



Town Council Regular Meeting Minutes for July 27, 2026

The Town Council regularly scheduled meeting was held on Monday, July 27, 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: Mayor Gary D. Lawrence, Vice Mayor John Chase, and Council Members Phil Barnett, Mark Endries, Peter McGuire, Andrew Nagle and Jennifer Young

Staff Present- Town Manager Scottie Harris, Assistant Town Manager Jennifer Jackson, Town Attorney John Henning, Finance Director Tonya Dozier, Planning Director James Eller, Public Works Director/Town Clerk Angela Reece, Assistant Public Works Director Eric Cutshall, Planner Graham Crawford, Police Chief Somer Oberlin, Police Captain Nicholas Shea, Community Center Director Mike DeSerio, and Fire Chief Ray Canafax

2. Approval/Adjustments to the Agenda

Council Member Phil Barnett, joined by Council Member Peter McGuire, asked to remove Item F, Resolution Adopting Buncombe Madison Regional Hazard Mitigation Plan from the Consent Agenda for a few questions. Vice Mayor Chase moved to approve the agenda with Item F of the Consent Agenda removed for questions. A unanimous vote of the Council followed. Motion carried, 7-0.

3. Conflict of Interest Statement

Mayor Lawrence read the conflict-of-interest statement to the Council. No members reported any conflicts of interest regarding the agenda items.

4. Consent Agenda

Town Manager Harris presented the consent agenda to council and briefly outlined each item. There was no discussion.

A. June 8, 2026, Town Council Workshop Meeting Minutes – Approved as presented.

B. Monthly Tax Report, Refunds/Releases - Approved as presented.

C. Budget Amendments – Police- Approved as presented.

D. Budget Amendments – Fire - Approved as presented.

E. ADA Transition Plan Update - Approved as presented.

F. Resolution Adopting Buncombe Madison Regional Hazard Mitigation Plan – **MOVED (See Item 6)**

G. Amendment to FY2027 Fee Schedule – Processing Fees for Electronic Payments - Approved as presented.

H. Water Resiliency Project – Change Order #5 - Approved as presented.

I. Dry Ridge Historical Museum Quarterly Report - Approved as presented.

Council Member Andrew Nagle moved to approve consent agenda items A-E and G-I as presented. A unanimous vote of the Council followed. Motion carried, 7-0.

5. Town Manager's Report

Town Manager Harris presented his monthly report to Council. His reports included the following items: Music in the Park, Weaverville Fire Department Updates, Community Conversations, NCLM Municipal Finance Summer Series, Conflict Resolution Training, FEMA Update, Human Resources Director Position, Congressman Edwards Visit, Speaking and Teaching Events, Tree Board – Tree Giveaway, and Upcoming Town Meetings/Events.

6. Resolution Adopting Buncombe Madison Regional Hazard Mitigation Plan

Attorney John Henning advised Council to consider Council Barnett's questions regarding the Resolution. Council Member Barnett inquired regarding budget, obligation, and zoning impact. Town Manager Harris recalled regional conversations with the United States Forestry Service regarding heavy damages to the Eller Cove Watershed as well as surrounding areas and said having a regional agreement supports mitigation efforts and he clarified there is no additional financial obligations to the town to adopt the plan. Attorney Henning advised Council the Town of Woodfin had also expressed concerns but clarified the Resolution will not affect the town's ordinance authority. There was no additional discussion.

Council Member Andrew Nagle moved that Council adopt the Resolution Adopting the Buncombe Madison Regional Hazard Mitigation Plan as presented. A unanimous vote of the Council followed. Motion carried, 7-0.

7. General Public Comments

Laura Chase of Brown Street commented on the Fourth of July fireworks challenges expressing concerns of animal welfare, fire danger to her solar panels and home, safety, and the environment stating she and her family must leave every year while the event is going on. She noted that the fireworks caused a fire on the roof of the school this year. Due to these serious concerns she is no longer supportive of fireworks in the downtown area.

Brent Koenig of Coleman Street addressed Council. He serves on the Active Weaverville Advisory Committee and provided information on the makeup of the committee and their qualifications. He expressed thanks and appreciation to Council Member Mark Endries for his efforts to support Lenny's Law and said he looks forward to working with the town to keep cyclists safe.

Caroline Colbern of Park Street expressed concerns on the Fourth of July fireworks and safety issues with the fireworks being too close to their children, pets, homes. She stated the debris are large and are falling on her home and property. She stated although Public Works cleans debris up, she fears leaving her home during the event due to fire concerns and the amount of debris. Ms. Colbern suggested an alternate solution

of having a drone show or combining the Weaverville fireworks with the County fireworks and having one show together.

Town Council received an emailed comment in support of Lenny's Law from Brent Koenig.

8. Discussion & Action Items

A. Bicycle Safety and Lennie's Law

Council Member Mark Endries provided information on Lennie's Law and requested Council to support a law through a resolution. Adam Smith and Maddie Barondeau addressed Council in support of the law. Maddie Barondeau shared her story and the founding of Lennie's Law. Ms. Barondeau stated she is grateful for signage and speed reductions the town has implemented but said she will continue to fight for changes and improvements to all NC roads. She asked Council to reflect on what actions they can take to improve road safety.

Adam Smith, chair of Woodfin Parks and Community Enrichment Committee, addressed Council in support of Lennie's Law. Mr. Smith shared his ideas about having cyclist zones similar to school zones where speed is reduced and fines are increased. He advised the purpose of the proposed law is to create awareness and speed management zones and to align with NC initiatives. Mr. Smith asked Council for consideration of a resolution to endorse Lennie's Law.

Council Member Jennifer Young provided information on a NC program called Watch for Me. She called attention to issues of impaired driving and encouraged them to reach out to legislators. Council Member Young states she would not want to see Reems Creek Rd. designated as a bicycle safety zone due to the topography and speed.

Attorney Henning clarified that Lennie's Law, if passed by NC General Assembly, would allow additional control and increased penalties but would not make anything else illegal. Chief Somer Oberlin and Captain Nick Shea addressed Council to support any efforts to make things safe but cautioned that without enabling legislative measures there is little law enforcement can do. Chief Oberlin provided an example of portions of Reems Creek Road not being within the Police Department's jurisdiction.

Phil Barnett expressed support for cyclist safety and gave encouragement to look at alternative areas to ride which are safer. Council Member Andrew Nagle shared his experiences with biking and expressed support for the resolution.

Vice Mayor John Chase moved to approve a Resolution in Support of Leonard Antonelli and Jacob Hill Bicycle Safety Zone Act of 2025 ["Lennie's Law"]. The motion carried by a vote of 6-1, with Council Member Phil Barnett voting against.

B. Woodfin/Weaverville Greenway Feasibility Study Resolution

Planning Director James Eller provided information on the Study stating planning now allows both towns to position themselves for future project funding through NCDOT's State Transportation Improvement Program (STIP) and will allow them to coordinate with future roadway projects in the early planning stages. Director Eller stated while construction of a Woodfin-to-Weaverville

greenway is still years away, this feasibility study lays the groundwork for a future multi-use path that supports daily travel and recreational use. There was no discussion.

Council Member Mark Endries moved that Council adopt the Resolution Supporting the Woodfin-Weaverville Greenway Feasibility Study as presented. A unanimous vote of the Council followed. Motion carried, 7-0.

A. Zoning Map Amendment – 21 Parker Cover Road – CZD to R-1

Planning Director James Eller stated the new property owner of 21 Parker Cove Road is seeking the elimination of the conditional district which governs 21 Parker Cove Road through a map amendment from conditional zoning to R-1 zoning. Director Eller further clarified that the maximum houses allowed in R-1 is 4 per acre but said the floodplain prohibits some development on this parcel. He said the theoretical maximum number of homes would be approximately 36.

Council Member Jennifer Young moved that Council send the zoning request for 21 Parker Cove Road from CZD to R-1 to the Planning Board for their review and recommendation. A unanimous vote of the Council followed. Motion carried, 7-0.

B. Quarterly Report – Planning

Planning Director James Eller presented the Department's quarterly report and reminded everyone that the County provides some development regulations and authority within the Town's jurisdiction by administering the State building code through their permits and inspections, and some erosion control depending on the size of the property and size of disturbance. Director Eller stated some of the stormwater and floodplain permitting are actively in transition as well.

C. Quarterly Report – Community Center

Community Center Director, Mike DeSerio presented the Department's quarterly report and expressed gratitude and appreciation for all of the community programs, program instructors and volunteers who make operations possible. Director DeSerio mentioned there are some parking challenges due to the popularity of the programming.

D. Quarterly Report – Finance

Finance Director Tonya Dozier presented the 4th Quarter Finance Report to Council and reminded everyone that the auditors will be arriving next week. Director Dozier called attention to page 65 of the report stating these are the Town's major sources of revenue. She stated sales tax will likely change due to the timing of when it is earned and received. Director Dozier further explained that ad valorem taxes will not change and said it came in at about \$77,000 higher than what was budgeted, which was 12% higher over the last year. She stated sales tax includes two months of estimates (conservative) and said the total was lower than the previous year at \$99,000 but is 1% higher than the previous year. Director Dozier clarified that the figure is below budget and explained the process of how it was projected. She reminded everyone that the County can choose to allocate it per capita or through ad valorem tax. Director Dozier stated water revenue was close, within .06%

of budget and said system development fees were 12% over last year. Director Dozier stated overall the town has almost a \$230,000 positive variance with town revenues budgeted. She provided other highlights for the previous fiscal year and updated summaries of the Water Treatment Plant Expansion Project, the Water System Resiliency Project, the Water System Improvements Project (USACE), and the Helene Disaster Response and Recovery Project. Town Manager Harris commented on having policies in place which allowed the town to be better positioned for FEMA response and thanked Town Council.

9. Other Brief Updates from Town Council on Committees and Projects

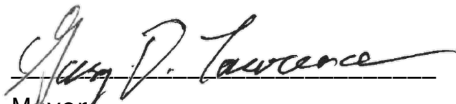
Council Member Jennifer Young provided an update on Patriotic Committee and County Audit Committee and reminded everyone she will be speaking at the public hearing on behalf of Advent Health in support of a certificate of need for an additional 92 beds for the AdventHealth Weaverville Hospital. Construction has begun on the project.

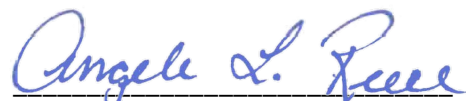
Council Member Phil Barnett stated he is involved in three economic development projects with the Economic Development Committee and stated they have been engaging hotel owners and said the committee is in the early stages of development of an educational program for entrepreneurs.

Council Member Mark Endries stated he was able to obtain MSD sewer line data and integrate this into the Town's GIS platform. He also reminded everyone that MSD approved a 7% rate increase to pay for various sewer capital improvement projects in order to maintain their excellent level of service.

10. Adjournment

There being no further business and without objection, Mayor Gary D. Lawrence adjourned the meeting at 7:38 p.m.


Mayor


Town Clerk