad, a Weaverville resident, said she agreed with the statements from Bernie Conrad and Erika Franzi.

Laird Ruth, a Weaverville resident, said she was in favor of an indoor pickleball facility for health benefits mental well-being and economic development.

Terri Lyng, an investor in Balcrank property, stated she was in favor of the resolution supporting the LIFT grant at the 'Ballcrank' project.

No one else elected to speak, and Mayor Lawrence closed the public comment period.

8. Discussion & Action Items

A. Public Safety- PSIP and CDE Presentations

Mr. Eric Grau, Buncombe County Information Technology Director, provided a review for the Public Safety Interoperability Partnership (PSIP) report. Mr. Grau reviewed IT software and upgrades agreement from 2024 and goals to improve public safety communication operations for the all-agency consortium. Updates, costs, and call center procedures and network functionality, as they provide support to all interfaces for Police Departments and Fire Departments in the 911

system were reviewed. Replacement of computer added dispatch (CAD), Mobile, RMS, JMS environments are expected to go live in two years. The infrastructure upgrades include the jail, criminal justice, warrants, and records management systems. Estimated Weaverville costs at 3.4% were reviewed and Mr. Grau said he will provide Weaverville with projected budgetary costs and contingency calculations from the county manager's office.

Mr. Oscar Wooten Director of Bureau of Identification reviewed Centralized Data Entry (CDE), cost matrix for time attending warrants, arrest law enforcement inquiries, activities, arrest process, invoicing, other services, agency charges, and expected costs for improved procedures for Town law enforcement.

B. LIFT Grant from Explore Asheville for Outdoor Pickleball Center

Councilmember Barnett requested Town Council support of a LIFT grant application to Explore Asheville in amount of \$3 million for the property located at 115 Reems Creek Road, locally known as “Balcrank”. WEDAC has identified this as an opportunity to develop a new amenity, housing an approximately 30,000 square foot indoor pickleball complex with 12 courts and an additional outdoor 12 court complex under a pavilion. Property owner Keith Davis is partnering with seven other investors to fund the indoor buildout of the complex. Investors seek partnership with the Town of Weaverville to help fund the outdoor portion.

A question-and-answer period ensued regarding membership, outdoor and indoor charges, reservations and costs, design aspects, sports audience mezzanine seating, funding, health benefits, tournaments, youth spaces and multi-generational usage. It was noted that the project supports Active Weaverville goals in the Reems Creek corridor.

Motion to adopt the proposed resolution supporting the project and approve the submission of a grant application to Explore Asheville under the current LIFT program in a maximum amount of \$3 million, and authorize staff, with the assistance of the WEDAC Foundation to develop that application for submittal for both the Phase 1 and Phase 2 of the grant process. [2026-3-23 Resolution of Support](#)

[of LIFT Grant Application - Outdoor Pickleball Center - March 2026.pdf](#) 

Moved by: Jennifer Young

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

Carried unanimously. 7-0

C. Coleman Bridge Condition and Preservation [Added]

Councilmember Nagle stated that the footbridge in question traverses his father-in-law and sister-in-law's property. Concerns addressed: the history of the structure, now a State-owned footbridge, poor structure condition, preservation and historical marker restoration, engineers' assessment for refurbishment, evaluation of clean-up and relocation, including next steps such as fundraisers. *There was consensus for Town staff to facilitate a meeting with NCDOT and to bring information back to Town Council's next meeting.*

D. FY2026-2027 Budget Information, Discussion, and Public Input

Finance Director Tonya Dozier presented the pre-budget revenue estimates, tax rate information, and available fund balance including details on revenue neutral property tax rates, Buncombe County fire tax estimates and calculations, sales tax revenue, and anticipated development growth. The Buncombe County property revaluations were delayed due to Helene disaster and the Buncombe County appraiser's timeline for releasing the updated tax rate information for budgeting purposes was discussed. The water rate revenues and water system development fees, utility tax revenues were noted as well as outside agency donation requests for consideration and for budgeting.

Manager Harris reviewed employee positions, estimations for COLA and merit projections, Town Council wish-lists, and goals and expectations were noted for Staff and follow-up.

Mayor Lawrence opened the floor for FY27 Budget Public Input with the following public input provided:

Ms. Darla Letourneau Weaverville resident addressed transparency and supports community engagement for the scheduled April 22nd Town Manager's budget presentation. She addressed the Comprehensive Land Use Plan revisions and suggested additional maps in support of the Reems Creek greenway and active Weaverville connectivity plan in order to start a process of investment in that plan. Growth strategy provides resources, housing units with regards to hospital impacts for housing, increased population and mapping development projections.

Manager Harris provided the upcoming meetings calendar for budget reviews.

E. Turkish Fir and Holiday Decoration Direction


The donated Turkish fir was redirected so discussion on that issue was not needed. Manager Harris reviewed options for a holiday tree decorating ceremony and location options for public opportunities during the holidays. *There was general consensus by Council requesting staff to bring back costs of purchasing a local cut evergreen tree and some artificial tree options to stage at the Clock lot.*

F. [Mayor Removed item from Agenda due to length of meeting] Town Council Operating Guidelines for High Quality Governance

G. Amended & Restated Resolution Concerning Growth Areas

Planning Director Eller presented the proposed resolution concerning growth areas which was to be discussed at the joint meeting with the Planning Board held on February 9, 2026. 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 the amendments to the resolution.

There was further Town Council discussion regarding growth areas and single-family R-10 residential versus R-12 multi-family zoning, citizens' opposition to multi-family developments, the Reems Creek corridor, and areas no longer zoned R-12, voluntary annexation requests, consistency and reasonableness, and Buncombe County zoning and zoning permitted by-right.

Motion to adopt the Amended and Restated Resolution Concerning Growth Areas and to include it in the Town's Comprehensive Land Use Plan with the following changes: strike R-12 district in growth area 1 and growth area 4, and add a provision that says R-12 zoning district is available only where high density multi-family residential development is deemed reasonable and appropriate after careful consideration.[2026-3-23 Amended and Restated Resolution re Growth Areas.pdf](#) 

Moved by: Mark Endries

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

Carried unanimously. 7-0

H. Public Works Quarterly Report

Director Reece presented the quarterly report regarding employee development training and certification, Water Treatment Plant production and distribution, stormwater and street improvement projects, sanitation and grounds maintenance, and a water cross-connection program beginning next month in compliance with state regulations. There will be an open-house event hosted at the Public Works facility at 15 Quarry Road on April 29th from 3-6 p.m.

9. Closed Session

At 9:28 p.m., there was a motion to enter closed session citing: 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, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

Moved by: John Chase

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

Carried unanimously. 7-0

[CLOSED SESSION]

At approximately 10:29 pm there was a motion to exit closed session and reenter open session.

Moved by: Peter McGuire

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

Carried unanimously. 7-0

Town Council returned from closed session at 10:29 p.m.

10. Amendment to Town Manager’s Employment Agreement

Motion increase Town Manager Harris' salary to \$152,500 and to include a lump sum retention bonus of \$2,500.

Moved by: Peter McGuire

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

Carried unanimously. 7-0

11. Adjournment

There being no other business and without objection, motion to adjourn the meeting at 10:31 p.m.

Moved by: Dee Lawrence

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

Carried unanimously. 7-0



Town Clerk



Mayor