



Town Council Workshop - Meeting Minutes for April 13, 2026

The Town Council regularly scheduled workshop was held on Monday, April 13, 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, Community Center Manager Mike DeSerio, Police Chief Somer Oberlin, PW Superintendent David Fisher, and A/V Coordinator Lauren Ward.

Councilmember Nagle presented the Town with a picture frame of A-B Emblem logos supplied to NASA. These locally crafted emblem patches have travelled around the Moon on Artemis II. A-B Emblem Weaverville has been officially manufacturing the NASA logo patches since 1963.

Councilmember Young cited N. C. General Statutes 143-318.10 and 160A-72, regarding meeting minutes.

2. Presentation of Town Manager's Proposed FY2026-2027 Budget and Budget Message

Manager Harris provided the Town Manager's Budget Message and proposed Fiscal Year 2026-2027 annual budget including detailed departmental information, beginning with revenue neutral calculations based on the Buncombe County reappraised property values.

He reviewed the recommended list of strategies to balance the budget, the unknowns and estimates used for the proposed budget, including a discussion about the countywide fire tax, which is still unknown. He spoke about service delivery expectations and the importance of recruitment and retention. The proposed budget was reviewed including the highlights of each department's budget.

Proposed budgets:

- General Fund = \$10,828,272
- Fire Fund = \$4,855,923
- Water Fund = \$4,183,265
- Total Combined = \$19,867,460

The proposed budget is balanced using a property tax rate of \$0.31 per \$100 of assessed value, which is a proposed tax rate increase of \$0.04 over the revenue neutral tax rate of \$0.27, and a cautious usage of approximately \$1.25M of fund balance, both of which are explained in more detail in the General Fund section.

In keeping with the water rate study adopted in FY24, a water rate increase of 5% is included. The unrestricted funds in the Water Fund are expected to be used for the large capital. Funding of approximately \$560,000 from these unrestricted funds is proposed.

The Manager's recommendation included a 3% cost of living increase (COLA) so all employees will receive some increase in their salaries. Healthcare insurance rates increased by approximately 8%, a moderate increase to ensure that the Town's employees have access to healthcare, a critical benefit to remain a competitive employer.

Questions regarding revenue neutral, current tax rate, proposed calculations for the tax base, property tax revenue, funds and fund operations, target fund balance of 40%, earned interest and speculating balancing the budget, capital investments and purchases, and State local government commission regulations were reviewed by Finance Director Dozier.

Further discussion regarding Council member 'wish list' costs, project developments coming on-line and speculation regarding the market and reductions in housing projects, expected tax revenues, and company closures such as Thermo Fisher, estimates which are not included in the budget forecasts for this year but will be included for the next fiscal year. The Water Plant Expansion project, interest rates, borrowing and debt service, prior year's tax rate increases, and expenses, deferred maintenance, cost of living and employee merit pay was discussed.

Finance Director Dozier will follow up with the tiered tax proposal rates, to include the Town Council and Staff's wish lists. Manager Harris reviewed next steps and meeting dates and budget calendar.

3. **Resolution Opposing State-Imposed Limits on Local Property Tax Authority**

Assistant Manager Jackson reviewed a proposed resolution in response to expected legislation that will seek to limit local government property tax authority.

Councilmember Nagle stated he is in favor of no property taxes only user taxes so his vote is no on the proposed resolution. Councilmember McGuire asked for some revision to some of the language in the resolution, but could support the resolution with the proposed revision.

Motion to approve the Resolution Opposing State-imposed Limits on Local Property Tax Authority with the revisions requested by Councilmember McGuire.

[2026-4-13 Resolution Opposing State-Imposed Limits on Property Tax Authority.pdf](#) 

Moved by: Peter McGuire

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

Nay: Andrew Nagle

Carried. 6-1

4. **Action to Set Public Hearing on Proposed FY2026-2027 Budget**

There was a brief discussion on scheduling conflicts and calendar dates to set the public hearing.

Motion to set a public hearing on the proposed FY2026-2027 Annual Budget for Monday, May 18, 2026, at 6:00 p.m. to be held in the Community Room/Council Chambers at Town Hall, 30 South Main Street Weaverville.

Moved by: Jennifer Young

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

Carried unanimously. 7-0

5. **Town Council Questions, Discussion, and Input**

Manager Harris stated Council can follow-up with submitting questions additional wish lists, questions regarding revenue neutral, current tax rate, proposed calculations for the tax base, and property tax revenue comments to the Manager's Office.

6. Public Input on FY: 2026-27 Annual Budget

Darla Letourneau, a Weaverville resident requested that staff use the email list for engaging public input on the budget and property tax issue.

Jeff McKenna, a Weaverville resident suggested additional budget discussions to involved citizens regarding Weaverville's annual budget and for Buncombe County tax revenue concerns.

No one else elected to address the topic.

7. Operating Guidelines for High Quality Governance

Mayor Lawrence reviewed his suggested Operating Guidelines for High Quality Governance and requested its approval. By unanimous consensus evidenced by signatures, Town Council approved these guidelines.

8. WEDAC Update on Balcrank

Councilmember Barnett provided an update on the status of the pickleball court complex. Due to the lack of sports facilities in the town, resident participation has increased and they wish to increase the funding request. He explained the retro fit plans for the facility and tournament schedule and expected area impacts to tourism.

Mr. Barnett said WEDAC believes revenue from memberships will be sustain the complex, therefore the Explore Asheville grant request should be for 5 Million, at last meeting the resolution authorized 3 Million. There was general consensus to amend the resolution giving authority to eliminate the monetary cap.

Motion to amend the previously adopted resolution in support of and authorizing an application for a LIFT grant through Explore Asheville for an outdoor pickleball center if necessary to remove any financial cap.

Moved by: Jennifer Young

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

Carried unanimously. 7-0


9. Adjournment

There being no further business and without objection, motion to adjourn the meeting at 7:45 p.m.


Moved by: John Chase

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

Carried unanimously. 7-0



Mayor



Town Clerk