



Town Council Regular Meeting Minutes of August 24, 2026

The Town Council regularly scheduled meeting was held on Monday, August 24, 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 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- Assistant Town Manager Jennifer Jackson, 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 Desario, Fire Chief Ray Canafax, and A/V Coordinator Lauren Ward.

2. Approval/Adjustments to the Agenda

Assistant Town Manager Jackson presented the agenda to Council; there were no changes.

Council Member Nagle moved to adopt the agenda as presented. 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

Assistant Town Manager Jennifer Jackson presented the consent agenda and briefly outlined each item. *Council Member Young moved to approve consent agenda items A-N as presented. A unanimous vote of the Council followed. Motion carried, 7-0.*

- A. June 22, 2026, Town Council Regular Meeting Minutes ... Approved as presented.
- B. July 13, 2026, Town Council Workshop Meeting Minutes ... Approved as presented.
- C. July 27, 2026, Town Council Regular Meeting Minutes ... Approved as presented.
- D. August 10, 2026, Town Council Workshop Meeting Minutes ... Approved as presented.
- E. Tax Settlement for FY2025-2026, Appointment of Tax Collector, and Order of Collection for FY 2026-2027 Approved as presented.

- F. Monthly Tax Report, Refunds/Releases Approved as presented.
- G. FY2026-2027 Budget Amendments – Reappropriations. ... Approved as presented.
- H. Road Closure Ordinance – WBA Art in Autumn Event ... Approved as presented.
- I. Board Appointments – Board of Adjustment and Planning Board ...Approved as presented.
- J. Water Resiliency Project – Change Order Nos. 6 and 7 Approved as presented.
- K. Zoning Map Amendment – 21 Parker Cove Road – CZD to R-1 – Set PH Approved as presented.
- L. Code Amendments – Ch. 20 – Parking & Technical Amendments – Set Public Hearing ... Approved as presented.
- M. Memorandum of Agreement for Grant Services (via NCLM) Approved as presented.
- N. LOSRC Area Agency on Aging – Volunteer Opportunity... Approved as presented.

5. Town Manager’s Report

Assistant Town Manager Jackson presented Town Manager Harris’s monthly report to Council which included the following items: Music in the Park, Lighting at Clock Lot, Community Conversations, Merchants Alley, Fire Department Push in Ceremony, Back to School, Financing of Approved Capital Equipment Purchase, Training, Newly Hired Positions, September 11th Remembrance Observance, Lake Louise Playground Temporary Closure, Active Weaverville Committee, and Manager Speaking and Teaching Events.

6. General Public Comments

There were no public comments.

7. Discussion & Action Items

A. Salvation Army Presentation

Captain Sherrie Stokes provided an informational update about their mission and how they are serving within Buncombe County. Captain Stokes provided information on their outreach and programming including the 80-bed homeless shelter for women, families, veterans, and men as well as the CORPS Community Center at 750 Haywood Rd. which serves as the primary location for worship, fellowship, and community engagement.

B. Weaverville Business Association Update

Fian Arroyo, President of the Weaverville Business Association (WBA), provided an update on WBA activities and expressed thanks and appreciation to the businesses, residents, and visitors as well as Town of Weaverville Council and staff. Council Member Nagle thanked the WBA for putting on a non-alcohol event. Council Member Barnett requested Mr. Arroyo to start thinking about the future impacts of emergency services/hospital and recommended the WBA start the conversation about moving their events so the street doesn’t have to be closed.

C. Advent Health Hospital Update

Council Member Young announced she, Mayor Lawrence, Town Manager Harris, and Council Member Barnett attended a meeting in support of Advent Health Hospital. She stated the meeting went from about 10am to 6pm and said there were approximately 200 people in attendance with at least 2/3 of the attendees in support of Advent’s Weaverville Hospital. Council Member Young advised that any additional bed decisions will be made toward the end of the year and the appeals process may take years. Construction has begun on site.

D. Weaverville Watershed Property – Emergency Access/Fuel Load Reduction

Assistant Town Manager Jackson recalled prior discussion and presentation to Council regarding catastrophic damage from Hurricane Helene to the Eller Cove Watershed property amounting with about 175 to 200 acres of the 300 acres affected. She stated the heavy damage restricts emergency access and the fuel load increases risk of wildfires. Manager Jackson stated the town has contracted with Mainline Natural Resources & EcoForesters to perform a virtually cost-neutral cable-logging salvage harvest solution which was identified and supported by Town Council in April. Manager Jackson stated this will allow the removal of downed and significantly damaged trees on the property utilizing cable logging that has a lighter footprint than standard logging operations and said this solution would pay for itself, reduce current fuel loads on the property, open all existing roads and trails, and be a critical first step towards forest restoration on the property.

Manager Jackson went on to describe the initial work to establish the landing pad and turnaround areas and some limited tree removal which started in August and stated the full-scale operations by the logging company will begin in the next couple of months. She stated the Town will support this project by supplying the rock/gravel materials for this landing area, purchasing and installing a lockable gate, and removing some of the invasive species in this area. EcoForesters will continue to provide guidance to the Town on the project and will monitor the logging operations for compliance with the terms and conditions of the project and to make sure that the impact on the property is minimized. Manager Jackson stated the Town's financial contribution on this project is limited to the EcoForesters contract and the materials related to the landing pad, gate, etc. A budget amendment will be necessary and will be presented for approval in the next couple of months. She reminded everyone that some of the FEMA administrative funds from Helene that are waiting on final approval will be able to be used for this project.

Council Member Endries confirmed that the United States Forest Service (USFS) will come in after the logging is completed and will install fire breaks along the existing logging roads. He said it was important to note that Mainline Natural Resources will not disturb or create any new roads and will only stay on the current logging roads in the property. Manager Jackson clarified that only downed trees will be removed.

Council Member Nagle reminded everyone that this is beneficial to the community to reduce fire hazards.

Manager Jackson announced that a public information meeting will be held on September 10th, from 10am to 11am and encouraged the public to attend.

E. Amendment to US Cellular Tower Lease Agreement

Assistant Town Manager Jackson stated US Cellular operations recently merged with T-Mobile and they no longer have any equipment on the tower. Instead of terminating the lease they have requested approval of an amendment that will modify the lease beginning January 1, 2027, with an escalating rent schedule. They rent will be \$1,800 a month for five years beginning January 1, 2027, and will escalate each five year term thereafter. Council Member McGuire noted that liquidated damages for early termination is not standard and benefits the Town. Assistant Town Manager Jackson also advised the right of first refusal was added but will have to comply with NC law.

Council Member Andrew Nagle moved to approve the Amendment to the US Cellular Tower Lease Agreement as presented. A unanimous vote of the Council followed. Motion carried, 7-0.

F. Quarterly Report – Police

Police Chief Somer Oberlin presented the quarterly report and highlighted fewer July 4th incidents over last year. Chief Oberlin stated calls for service have increased in June and July and said she expects this to grow as the town grows. Chief Oberlin highlighted the recent visit from the NC Governors Crime Commission which found no issues. Chief Oberlin praised law enforcement staff for utilizing a drone on the first day of its operation to find a missing adult. Chief Oberlin stated the drone made it possible to see and monitor the individual until their caretakers could get to them, so law enforcement did not have to intervene to potentially cause a traumatic incident. Chief Oberlin expressed gratitude to Council for approving pay raises and said increased wages make it possible for law enforcement to support their families and to maintain the level of service the citizens expect. Chief Oberlin discussed recruiting & retention and said employees who choose to stay invest in one another and their town.

G. Quarterly Report – Fire

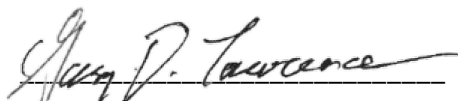
Fire Chief Ray Canafax expressed thanks and appreciation to Council for their support of the Department. Chief Canafax outlined fire responses stating 48% are medical and 27% are emergency on scene. Chief Canafax stated fire calls are down due to the efforts of Fire Marshal Kile Davis. Chief Canafax announced fire fighters averaged 89 training events across all members. Chief Canafax announced the Department has achieved an ISO Rating 2 in town and ISO Rating 3 in the county. Chief stated the Weaverville Fire Department is in the top 5% in the country with these ratings. Chief Canafax provided an update on the new fire apparatus stating it should arrive in December. Council Member Nagle encouraged Chief Canafax to make Council aware of needs and that they support retention of talent.

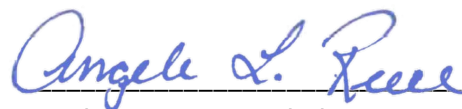
8. Other Brief Updates from Town Council on Committees, Projects, and Business Outreach

Council Member Endries advised everyone that the MPO has appointed former Council Member Catherine Cordell to a bicycle and pedestrian committee operating through the MPO. Council Member Nagle stated the NC Legislature appointed him to serve on the AB Tech Board of Trustees. Council Member Barnett reminded everyone that the transition of Highway 55 will be starting next week. He also announced that the old Hardees has a new tenant coming soon. Council Member Young announced she has been appointed to the Board of Directors of Reclaim Healthcare WNC.

9. Adjournment

There being no further business and without objection, Mayor Lawrence adjourned the meeting at 7:47p.m.


Gary D. Lawrence, Mayor


Angela Reece, Town Clerk