

MINUTES
BREVARD CITY COUNCIL
Regular Meeting
March 15, 2021 – 5:30 PM

The Brevard City Council met in regular session on Monday, March 15, 2021, at 5:30 p.m. in the Multipurpose Chambers-County Administration Building with Mayor Jimmy Harris presiding. The meeting was held at the County as they have the technical equipment for us to stream our meeting live on their website, the City’s website and Facebook. Due to COVID19 restrictions, we kept the amount of people at the meeting according to the Governor’s orders.

Present – Mayor Jimmy Harris, Mayor Pro Tem Mac Morrow, Council Members Maureen Copelof, Maurice Jones, and Gary Daniel and Geraldine Dinkins.

Staff Present – City Attorney Michael Pratt, Jim Fatland, Finance Director and City Manager, City Clerk Jill Murray, Planning Director Paul Ray, Assistant Planning Director Aaron Bland, Planner Leigh Huffman, Police Chief Phil Harris and Deputy Police Chief Tom Jordan.

Press – None

A. Welcome and Call to Order – Mayor Harris called the meeting to order, welcomed those present and introduced Council members, Attorney and City Clerk.

Mayor Harris introduced Police Chief Phil Harris to discuss the pipe bombs that were found in the downtown area over the weekend.

B. Invocation – Mayor Harris offered an invocation.

C. Pledge of Allegiance - Mayor Harris introduced Whit Dalton from Boy Scout Troop 703 who led the pledge of allegiance.

D. Certification of Quorum - The City Clerk certified a quorum present.

E. Approval of Agenda – Ms. Dinkins asked that items K5, K7 and K8 be pulled from consent to be discussed. Mr. Morrow moved, seconded by Mr. Jones to approve the agenda as amended. Motion carried unanimously.

F. Approval of Minutes – Mr. Morrow moved, seconded by Ms. Dinkins, the February 15, 2021 Regular Meeting Minutes be approved as presented. Motion carried unanimously.

G. Certificates/Awards/Recognition -

G-1. Proclamation No. 2021-04 Month of the Young Child and Child Abuse Prevention Month. Mayor Harris read the proclamation and presented it to Susan Huter.

Month of the Young Child and
Child Abuse Prevention Month
Proclamation No. 2021-04

Whereas, child abuse and neglect are serious problems affecting every segment of our community, and finding solutions requires input and action from everyone;

Whereas, in 1971 The Week of the Young Child™ was established by the National Association for the Education of Young Children (NAEYC), the world’s largest early childhood education association;

Whereas, the youth serving agencies of Transylvania County come together to celebrate The Month of the Young Child and Child Abuse Prevention Month during the month of April 2021 to focus public attention on needs of children and their families;

Whereas, youth serving agencies of Transylvania County are collaborating to establish a county wide plan to prevent child abuse in our community because all Kids Matter;

Whereas, our children are our most valuable resources and we all must work to improve opportunities knowing they are vital to our state’s future success, prosperity and quality of life as well as being our most vulnerable assets;

Whereas, all children deserve to have the safe, stable, nurturing homes and communities they need to foster their healthy growth and development;

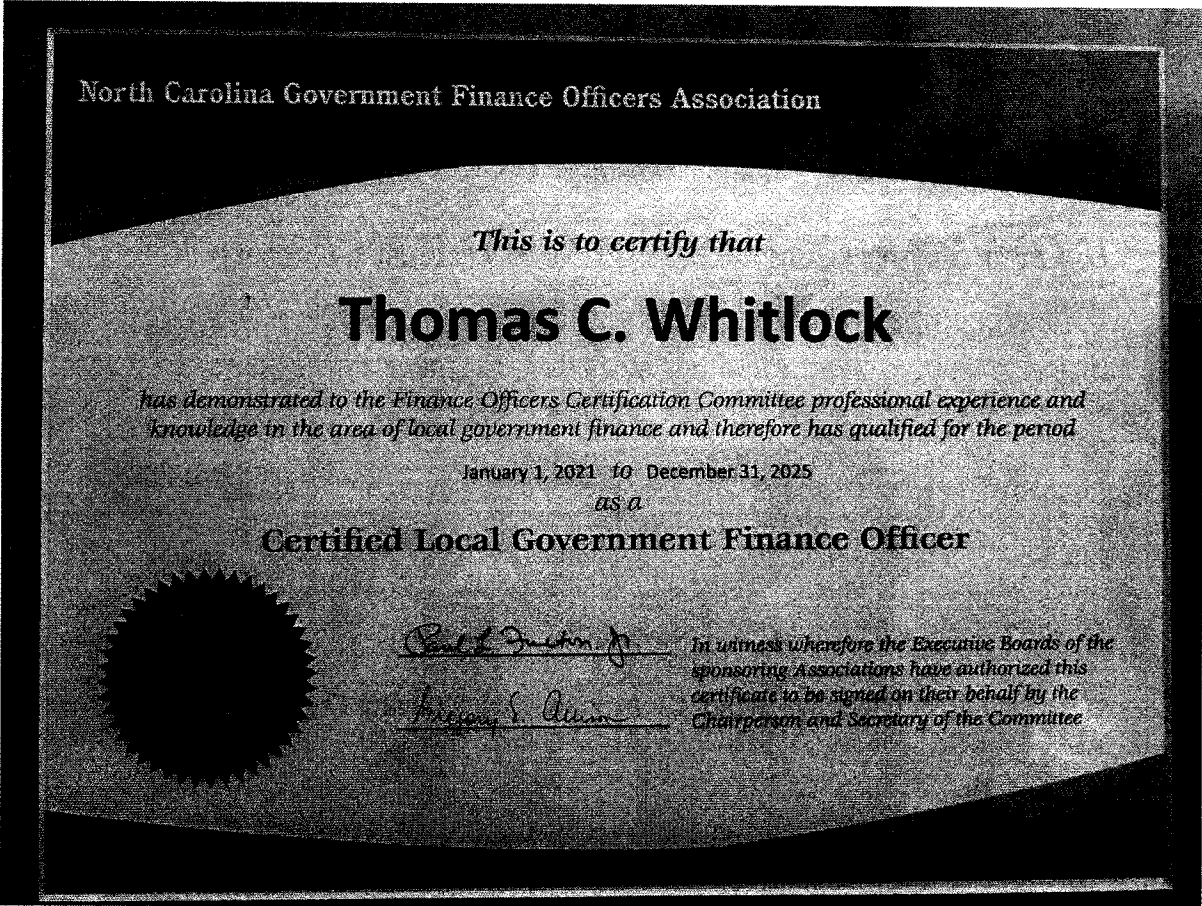
Whereas, communities that provide parents with the social support, knowledge of parenting and child development and concrete resources they need to cope with stress and nurture their children ensure all children grow to their full potential;

Whereas, effective child abuse prevention strategies succeed because of partnerships created among citizens, human service agencies, schools, faith communities, health care providers, civic organizations, law enforcement agencies, and the business community;

Therefore, I do hereby proclaim April as The Month of the Young Child and Child Abuse Prevention Month and call upon all citizens, community agencies, faith groups, medical facilities, elected leaders and businesses to increase their participation in our efforts to support families, thereby supporting early childhood programs and preventing child abuse while strengthening the communities in which we live.

Adopted and approved this the 15th day of March, 2021.

G-2. North Carolina Certified Local Government Finance Officer. Mayor Harris read certificate and presented it to Tom Whitlock, Assistant Finance Director. Tom’s wife, Ruth, was present as well.



H. Public Hearing(s) -

H-1. Proposed Amendment to City of Brevard Code of Ordinances Chapter 77-Brevard Dog Park Rules & Conduct & Bracken Preserve Management Rules-Camping.

Paul Ray explained, staff is recommending amending the rules for Bracken Preserve and creating rules for the Brevard Dog Park, which are outlined in Chapter 77. The amendment is proposing removing requirements for permits to camp in Bracken

Preserve. Camping will still only be allowed at the one established campsite and will operate on a first-come-first-served basis, with no permit or registration process required. Staff is suggesting the addition of Article IV Brevard Dog Park Rules & Conduct which proposes language to regulate the use of the City of Brevard Dog Park. The language states that any person who participates in dog park use and activities does so at their own risk. He added that the rules have been reviewed by our insurance company, the city attorney and our police department. Staff's recommendation is to approve both the amendment and the creation of Article IV.

Public Hearing Participation – None

Public Hearing Recessed – There being no further questions or comments, Mayor Harris recessed the public hearing at 6:09 p.m. for 24 hours to allow for public comment.

H-2. Proposed Amendment to the City of Brevard UDO Chapter 3-Mobile Food Vendors.

Aaron Bland explained that the City's UDO has specific requirements for mobile food vendors, aka food trucks. In the course of administering this subsection, staff has realized several issues and complications with the way the section currently reads, therefore, this amendment will adjust these issues.

He added that the changes are intended to make the City's mobile food vending requirements more easily and practically enforced by eliminating redundancies and relying on other governmental agencies whose purviews are more closely aligned with regulating the cleanliness and safety of these vendors.

The most substantial change is the elimination of the requirement that both the food truck, and the site where it parks to operate, need a permit. Staff is proposing that the truck not require a permit from the City, and that any truck given license to operate by the Health Department be allowed to operate without additional City regulations.

Staff recommends approval of the amendment as presented. The Planning Board considered this matter at their February meeting and unanimously recommended approval.

Public Hearing Participation – None

Public Hearing Recessed – There being no further questions or comments, Mayor Harris recessed the public hearing at 6:16 p.m. for 24 hours to allow for public comment.

H-3. Proposed Amendments to City of Brevard Code of Ordinances and UDO, mainly UDO Chapter 16 (Rewrite & 160D Compliance).

Leigh Huffman explained that this is a staff initiated text amendment that restructures the UDO Chapter 16-Administration, to better align with the structure and language of the North Carolina general statutes. While the majority of the changes were made to reflect, streamline, and/or clarify existing processes, some changes added new standards or thresholds. This update to UDO Chapter 16-Administration, while not explicitly required, is in the City's best interest to ensure closer alignment with Chapter 160D. The Planning Board discussed the rewrite at their October, November and December meetings and unanimously recommended this version. Leigh showed a PowerPoint presentation that broke everything down in layman's terms. (On file in Clerk's Office)

Public Hearing Participation – Tore Borhaug briefly spoke and thanked staff for this change as it is desperately needed. He asked if Chapter 16 is dealing with environmental impact surveys and if not, he encourages us to do that.

Public Hearing Recessed – There being no further questions or comments, Mayor Harris recessed the public hearing at 6:51pm for 24 hours to allow for public comment.

I. Public Participation – None

J. Special Presentation(s) –

J-1. HCA/Dogwood Trust Compliance Update

Maureen Copelof gave Council an update of her latest meeting with the compliance monitor of HCA as she had several questions with regards as to why so many physicians, doctors and healthcare providers are leaving HCA and not renewing their contracts. The monitor agreed to get back with Maureen with more information and Maureen asked that Council approve the letter she drafted to Attorney General Stein to initiate a study to look at the impact to rural health care in North Carolina due to the change in the business model of going from non-profit to profit.

Mr. Jones moved, seconded by Ms. Dinkins to sign the letter and send it to Attorney General Stein. Motion carried unanimously.

~~ At 7:14 PM Mayor Harris called for a fifteen minute break. ~~

J-2. Project Empathy Time to Listen

Ms. Copelof and Mark Burrows gave an overview of what Project Empathy is and what they did to try to bring people together during COVID that was very successful. They mentioned that post COVID, perhaps there would be an opportunity for the County, City and the Town of Rosman to work together to have some type of large event based around food, possibly food trucks, to bring everyone together again.

J-3. Housing Update in Brevard

Aaron Bland explained that the Planning Staff has prepared a presentation for Council regarding housing in Brevard. The presentation will cover definitions of key housing terms, local HUD and Census housing data, housing supply and market data, and past and future housing projects in the City. Presentation is attached (On file in Clerk’s Office)

K. Consent and Information - Consent Agenda items are considered routine and are enacted by one motion. Mayor Harris read aloud the items listed and asked if Council desired to remove any other items for discussion or add items to the consent agenda.

K-1. Financial Report for month ending February, 2021.

K-2. Resolution No. 2021-11 Approving Property Tax Releases-February, 2021.

RESOLUTION 2021-11

A RESOLUTION APPROVING PROPERTY TAX RELEASES

WHEREAS, The City of Brevard has previously determined to collect property taxes for the City of Brevard and the Heart of Brevard and it is necessary to release the below shown amount from the city tax records.

BE IT NOW, THEREFORE, RESOLVED THAT:

The Tax Collector is hereby authorized to remove February 2021 property values from the tax scroll in the amount of:

2021: \$10.02

Adopted this the 15th day of March, 2021.

K-3. Tax Settlement Report for month ending February, 2021.

K-4. Ordinance No. 2021-12 FY20-21 Budget Amendment No. 5

**ORDINANCE NO. 2021-12
AN ORDINANCE AMENDING THE FY2020-2021 BUDGET
AMENDMENT NO. FIVE**

WHEREAS, the City Council of the City of Brevard previously approved the Annual Budget (Ordinance No. 2020-xx); Budget Ordinance No. 1 (Ordinance No.2020-14); Budget Ordinance No. 2 (Ordinance No. 2020-19); Budget Ordinance No. 3 (Ordinance No. 2020-28); Budget Ordinance No. 4 (Ordinance No. 2020-xx); and

WHEREAS, it is necessary to make amendments to the budgets to reflect additional revenue and expenditures for Fiscal Year 2020-21.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA THAT:

SECTION 1) General Fund Revenue is hereby increased \$100,500 from \$10,219,729 to \$10,320,229 as shown as follows.

Additional Sales Tax Revenue	\$100,000
Police Department Donation	\$500
TOTAL REVENUES	\$100,500

SECTION 2) General Fund Expenditures are hereby increased \$100,500 from \$10,219,729 to \$10,320,229 as shown as follows.

Finance Department	\$10,000
Planning Department	\$50,000
Building & Grounds	\$30,000
Police Department	\$500
Debt Service FY21 Capital Equipment	\$10,000
TOTAL EXPENDITURES	\$100,500

SECTION 23) Multi-Use Path Fund Revenue is hereby increased \$33,640 from \$600,835 to \$634,475 as shown as follows.

Dog Park Donations	\$27,240
Railroad Depot Donations	\$6,400
TOTAL REVENUES	\$33,640

SECTION 24) Multi-Use Path Fund Expenditures are hereby increased \$33,640 from \$600,835 to \$634,475 as shown as follows.

Dog Park Project	\$27,240
Railroad Depot Project	\$6,400
TOTAL EXPENDITURES	\$33,640

SECTION 29) Rosenwald Revitalization Fund Revenue is hereby increased \$10,144 from \$422,834 to \$432,978 as shown as follows.

Bethel “A” Church Donation	\$10,144
TOTAL REVENUES	\$10,144

SECTION 30) Rosenwald Revitalization Fund Expenditures are hereby increased \$10,144 from \$422,834 to \$432,978 as shown as follows.

Silversteen Memorial Playground	\$10,144
TOTAL EXPENDITURES	\$10,144

SECTION 31) Downtown Master Plan Fund Revenue is hereby increased \$69,147 from \$2,563,436 to \$2,632,583 as shown as follows.

Appropriation of Fund Balance	\$59,147
Grant Funding (TDA)	\$10,000
TOTAL REVENUES	\$69,147

SECTION 32) Downtown Master Plan Fund Expenditures are hereby increased \$69,147 from \$2,563,436 to \$2,632,583 as shown as follows.

Clemson Plaza	\$10,000
Design & Construction	\$10,000
Caldwell Street	\$49,147
TOTAL EXPENDITURES	\$69,147

SECTION 33) That Revenues and Expenditures Section 1 through Section 32 of the Ordinance Amendment have increased \$213,431 from \$24,007,945 to \$24,221,376 as follows:

	Budget
General Fund	\$ 10,320,229
Water & Sewer Utility Fund	\$ 5,826,307
Utility Capital Projects Fund	\$ 685,000
Capital Reserve Fund	\$ 205,000
Fire District Fund	\$ 1,499,021
Terrell L. Scruggs Scholarship Fund	\$ 22,000
Bjerg Fund	\$ 100
Other Post-Employment Benefits Fund	\$ -
Health Insurance Fund	\$ 1,573,850
Heart of Brevard MSD Fund	\$ 158,499
Housing Trust Fund	\$ 2,610
Multi-use Paths Fund	\$ 634,475
911 Communications Fund	\$ 56,900
Narcotics Task Force Fund	\$ 10,000
Rosenwald Revitalization Fund	\$ 432,978
Downtown Master Plan Fund	\$ 2,632,583
Parking Fund	\$ 161,824
TOTAL BUDGET APPROPRIATIONS	\$ 24,221,376

Adopted and approved this 15th day of March 2021.

K-6. Resolution No. 2021-12 Abandonment Henderson Oil Alleyway.

RESOLUTION NO. 2021-12

A RESOLUTION DECLARING THE INTENT OF THE BREVARD CITY COUNCIL TO CONSIDER THE CLOSING OF AN ALLEYWAY LOCATED BETWEEN RAILROAD AVENUE AND WHITMIRE STREET

WHEREAS, North Carolina General Statutes 160A-299 authorizes the City Council to permanently close public streets and alleys; and

WHEREAS, the City wishes to close the remainder of a public alleyway, which is approximately sixteen-feet wide and approximately eighty-feet long and located between Railroad Avenue and Whitmire Street. This section of the public alleyway is deeded to the City of Brevard and recorded in Plat File 15, Slide 151; and

WHEREAS, the City Council shall conduct a Public Hearing for the purpose of giving consideration to permanently closing the aforementioned alleyway.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA:

SECTION 1. That a Public Hearing will be held at 5:30 PM, or as soon thereafter as possible, on Monday, April 19, 2021 in the Multi-Purpose Chambers-County Administration Building located at 101 S. Broad Street, Brevard, North Carolina, to consider an Order to permanently close said alleyway.

SECTION 2. The City Clerk is hereby directed to publish this Resolution of Intent once a week for four successive weeks in the Transylvania Times prior to the Public Hearing.

SECTION 3. The City Clerk is further directed to transmit by Certified Mail, Return Receipt Requested, to each owner of property abutting on said street or alleyway, a copy of this Resolution of Intent, and shall cause a notice of the Public Hearing to be prominently posted in at least two places along the street.

SECTION 4. This Resolution of Intent shall become effective upon its adoption and approval.

Adopted and approved upon first reading this the 15th day of March, 2021.

K-9. Council Parks, Trails & Recreation Committee Minutes-January 20, 2021.

K-10. Downtown Master Plan Committee Minutes-February 4, 2021.

K-11. Downtown Master Plan Committee Minutes-February 11, 2021.

K-12. Correspondence (No Action. Offered as information only.)

a. Transylvania County Building Permit Activity, February, 2021.

L. Unfinished Business - None

M. New Business – City Council agreed that they would not decide on Items M-1, M-2, & M-3 until their next meeting on April 19, 2021 so as to give 24 hours for public comments to come in.

M-4. Mayor Harris explained that Michael Pratt is resigning as City Attorney and has served City Council for 28 years.

M-5. (K-5) Ordinance No. 2021-13 Fixing Compensation and the Other Terms of Employment for City Manager Jim Fatland.

Ms. Dinkins said that she believes that this is one position within the City that we, as Council, set rates for. The consent agenda is for minute stuff and she wanted to read two paragraphs aloud for the record so she read Section 2 Ratification and Continuation of Employment and Section 4 Salary and Bonus.

Ms. Dinkins then asked if the employees received COLA retroactively and what is the average rate? Mr. Fatland said that the City staff got merit pay for 2020 and that was 2%.

Mr. Morrow motioned, seconded by Ms. Copelof that the ordinance be approved as presented. Motion carried unanimously.

ORDINANCE NO. 2021-13**AN ORDINANCE FIXING
COMPENSATION AND
THE OTHER TERMS OF EMPLOYMENT
FOR CITY MANAGER JIM FATLAND**

WHEREAS, in accord with Chapter 2, Article III of the Brevard City Code, the compensation of the City Manager and other terms of his employment are to be fixed by ordinance; and

WHEREAS, Council now desires to set forth the terms of such employment in this Ordinance;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF BREVARD, NORTH CAROLINA:

Section 1. HISTORY OF APPOINTMENT. Mr. Jim Fatland (herein after referred to as the "City Manager") was duly appointed to the Office and position of City Manager of the City of Brevard, effective as interim City Manager on April 1, 2015, and has served since that date, becoming permanent City Manager effective August 17, 2015.

Section 2. RATIFICATION AND CONTINUATION OF EMPLOYMENT. In appreciation of Mr. Fatland's outstanding performance during this difficult time, Council decrees that this Ordinance will be effective for a two year period, from October 1, 2020, until October 1, 2022. After that date, it shall remain in effect, month to month, until it is replaced by a new Ordinance or unless it is earlier terminated by Council.

Section 3. FUTURE EVALUATION AND COMPENSATION. Council retains the right to (and expects to) evaluate Mr. Fatland's performance during the term of this Ordinance, and to reward him with additional compensation, should it determine doing so to be appropriate.

Section 4. SALARY AND BONUS. The City Manager's base annual salary is hereby set at \$137,555.00, which includes a raise in the amount of \$6,551.00, retroactive to October 1, 2020.

Section 3. EQUIPMENT USE AND ALLOWANCES.

(a) MOTOR VEHICLE MAINTENANCE AND GAS ALLOWANCE. In addition to the City Manager's salary, the City of Brevard has been paying and shall continue to pay to him monthly the sum of \$200.00 as compensation for providing a vehicle for his use in connection with the conduct of his office. This payment shall be designated as a motor vehicle maintenance and gas allowance, and shall be paid in lieu of any reimbursement for actual mileage traveled in the course of the conduct of his office, except as mileage for attending those Professional Growth and Development meetings contemplated in Section 8, and other meetings or events job-related, outside of Transylvania County, which shall be subject to mileage reimbursement at the then-current rate paid by the City.

(b) STANDARD OFFICE EQUIPMENT. The City of Brevard has been providing and shall continue to provide, for the use of the City Manager, all standard and reasonably necessary office equipment, including but not limited to a cell phone and a laptop computer, which shall be provided for business use at no cost to the City Manager.

Section 4. NO RESIDENCE REQUIREMENT. The City Manager shall not be required to reside within the city limits of the City of Brevard or within the Extra-Territorial Jurisdiction of the City, provided that the City Council retains the right to change this requirement upon due notice to the City Manager.

Section 5. PERFORMANCE EVALUATION. The City Manager's ongoing job performance will be reviewed in 2022, if not before. The evaluation shall include a written report and presentation by City Council to the City Manager.

Section 6. FUTURE INCREASES. The City Manager shall not qualify for or participate in any longevity pay raise or Cost of Living Adjustment (COLA) pay raise plan. Any salary raises will be individually considered by City Council and shall be based on performance, as well as other factors which are deemed relevant by City Council.

Section 7. PERSONNEL POLICY AND BENEFITS.

(a) 401K PLAN CONTRIBUTION. The City of Brevard shall contribute an amount equal to three percent (3%) of the City Manager's salary to his 401K plan, annually.

(b) VACATION. The City Manager shall accrue vacation as per the provisions of Section 7 of the Personnel Policy, but Section 8 thereof shall not apply to him, and he shall be entitled to accumulate 320 vacation hours, instead of the limits imposed on employees pursuant to Section 8 of the Personnel Policy.

(c) OTHER BENEFITS. The City of Brevard Personnel Policy shall not apply to the City Manager. However, the Personnel Policy shall be followed for certain benefits to which he shall be entitled, to wit:

- Health Insurance/Health Savings Account for the City Manager and his family;
- Sick leave and payment therefor;
- Paid holiday schedule;
- Group life insurance, short term disability insurance and dependent life insurance.

Section 8. PROFESSIONAL GROWTH AND DEVELOPMENT. The City Manager shall be permitted, and is encouraged to attend appropriate professional and municipal functions, meetings, conferences, etc., as a legitimate travel expense in accordance with the travel policies of the City. These may include the North Carolina League of Municipalities, the International City Management Association, the North Carolina City and County Management Association, and other professional organizations.

Section 9. COMMUNITY INVOLVEMENT. The City Manager is encouraged to be active and involved in all positive and appropriate facets of the community, including in his discretion, participation in civic organizations, charitable events, speaking engagements and the like. Upon the request of the City Manager, City Council will consider an allowance for participation in civic organizations.

Section 10. STANDARDS FOR BEHAVIOR AND CONDUCT. The City Manager shall at all times, and in all locations, present himself in public and in the presence of others, in such manner as is appropriate to the person who is the primary spokesperson and manager for the City of Brevard. In this regard, his conduct shall at all times be that of a competent, truthful, ethical and moral individual, and shall be beyond reproach. Any conduct in violation of this provision, including but not limited to a criminal misdemeanor or felony conviction of any kind, shall be grounds for immediate dismissal.

Section 11. TERMINATION OF EMPLOYMENT.

(a) VOLUNTARY SEPARATION. In the event that the City Manager voluntarily terminates his employment, no severance of any kind shall be paid by the City of Brevard.

(b) INVOLUNTARY SEPARATION. City Council retains the absolute right to terminate the City Manager's employment at will. In the event that the City Manager's employment is terminated by act of City Council:

(1) He shall receive six (6) months' salary as severance pay in lieu of any other remaining salary. Severance pay shall be terminated immediately upon his acceptance of any other employment. Severance pay may be paid in lump sum or over the regularly scheduled pay days, in the discretion of City Council; and

(2) He shall receive an amount of money designed to allow him to keep his health insurance policy in effect during the six (6) month severance period, or until he becomes insured by another employer, whichever occurs first. This provision could be fulfilled by continuing him on the current policy, if feasible; or by paying for another policy with similar benefits; or by paying him the funds Council determines to be appropriate to comply with this provision, whichever Council determines to be most appropriate at the time. This provision will be null and void if he is eligible for Medicare upon termination, and shall be voidable as of the date he becomes eligible for Medicare if within the six (6) month severance period.

(3) No other benefits shall be paid or continued in effect following termination except as may be required by law.

Section 12. RATIFICATION AND EFFECTIVE DATE. This Ordinance shall be retroactively effective as of October 1, 2020.

Adopted and approved this the 15th day of March, 2021.

M-6. (K-7) Local Government Commission (LGC) Unit Letter Response.

Ms. Dinkins said that she thought this would go in front of the finance committee before it came to the full Council. I want to hear from the City Manager about the water and sewer fund, the enterprise fund, as I'm concerned about it.

Mr. Fatland said that we sent an extensive letter to them when we did the recent purchase of the property on Broad Street and we explained to them in detail and Tom Whitlock and I were on the conference call and they were appreciative of the thorough response from the City. When it comes to the water and sewer fund, we had to ramp up the rates to cover the future debt. We spent over 23 million dollars on the system overflows between the Neely Road Pump Station and EQ tank at the Wastewater Treatment Plant. That debt kicked in last year, so when the LGC said your debt went up

a million dollars, how did that happen? Well, they approved all of that debt. We've been fortunate enough to get a zero percent interest rate and this last year was the best year ever. We applied for 4 million dollars in infrastructure, 3 million dollars came back in grants and 1 million dollars in a no interest loan. We raised rates 4% two years before COVID and the long term budget plan was to raise the rates 4% each year to cover the operations debt and any capital improvements we make in our water and sewer fund. I know the LGC in Raleigh loves to have a huge fund balance and huge rate increases, but one thing I stressed to this Council is to look long range to cover your required expenditures. If we raised rates every year, we'd have a fat fund balance utility fund but we have to carefully and methodically raise our rates. This year we'll be looking at raising rates again. Also we've received notification of the government's recent stimulus package and Brevard is looking at 2.2 million dollars.

Ms. Dinkins asked if we are dedicating the money from the land on courthouse hill to the general fund. Mr. Fatland said we purchased the property for \$1,877,500, of which we used \$577,500 from the general fund for the down payment. My recommendation is to pay back the general fund the \$577,500. I mentioned in the letter that the LGC approved our purchase of the property despite the COVID-19 pandemic and then we gave them a large down payment and we got an excellent interest rate of 1.86% on 3 acres of land.

Mr. Morrow moved, seconded by Mr. Jones to approve the LGC letter as presented. Motion carried unanimously.

M-7. (K-8) Pre-Budget Community Development Reports:

Pre-Budget Community Development Reports:

- **Boys and Girls Club**
- **Bread of Life**
- **Chamber of Commerce**
- **Farmers Market**
- **Heart of Brevard**
- **Isaac Homes**
- **Rise & Shine**
- **Sharing House**
- **TCarts**

Ms. Dinkins said that she was struck by Isaac Homes and that she does not see results. The report does not show what has been accomplished and is very vague. The other entities are very detailed and they take this really seriously and make a real effort and he is not. Are we deciding on these tonight?

Mr. Fatland explained Isaac Homes has never received any money from the City, although they have requested it multiple times. He explained that this is for information only and that we will be looking at all of these as a staff perspective during the budget deliberations to decide what we want to do and what we recommend to Council.

Mr. Daniel added that he echoes what Geraldine said. There doesn't seem to be an action plan or business plan for Isaac Homes. They have good intentions and I support the concept but we can't seem to get through to them that they have to tell us what they're doing with the money and, who else is giving money. I'm a little frustrated that we have to see this every year and we get the same request with no backup.

Mr. Jones moved, seconded by Mr. Morrow to accept the Pre-Budget Community Development Reports. Motion carried unanimously.

N. Remarks/Future Agenda Considerations –

Mayor Harris said he would like to thank Attorney Michael Pratt for being the City Attorney and for all that you have done for us.

Ms. Copelof said with regards to Land of Sky where I am a representative on the Regional Council and there are a couple of things that I thought would be of interest to the entire Council. Land of Sky created a report called Racial Disparity in the Land of Sky Region and what they did is they looked at various things such as population, income, poverty, home ownership, education, health and technology and they looked at it with a racial breakout across the four counties that Land of Sky covers. The report is available on their website at www.landofsky.org, right on their front page. It's a great report in terms of giving us an overview of how we break out in our county with these different topics in terms of racial breakout and there is a significant difference when you look at all of these topics in terms of African-American and Hispanic, those are the two that break out scoring worse than the white population. I would encourage Council to go to their website and read through the report. Also, Land of Sky went out officially to our representatives in Raleigh with their legislative priorities and the Council represents 20 local governments. This is significant because when they go out and lobby for us they're going as the voice for 20 different governments. Their first priority was broadband network expansion which is a big deal here and the Council supports legislation that will expand broadband in our region that allows local governments to enter into partnerships with private providers and that commits additional funding to increase access to broadband. They're asking for the GREAT program which is the Growing Rural Economies with Access to Technology which had 32 million dollars put in at the state level last year of which Transylvania County got 2.8 million of that. Thirty-Two million for the state is not a lot of money to put into broadband so when they say "additional funding" they're saying put more money into your GREAT program so that counties and municipalities can apply for it. When they're saying "more authority to local governments" they're lobbying for our Council of 20 governments to put that authority back at the local level as we'd really like to have it. The second one is local government sales tax flexibility, again asking to give local governments more flexibility in this area too. The final one is sustainable transportation funding for North Carolina and our region and this goes back to that this year North Carolina really did cut back on transportation funding due to COVID. There was a lot less money. Not just capital projects but they cut back on transportation maintenance on our roads, which we're seeing the impact here with state maintained roads. So that is a priority trying to get more funding for transportation. Also I've been nominated to be on their executive Board and I expect maybe by next week I will be voted in to be your representative there. On the affordable housing topic, I wanted to mention something that's happening that may really play into how we look at affordable housing and workforce housing and that is Blue Zones. Blue Zone Built Environment Committee, which I chair with Billy Parrish, and Gary Daniel is a member of that committee, we just voted on the priorities that the Built Environment is going to tackle and our top priority was looking at affordable housing. We're trying to give suggestions of a plan back to the City really providing some of that outside expertise, some of that extra lift for the Planning Department as we look at this so that's exciting and it fits in with the fact that we just looked at our Land Use plan and looked at about 6000 parcels across town so we're getting a baseline and looking at exactly how land is being used and developing our land use plan, we've got some of the housing data and as we start to build this, we can really look at that. Part of what we're going to be looking at with Blue Zone is we're also going to tackle the short-term rental issue. I'd like to come back to Council with some suggestions after we really look at this from a legal aspect, a policy aspect, and look at what North Carolina municipalities have and what have other cities within the state done. We've gathered a lot of information from the School of Government and working with the team at Blue Zones so we can do a lot of the preliminary work and bring it to Planning and back here to Council. I wanted to make sure everyone noticed that Jordan Street is closed and that's just one of the great initiatives our partner, Heart of Brevard, took on and organized it and I want to thank Heart of Brevard and Blue Zones who helped fund it, as well as, Transylvania Tourism who put money into that. There is a crosswalk mural that is being painted by Billy Smith and it's going to be really exciting when we unveil that at the Arts In March weekend. Lastly, I want to give my thanks to Mike for all of the advice given to new Council members and keeping us away from legal jeopardy. It's not always easy when you have all of us working things but thank you Mike for everything you have done.

Ms. Dinkins said with regards to Jordan Street I'm really excited and I think it's the perfect spot to gather steam and get this kind of beautification started. I really admire the Downtown Master Plan Committee and the Heart of Brevard as far as the the signage and everything. I want to make a pitch to our community about planting day at Tannery Skate Park next Saturday and there is a Facebook event that Aaron Baker started from 9:30-12:30 next Saturday, 200 Silversteen Road. As for the dog park, I commend the committee, it looks great, the rules policy looks great and is air-tight. What about the bike/hike path? What is the timeline for it go up West Main? Jim said pray for sunshine so that it will get done sooner than later. It's going to be in the budget request this year to fund the construction from the Depot all the way to Mary C. Jenkins, so that'll be in next years budget recommendation so it wont get funded until after July 1st. Also what is the holdup on the Mary C. Jenkins Community Center. Mr. Jones said that is part of his comments. I would like us to get serious about affordable/workforce housing. I would really like for us to have an independent committee, like Blue Zones, to look at it. I lived in a community that dealt with it. From what I understand, about 80% of the renters in our area can't afford a house and cannot buy a house. That's a problem. I would like for us to look at policies that won't entail us waiting for developers to "do the right thing". I'm glad that we're going to look at short-term rentals as well.

Mr. Daniel said following up on Maureen's comments, I think there's going to be a lot of resources for us. Every member of the Blue Zones Committee who was present at the Zoom meeting rated this as their number one concern for next year. I have had conversations with citizens who have had other conversation with citizens and this is a major concern that was beginning to take shape in our community and it's gratifying to see this group of people share that concern, it's very timely. It's time that we address this and the resources that not only the City has and the Blue Zones Committee but also concerned citizens in our neighborhoods have. I think are going to really broaden our scope of how to deal with this because this is a bigger problem than we can handle ourselves as a City. We should be a major player in this process but I think there's going to be a lot of resources available to us and Im looking forward to that. It's time. I commend Chief Harris and his crew and I have friends who were walking their dog and came back to a crisis and it was not chaos and they were treated with respect and it was handled as well as you could have. Thank you Mike Pratt, I have enjoyed the conversations that I've had with you. Some of them were very educational and interesting. I wish you well.

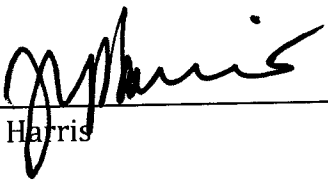
Mr. Jones said thank you to our local entities for their effective and efficient work for the past 24-48 hours and respect what you guys have done. As far as the Mary C. Jenkins Community Center, we are still looking to go to bid in April and I'm excited about that, as well as, the Silversteen Playground and the future. Thank you to Mike Pratt who I have had the honor and pleasure of sitting next to for the past nine years. I have a great friendship with him and a theraputic relationship with him. He's a great guy. I have bromances and he is one of them. Thank you so much and I appreciate all that you do.

Mr. Morrow said with regards to Mike Pratt, I echo what Maurice said. They are big shoes to fill and thank you for all of your service to the City. The staff, we are lucky to have our staff. What the Police Chief did this weekend and Jim Fatland through COVID and Tom Whitlock, what a milestone. A career reflects who you are and what you want to do. Paul and Leigh and Aaron, the detail and keen intelect of your reports reflect the kind of staff we have and we can learn from. My real highlight is that Vance is back to work today and if that's not a testimony to a higher power, I don't know what is.

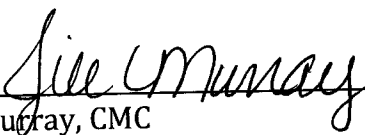
Mr. Fatland said that when Vance returned to work and the situation he had to go through our prayers were answered. Thank you to our City attorney, Mike Pratt. Of all of the cities that Ive worked for, the experience Mike brought has really helped me. He came to every single Mary C. Jenkins Community Task Force meeting to try to get all of the deeds done. Your dedication to this community speaks very highly of you.

O. Closed Session(s) – None

P. Adjourn – There being no further business, Mr. Morrow moved, seconded by Mr. Jones, the meeting be adjourned. Motion carried unanimously. Meeting adjourned at 9:08 p.m.



Jimmy Harris
Mayor



Jill Murray, CMC
City Clerk

Minutes Approved: April 19, 2021