

Thursday – May 8, 2025 - 11:00 a.m.

Agenda Briefing Worksession - For May 13, 2025, Council Meeting

Present: Mayor Esther E. Manheimer, Presiding; Vice-Mayor S. Antanette Mosley; Councilman Bo Hess; Councilwoman Kim Roney; Councilwoman Sage Turner; Councilwoman Maggie Ullman; City Manager Debra Campbell; City Attorney Brad Branham; and City Clerk Magdalen Burleson

Absent: Councilwoman Sheneika Smith

City Council held an agenda briefing worksession to discuss the upcoming and future agenda items. In addition, City Council reviewed upcoming City Council committees that will be taking place during the next two weeks.

Discussion occurred on the following other issues and updates:

- Point in Time Results
- Recovery Debris Update
- Traffic Engineering Items Update

At 1:12 p.m., Mayor Manheimer adjourned the agenda briefing worksession.

Tuesday – May 13, 2025 - 5:00 p.m

Regular Meeting

Present: Mayor Esther E. Manheimer, Presiding; Vice-Mayor S. Antanette Mosley; Councilman Bo Hess; Councilwoman Kim Roney; Councilwoman Sage Turner; Councilwoman Maggie Ullman; City Manager Debra Campbell; City Attorney Brad Branham; and City Clerk Magdalen Burleson

Absent: Councilwoman Sheneika Smith

PLEDGE OF ALLEGIANCE

Mayor Manheimer led City Council in the Pledge of Allegiance.

I. PROCLAMATIONS:

A. PROCLAMATION PROCLAIMING MAY 11-17, 2025, AS “NATIONAL POLICE WEEK” AND MAY 15, 2025, AS “PEACE OFFICERS’ MEMORIAL DAY”

Councilman Hess read the proclamation proclaiming May 11-17, 2025, as "National Police Week" and "May 15, 2025, as "Peace Officers' Memorial Day" in the City of Asheville. He presented the proclamation to Chief Mike Lamb, Deputy Chief Jackie Stepp, Deputy Chief Sean Aardema, Captain Jannice Hawkins, Captain Jonathan Brown, and other Asheville Police Department employees, along with members from the Fraternal Order of Police and the Police Benevolent Association, who thanked City Council for this recognition.

B. PROCLAMATION PROCLAIMING MAY 15-19, 2025 AS “ASHEVILLE BEER WEEK”

Mayor Manheimer read the proclamation proclaiming May 15-19, 2025, as "Asheville Beer Week" in the City of Asheville. She presented the proclamation to Aaron Wilson, Asheville Brewers Alliance President & Head Brewer, French Broad River Brewery and others, who thanked City Council for this recognition.

C. PROCLAMATION PROCLAIMING MAY 16-24, 2025 AS "STRIVE NOT TO DRIVE WEEK"

Councilwoman Roney read the proclamation proclaiming May 16-24, 2025, as "Strive Not to Drive Week" in the City of Asheville. She presented the proclamation to Sandy Broadwell, Transportation Demand Management Coordinator for the Land-of-Sky Regional Council, who thanked City Council for this recognition..

D. PROCLAMATION PROCLAIMING MAY 19-23, 2025 AS "PUBLIC WORKS WEEK"

Mayor Manheimer read the proclamation proclaiming May 19-23, 2025, as "Public Works Week" in the City of Asheville. She presented the proclamation to Darris Sweet - Sanitation; Justin Shook - Fleet; JaVarous Wilson - Streets; and Eduardo Martinez - Storm Water; and Interim Public Works Director Amy Deyton, who thanked City Council for this recognition.

E. PROCLAMATION PROCLAIMING MAY, 2025 AS "NATIONAL TENNIS MONTH"

Vice-Mayor Mosley read the proclamation proclaiming May, 2025, as "National Tennis Month" in the City of Asheville. She presented the proclamation to Ron Freeman, Board member of the Asheville Tennis Association, and another, who thanked City Council for this recognition.

F. PROCLAMATION PROCLAIMING MAY 4-10, 2025, AS "PROFESSIONAL MUNICIPAL CLERKS WEEK"

Mayor Manheimer read the proclamation proclaiming May 4-10, 2025, as "Professional Municipal Clerks Week". She presented the proclamation to City Clerk Maggie Burleson and Assistant City Clerk Alex Smith, who thanked City Council for this recognition.

II. CONSENT AGENDA:

At the request of City staff, Consent Agenda Item "Y" was removed from consideration on the Consent Agenda.

A. APPROVAL OF THE COMBINED MINUTES OF THE AGENDA BRIEFING WORKSESSION HELD ON APRIL 3, 2025, AND THE FORMAL MEETING HELD ON APRIL 8, 2025

B. RESOLUTION NO. 25-83 - RESOLUTION RATIFYING AN EMERGENCY CONTRACT WITH CAMPBELL INC. FOR THE MILLS RIVER WATER TREATMENT PLANT EMERGENCY RESPONSE FOR TROPICAL STORM HELENE

Action Requested: Adoption of a resolution ratifying the contract amendment with Campbell, Inc., entered into on an emergency basis in the immediate aftermath of Tropical System Helene.

Background:

- In late September, the City of Asheville experienced unprecedented rainfall both from Tropical Storm Helene and a predecessor heavy rain event.
- A state of emergency covering Asheville was declared on September 25th in relation to Tropical Storm Helene.
- Flooding of the French Broad and Mills Rivers rose to levels that inundated the Mills River Water Treatment Plant intake structure where the permanent raw water pumps are located.
- The damage caused by Helene required an immediate response by the City to secure public safety, provide aid to the community, and secure public infrastructure.
- In responding to this crisis, the City of Asheville engaged outside assistance to address the needs of the community when those needs exceeded the capacity of City staff.
- In one such instance, the City entered into a contract with Campbell, Inc. for the Mills River Water Treatment Plant to aid in the Hurricane Helene Emergency Response to provide a crane and trucks to pick up and mount two temporary raw water pumps used to convey raw water to the Mills River water treatment plant process.
- The original amount of the contract was \$267,718.50 and was ratified by City Council Resolution 25-38 on March 11, 2025.
- This contract was amended to add an additional amount of \$28,500.00 to include a previously omitted invoice and this contract amendment now needs to be ratified.
- This purchase was determined to be necessary in order to address a special emergency involving the health and safety of the people or their property, and therefore exempt under N.C. Gen. Stat. § 143-129(e)(2) from standard contracting processes in state law.
- This purchase was further needed to address an emergency or exigency within the meaning of 2 CFR § 200.320(c)(3).
- Staff is now requesting that Council ratify the City's contract amendment with Campbell, Inc. to approve of the additional payment and waive any contracting policies or procedures that would normally have applied.

Council Goal(s):

- Clean, Safe, and Healthy Environment

Committee(s):

- None

Pro(s):

- Allowed the City to immediately act to address an emergency without delay.
- Allowed the City to continue to provide water to a portion of the water system.

Con(s):

- None

Fiscal Impact:

- The total cost of this previously ratified contract was \$267,718.50. This contract amendment to cover a paid invoice previously omitted from contract amount is \$28,500.00, therefore the total contract cost is now \$296,218.50.
- Funding is available in the Water Capital Projects Fund. All costs are expected to be reimbursed by FEMA.

Motion:

- Motion to adopt a resolution to ratify the City's emergency contract amendment with Campbell, Inc., for an additional invoiced amount of \$28,500 related to the provision of two temporary pumps to the Mills River Water Treatment Plant Hurricane Helene Emergency Response and waive any contracting procedures that might have otherwise applied.

RESOLUTION BOOK NO. 45 - PAGE 384

C. RESOLUTION NO. 25-84 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE SUPPLEMENTAL CONTRACT/CHANGE ORDER FOR PROFESSIONAL SERVICES CONTRACT WITH GHD ENGINEERING FOR THE TASK ORDER 8 - DEBRUHL WATER TREATMENT CHEMICAL BULK STORAGE PROJECT

Action Requested: Adoption of a resolution approving an amendment to the supplemental contract /change order for Professional Services Contract with GHD Engineering for the Task Order 8 - DeBruhl Water Treatment Plant (WTP) Chemical Bulk Storage Project.

Background:

- The William DeBruhl WTP is one of the three City of Asheville water treatment plants that supply drinking water for the City of Asheville's water distribution system.
- The William DeBruhl WTP is a direct filtration water treatment plant that treats water from the Bee Tree Reservoir. As part of the water treatment process, the William DeBruhl WTP uses sodium hypochlorite, sodium hydroxide, zinc orthophosphate, sodium bicarbonate, fluoride, and polyaluminum chloride, to treat the water for customers.
- The use of these water treatment chemicals require onsite storage at the William DeBruhl WTP to allow treatment to continue 24 hours per day, 7 days per week, and 365 days per year.
- Both the William DeBruhl WTP fluoride and sodium hypochlorite bulk chemical tanks are at the end of their service life due to age and use.
- As it has also become clear that the Zinc Orthophosphate tank has also reached the end of its service life due to age and use.
- Currently the William DeBruhl WTP needs to replace (1) sodium hypochlorite tank, (1) fluoride tank, and (1) zinc orthophosphate tank to continue to provide core services and to continue to treat drinking water.
- The William DeBruhl WTP also needs to add one or possibly two new bulk storage tanks to hold and store a new coagulant product, which will be beneficial to the treatment process.
- The City entered into a Master On-Call Services contract with GHD Engineering in October of 2020 and this Master contract has been renewed until October 2025.
- The City entered into a Supplemental Professional Services contract/ Change Order with GH Engineering for Task Order 8-Debruhl Water Treatment Plant Chemical Bulk Storage Project as approved by City Council Resolution No. 24-30 on February 13, 2024 in the amount of \$145,000.
- The Supplemental Professional Services Contract/ Task Order 8 with GH Engineering needs to be amended to include additional scope of work to develop the specifications required for the replacement of the sodium hypochlorite tank and the fluoride tank, as well as provide analysis of the specifications and location for the new coagulant tank. The amount of this contract amendment will not exceed \$7,000.
- If not approved, it will limit the ability of the William DeBruhl WTP and the City of Asheville Water Resources Department to provide high quality drinking water to the City of Asheville's water distribution system

Vendor Outreach Efforts:

- GHD Engineering was chosen from the City of Asheville's Water Resources Department's Master On-Call Engineering list to provide professional engineering services for this project..

- The Master On-Call Engineering Services list was developed through a competitive process and the City entered into a Master On-Call Contract with GHD Engineering in October 2020 which has been renewed until October 2025..
- As a contract already exists with GHD for this work, no further outreach was undertaken.

Council Goal(s):

- Improve/Expand Core Services

Committee(s):

- N/A

Pro(s):

- Maintains the ability of the William DeBruhl WTP to continue to provide core services for our customers.
- Maintains the ability of the William DeBruhl WTP to treat drinking water for the City of Asheville's water distribution system.

Con(s):

- There are no cons with entering into this contract.

Fiscal Impact:

- Funding for this amendment to the existing Supplemental Contract is estimated to be \$7,000, bringing the total expenditure under the Master On-Call Contract, and Supplemental Contract of \$145,000, to a total cost of \$152,000, and is available in the Water Resources operating budget.

Motion:

- Motion approving an amendment to the Supplemental Professional Services Contract with GHD Engineering in the amount of \$7,000 for development of specifications for the replacement of the chemical storage tanks at Debruhl Water Treatment Plant (Task Order 8 - DeBruhl WTP Chemical Bulk Storage Project).and authorizing the City Manager to execute any documents necessary to give effect to this resolution.

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D. RESOLUTION NO. 25-85 - RESOLUTION AUTHORIZING THE SOLE SOURCE PROCUREMENT METHOD FOR THE LISTED PRODUCTS IN THE BID SPECIFICATIONS FOR THE CITY'S CAMERA SYSTEM FOR SECURITY

Action Requested: Adoption of a resolution authorizing the sole source procurement method for the listed products in the bid specifications for the City's camera system for security.

Background: This is a Sole Source Request to use Verkada Video Security Cameras for locations in and around City of Asheville Facilities.

- NCGS §143-129(e) 6, allows for purchases of apparatus, supplies, materials, or equipment when...(iii) standardization and compatibility is the overriding consideration, subject to City Council approval.
- Request to purchase Verkada Video Security Cameras for the following reasons:
 - Verkada Video Security Cameras are currently installed in a number of locations in and around City of Asheville facilities.
 - Standardizing on a single cloud-based security camera platform streamlines City operations and maintenance related to security cameras.

- A standardized security camera platform streamlines incident responses by simplifying access to security camera footage as needed.

Vendor Outreach Efforts:

- The adoption of this resolution would be referenced in future vendor outreach efforts to ensure standardization and compatibility with the City's current system.
- Standardizing the equipment will still mean that we will conduct vendor outreach for equipment purchases and installation contracts.

Council Goal(s):

- Improve/Expand Core Services.

Committee(s):

- N/A

Pro(s):

- Provides systems that will continue standardization or compatibility with existing City systems.
- This will result in cost savings through reduced operations and maintenance.

Con(s):

- N/A

Fiscal Impact:

- None at this time.

Motion:

- Motion to adopt a resolution authorizing the sole source procurement method for the listed products in the bid specifications for the City's camera system for security.

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E. RESOLUTION NO. 25-86 - AUTHORIZING AMENDMENTS TO THE MOUNTAIN COMMUNITY CAPITAL FUND AND TECHNICAL ASSISTANCE PROGRAM ALLOCATION OF SERVICES AND DUTIES AGREEMENT

Action Requested: Adoption of a resolution approving a contract amendment to the Services and Duties agreement of the Mountain Community Capital Fund (MCCF).

Background:

- On December 10, 2024, City Council ratified the amendments to the MCCF Services and Duties Agreement extending the original City loan payment date from February 1, 2025 to February 1, 2029. See Resolution No. 24-263.
- The Mountain Community Capital Fund, begun in 2018, has been a successful program to support small businesses.
- Since the MCCF's inception, additional funding sources have been added to the Fund which are sufficient to support ongoing operations without the original loan funds from the City and County.
- Self Help Credit Union, in its current role as fund custodian, and the other members of the MCCF (Buncombe County, Mountain Bizworks, Self-Help Credit Union, Carolina Small Business Development Fund) have agreed to the revised City loan repayment deadline of July 1, 2025.

- This amendment will allow the City of Asheville to receive repayment of its original loan, less any claims made, after July 1, 2025, while maintaining its administrative and oversight role within the fund.

Council Goal(s):

- Improve and maintain core services

Committee(s):

- None

Pro(s):

- Allow the City to receive repayment of the initial loan.

Con(s):

- None.

Fiscal Impact:

- Loan repayment would result in the repayment of the initial \$250,000 loan, less any claims made.

Motion:

- Motion to adopt a resolution approving the amendment to Mountain Community Capital Fund's (MCCF) Services and Duties agreement.

RESOLUTION BOOK NO. 45 - PAGE 387

F. RESOLUTION NO. 25-87 - RESOLUTION RATIFYING A LICENSE AGREEMENT WITH TRANSFORM LEASE CO LLC FOR THE PURPOSES OF TEMPORARY CONSTRUCTION LAYDOWN AND STAGING AREA AT 1001 PATTON AVENUE (FORMERLY KMART PROPERTY) FOR WATER LINES, EQUIPMENT, AND MATERIALS FOR THE CITY WATER DEPARTMENT REPAIR PROJECTS, PARKING OF CITY VEHICLES, AND FOR OTHER CITY EMERGENCY USES AND ENTERED INTO ON AN EMERGENCY BASIS IN THE IMMEDIATE AFTERMATH OF TROPICAL STORM HELENE

Action Requested: Adoption of a resolution ratifying approval of a License Agreement with Transform LeaseCo, LLC, for the use of property at 1001 Patton Avenue for purposes of a temporary construction laydown and staging area and for other City emergency uses and entered into on an emergency basis in the immediate aftermath of Tropical Storm Helene FEMA incident number DR4827-NC.

Background:

- Over the course of September 26-29, 2024, the City of Asheville experienced unprecedented rainfall both from Tropical Storm Helene, and a predecessor heavy rain event. A state of emergency was in place in Asheville since September 25th in relation to these damaging storms.
- The damage caused by Helene required an immediate response by the City to secure public safety, provide aid to the community, and secure public infrastructure.
- In responding to this crisis, the City of Asheville entered into emergency contracts and real estate leases and licenses for property use to address the needs of the community.
- On October 23, 2024, the City entered into a License Agreement with Transform LeaseCo, LLC ("Licensor") for the use of approximately 10 acres (former KMart parking lot) of the 17 acre property located at 1001 Patton Avenue, Asheville, for use as a

temporary construction laydown and staging area for water lines, equipment and materials for City Water Department repair projects, parking of City vehicles, and for other City emergency needs.

- Per the terms of the License Agreement, City was required to pay \$840.00 per day for existing security guard services at the property (there was no cost for the use of the property itself) and the contract was to terminate on April 8, 2025.
- The License Agreement was terminated by the City on December 17, 2024, since there was no longer a need for its use. The Licensor, has invoiced the City for security services during the contract term-October to December in a total amount of \$37,553.62. The City intends to seek reimbursement from FEMA for these costs.

Council Goal(s):

- Clean, Safe, and Healthy Environment

Committee(s):

- None

Pro(s):

- Allowed the City to immediately act to address an emergency without delay.

Con(s):

- None

Fiscal Impact:

- The total cost of this contract is \$37,553.62. Staff is working with the contractor to ensure FEMA eligibility but is waiting to finalize federally required Tasks & Standards. If the work is ultimately not eligible for FEMA Public Assistance funds, the cost can be covered by a mix of General Fund and Water Resource Fund dollars.

Motion:

- Motion to adopt a resolution ratifying the City's emergency License Agreement with Transform Leaseco LLC, for the purpose of using the property at 1001 Patton Avenue as a temporary construction laydown and staging area for water lines.

RESOLUTION BOOK NO. 45 - PAGE 388

G. RESOLUTION NO. 25-88 - RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDMENT OF THE EXISTING INTERLOCAL AGREEMENT WITH BUNCOMBE COUNTY TO PROVIDE \$135,074.80 IN ADDITIONAL RENTAL ASSISTANCE TO LOW-TO-MODERATE INCOME CITY OF ASHEVILLE RESIDENTS VIA THE COUNTY'S HELENE RECOVERY HOUSING ASSISTANCE GRANT PROGRAM

Action Requested: Adoption of a resolution authorizing the City Manager to enter into an amendment of the existing interlocal agreement with Buncombe County to provide \$135,074.80 in additional rental assistance to low-to-moderate income City of Asheville residents via the County's *Helene Recovery Housing Assistance Grant* program.

Background:

- The City of Asheville is a participating entitlement community in the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program.

- The City of Asheville received a supplemental grant of \$1,748,141 from the CDBG Declared Disaster Recovery Fund (DDRF) program.
- On December 10, 2024 City Council authorized the allocation of \$624,000 in CDBG-DDRF funding for rental assistance and staff recommended directing the rental assistance dollars to the Buncombe County's Helene Recovery Housing Assistance Grant program.
- With the CDBG-DDRF funds that City has already provided, 160 income-qualified Asheville families have received assistance for up to three months of rental payments.
- As part of the total allocation of CDBG-DDRF, administrative costs were originally budgeted at \$250,000, which the City anticipated using a portion of to hire consultant help for standing up an economic development program that provided grants to small businesses.
- However City staff have been able to efficiently administer the CDBG-DDRF grant without needing that full amount, thanks to some free technical assistance that has been provided by HUD.
- Staff recommend repurposing 50% of those funds (\$125,000) as well as using remaining uncommitted funding from prior CDBG grant years (\$10,074.80) for additional rental assistance.
- In order to dedicate these funds to Buncombe County, the City and the County will need to amend the existing Interlocal Agreement.
- Buncombe County has demonstrated capacity to handle CDBG rental assistance funds and is capable of complying with all CDBG regulations.
- Buncombe County Commissioners are scheduled to discuss this amendment to the existing interlocal agreement on May 20th.

Council Goal(s):

- A Diverse Community
- Quality Affordable Housing
- Thriving Local Economy

Committee(s):

- None.

Pro(s)

- Unused CDBG and CDBG-DDRF grant funds will be activated for emergency rental assistance grants.
- Income-qualified City residents will receive needed relief for rent that they are behind on and owe for up to 3 months worth of rent payments.
- The County is familiar with the CDBG program and can effectively administer the program per CDBG requirements.

Con(s)

- None.

Fiscal Impact:

- \$125,000 from the CDBG-DDRF grant (total grant = \$1,748,141).
- \$10,074.80 remaining from prior years' grant funds

Motion:

Motion authorizing the City Manager to enter into an amendment to the existing interlocal agreement with Buncombe County to provide additional funding for rental assistance payments for Asheville residents via the county's Helene Recovery Housing Assistance Grant program

In response to Councilwoman Roney, Community Development Division Manager James Shelton said that in our agreement with the County we have allowed them to use up to 10% of the funds for administrative costs to help bring on additional staff capacity, to process applications and move payments to landlords to prevent eviction. He said we are using about half of the \$250,000 of the City's administrative costs for rental assistance because we did receive some free technical assistance from the U.S. Dept. of Housing & Urban Development. He then gave a brief update of the CDBG-DR plan.

RESOLUTION BOOK NO. 45 - PAGE 389

H. RESOLUTION NO. 25-89 - RESOLUTION APPOINTING DEPUTY FINANCE OFFICERS FOR THE CITY OF ASHEVILLE

Action Requested: Adoption of a resolution appointing Deputy Finance Officers for the City of Asheville

Background:

- The City of Asheville operates under the provisions of the Local Government Budget and Fiscal Control Act (NCGS Chapter 159). NCGS §159-24 mandates the appointment of a Finance Director who is responsible for the fiscal management of the City. Furthermore, NCGS §159-25(b) outlines the requirements for the signing of checks and drafts on official depositories, requiring the signature of the Finance Officer or a properly designated deputy finance officer and countersignature by another designated official.
- To ensure the smooth operation of financial processes, especially during periods when the Finance Director is unavailable or when workload necessitates delegation, it is prudent to formally designate Deputy Finance Officers. These individuals will be authorized to sign checks, drafts, pre-audit certificates, and other financial documents on behalf of the Finance Director,
- The designation of Deputy Finance Officers does not add any additional positions.
- The designation is assigned to existing employees as part of their ongoing responsibilities.

Vendor Outreach Efforts:

- N/A

Council Goal(s):

- Financially Resilient City

Committee(s):

- None

Pro(s):

- With the adoption of the resolution, the City will be in strict compliance with NCGS §159-25.

Con(s):

- None

Fiscal Impact:

- None

Motion:

- Motion to adopt a resolution appointing designated City staff as Deputy Finance Officers for the City of Asheville.

RESOLUTION BOOK NO. 45 - PAGE 391

I. RESOLUTION NO. 25-90 - RESOLUTION ESTABLISHING A SPECIAL REVENUE FUND FOR OPIOID SETTLEMENT FUNDS

ORDINANCE NO. 5134 - BUDGET AMENDMENT TRANSFERRING EXISTING OPIOID SETTLEMENT FUNDS INTO THE NEW FUND

Action Requested: Adoption of a resolution establishing a special revenue fund for opioid settlement funds and approval of a budget amendment, in the amount of \$828,929.56, transferring existing opioid settlement funds into the new fund.

Background:

- The City of Asheville has received and anticipates receiving settlement funds resulting from litigation related to the opioid crisis.
- North Carolina General Statute 159-13 requires local governments to account for certain funds, including those received from opioid settlements, in a special revenue fund.
- The City of Asheville must ensure proper accounting and utilization of these funds in accordance with applicable laws and agreements.
- Funds that have already been received need to be transferred into the special revenue fund.
- So far the City has received \$829K; and we anticipate to receive in total about \$2M over the next 14 years.

Vendor Outreach Efforts:

- N/A

Council Goal(s):

- Financially Resilient City

Committee(s):

- None

Pro(s):

- Beyond being required by state statute, accounting for expenditures will be simplified.

Con(s):

- None

Fiscal Impact:

- None, beyond establishing a new special revenue fund.

Motion:

- Motion authorizing the City Manager to establish a special revenue fund for opioid settlement funds and approval of a budget amendment transferring existing opioid settlement funds into the new fund to facilitate accounting and budgeting of these funds in compliance with North Carolina General Statute 159-13, the NC MOA, and all other applicable laws and regulations.

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ORDINANCE BOOK NO. 36 - PAGE 196**

J. RESOLUTION NO. 25-91 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN EXTENSION OF THE TAX COLLECTION AGREEMENT WITH BUNCOMBE COUNTY

Action Requested: Adoption of a resolution authorizing the City Manager to execute an extension to the Tax Collections Agreement between the City of Asheville and Buncombe County.

Background:

- The City and the County have an existing agreement in place for the County to bill and collect property taxes for the City.
- The current agreement was entered into by the City and the County in 2019 and extended in 2022 through June 2025.
- The County is proposing another three-year extension of the agreement under the same terms of the existing agreement.
- Under those terms, The City will pay the County a flat fee of \$945,150 beginning July 1, 2025 for billing and collecting City taxes, with an automatic annual escalation rate of 2.5% in each successive year.
- The new agreement also incorporates the terms and fees associated with the addendum that Council approved in March related to the additional fee for billing and collecting Asheville Downtown Business Improvement District (BID) taxes.

Council Goal(s):

- A Financially Resilient City

Pro(s):

- Extends the Tax Collections Agreement in a way that is mutually agreed upon by both the City and County.

Con(s):

- None.

Fiscal Impact:

- The City budgets for these fees on an annual basis. Staff has included the fiscal year 2025-26 fee of \$945,150 in the Proposed General Fund budget. The BID fee will be paid from taxes collected from the BID and included in that fund's budget.

Motion:

- Motion to adopt a resolution authorizing the City Manager to execute an extension to the Tax Collections Agreement between the City of Asheville and Buncombe County.

RESOLUTION BOOK NO. 45 - PAGE 393

K. RESOLUTION NO. 25-92 - RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE FEMA COMMUNITY DISASTER LOAN AGREEMENT AND PROMISSORY NOTE

Action Requested: Adoption of a resolution accepting the FEMA Community Disaster Loan (CDL) and entering into a loan agreement with the Department of Homeland Security, and to authorize the Mayor to execute the associated documents.

Background:

- This is a \$5.0 million loan from FEMA to provide funding to help local governments that have incurred a significant loss in revenue, due to a major disaster, that has or will adversely affect their ability to provide essential municipal services.
- CDL funds may be used to continue or expand existing essential municipal services to meet disaster-related needs
- The standard loan is for five years. However, it may be extended to 10 years depending on circumstances.
- The City will pay interest on the loan based on current interest rates as determined by FEMA.
- There is the possibility that the loan could be forgiven by Congressional action.
- City staff has included the \$5.0 million from the loan in its fiscal year (FY) 2025-26 Proposed Budget in order to continue providing essential services in the General Fund and minimize the property tax rate increase needed to balance the budget.

Council Goal(s):

- A Financially Resilient City

Pro(s):

- CDL funds can be used to carry on existing essential municipal services or to expand such essential functions to meet disaster-related needs.

Con(s):

- Unless forgiven by Congressional action, the City will pay interest on the loan amount that it utilizes.

Fiscal Impact:

- As noted above, staff has included the \$5.0 million loan as a revenue in the FY 2025-26 Proposed Budget. Once the paperwork associated with the loan is finalized, which may take several months, the City will be eligible to draw down up to \$5.0 million as a revenue in FY 2025-26.
- Unless forgiven by Congress, the loan will be paid back on a five-year or ten-year schedule. The interest rate on the loan will be determined based on market rates at the time of signing. Current rates are around 4%.

Motion:

- Motion to adopt a resolution to accept the Community Disaster Loan and enter into a loan agreement with the Department of Homeland Security, and to authorize the Mayor to execute the associated documents.

RESOLUTION BOOK NO. 45 - PAGE 394

L. RESOLUTION NO. 25-93 - RESOLUTION AUTHORIZING THE PROCUREMENT OF PARATECH RESCUE EQUIPMENT FOR THE ASHEVILLE FIRE DEPARTMENT FROM SOLE SOURCE VENDOR SAFE INDUSTRIES

Action Requested: Adoption of a resolution authorizing the City in procurement of sole source product Paratech rescue equipment from authorized distributor Safe Industries

Background:

- The Asheville Fire Department is equipping a new Heavy Rescue Apparatus. The new apparatus will contain all the equipment to execute a rescue or sustain initial operational

period in (High angle, trench, structural collapse, confined space, water, vehicle/machinery entrapment).

- When called to an event as a local resource this apparatus will be able to initiate initial operations that set up the event for prolonged success with interoperable equipment.
- When called as a NC EM or resource to the Task Force the apparatus will have all interoperable equipment to engage with NC resources as well as be the primary asset for a complete trench, structural collapse, or heavy vehicle strut complement.
- All NC Emergency Management resources are equipped with Paratech rescue struts and equipment.

Vendor Outreach Efforts:

- Researched cooperative purchasing listings for Paratech. None found.
- Contact Paratech company. referred to TEAM regional.
- Team is the eastern US vendor for Paratech. They award local vendors based on area/region.
- Safe Industries is the sole distributor to North and South Carolina.
- Letter from Safe Industries to confirm above claims.

Council Goal(s):

- Improve and Maintain Infrastructure and Core Services

Committee(s):

- None

Pro(s):

- Sole source for Paratech. Thorough knowledge of equipment and maintenance. Existing relationship as purchaser and vendor.

Con(s):

- If the sole source is not authorized, and a bid is issued, this vendor is the only one legally eligible to respond to the bid.

Fiscal Impact:

- Funding for this purchase will come from the approved budget within the Capital Improvement Program (CIP) as part of the annual vehicle replacement program.

Motion:

- Move to adopt a resolution authorizing the City Manager to procure, through a sole source purchase, Paratech rescue equipment from authorized distributor Safe Industries.

RESOLUTION BOOK NO. 45 - PAGE 395

M. RESOLUTION NO, 25-94 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A LONG TERM LEASE WITH DEWINE SEEDS - SILVER DOLLAR BASEBALL LLC FOR THE USE OF MCCORMICK FIELD

Action Requested: Adoption of a resolution authorizing the City Manager to execute a long-term lease agreement with DeWine Seeds -Silver Dollar Baseball LLC. for the use of McCormick Field.

Background:

- The City of Asheville has owned the property located at 30 Buchanan Place, known as McCormick Field, since 1984 and leases the property for operation as a minor league

baseball stadium for the Asheville Tourists. The presence of the team contributes to the City's quality of life.

- The economic impact of the team is very positive for local business. The impact is expected to exceed \$10 million annually. The Tourists team also annually utilizes hundreds of local citizens as temporary seasonal workers.
- Having the team downtown contributes to the continuing revitalization of the South Slope district, making additional walkable options for pre and post game food and beverage customers for downtown businesses.
- In 2022 the City signed a new lease with Dewine Seeds - Silver Dollar Baseball LLC, owner/operator of the Tourists, valid through December 31, 2023. The lease is currently operating on a month to month basis as provided in the 2022-2023 Lease.
- In March of 2023 City Council committed, in partnership with the Lessee, Buncombe County Government and the Buncombe County Tourism Development Authority to renovate McCormick Field at a cost of \$37.5 Million to meet required new Major League Baseball standards and to begin to utilize the stadium outside of baseball season for events.
- The City will obtain bonds to finance the debt service for the renovation project.
- In 2024 the City amended the lease to include the two year period of 2024 and 2025 during the construction of the renovation project.
- Lease terms were approved by City Council in March 2023 and are highlighted by;
 - 20 year term
 - \$468,000 average annual lease payment over the term
 - Requirement to field a professional baseball team in Asheville for the length of the term
 - Requirement to host additional non-baseball events throughout the calendar year
 - Requirement to manage parking operations for all Stadium events
 - Access for the City to produce events throughout the year at the stadium for great community & economic impact
 - Establishes an operational maintenance budget and a capital improvement fund for the stadium for the length of the term. Lessee to contribute a minimum of \$1.5M in capital improvements over the term of the Lease; City to contribute \$25k annually into a city controlled maintenance fund for the stadium.
- In addition to lease payments, the DeWine organization will continue to provide substantial in-kind services to include the staffing of the stadium, the care and maintenance of the field and the day to day operations of McCormick Field.
- The premises to be leased include the field, stadium, and front parking lot along Buchanan and McCormick, approximately 8.5 acres.
- DeWine-Seeds will also be allowed to use the storage area and dumpsters that are located near Mountainside Park.
- The enclosed map shows the areas that are covered by the lease.

Council Goal(s):

- Thriving Local Economy
- Well Planned & Livable City

Committee(s):

- None

Pro(s):

- DeWine Seeds-Silver Dollar Baseball, LLC is committed to keeping minor league baseball in Asheville.
- The presence of the Tourists team has a positive economic impact on the local economy.

Con(s):

- None

Fiscal Impact:

- DeWine Seeds-Silver Dollar LLC will pay the City \$9,375,000 in total lease payments over the term of the agreement, and as noted above, they will contribute to capital investments over the term of the lease and will provide in-kind services to include staffing of the stadium and maintenance of the field and the day to day operations.
- Lease payments will be utilized to partially offset annual debt service payments associated with the debt funding for the project.

Motion:

- Motion to adopt a resolution authorizing the City Manager to execute a long-term lease agreement with DeWine Seeds -Silver Dollar Baseball LLC. for the use of McCormick Field.

RESOLUTION BOOK NO. 45 - PAGE 296

N. RESOLUTION NO. 25 95 - RESOLUTION AUTHORIZING THE ACCEPTANCE OF BUNCOMBE COUNTY TOURISM DEVELOPMENT AUTHORITY GRANT FUNDING AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY DOCUMENTS NECESSARY TO GIVE EFFECT TO THIS RESOLUTION

Action Requested: Adoption of a resolution authorizing the acceptance of Buncombe County Tourism Development Authority ("BCTDA") grant funding and authorizing the City Manager to execute any documents necessary to give effect to this resolution.

Background:

- The City of Asheville has owned the property located at 30 Buchanan Place, known as McCormick Field, since 1984 and leases the property for operation as a minor league baseball stadium. The presence of the team contributes to the City's quality of life.
- The economic impact of the team is very positive for local business. The impact is expected to exceed \$10 million annually. The Tourists team also annually utilizes hundreds of local citizens as temporary seasonal workers.
- In March of 2023 City Council committed, in partnership with the Lessee, Buncombe County Government and the Buncombe County Tourism Development Authority to renovate McCormick Field at a cost of \$37.5 Million to meet new Major League Baseball standards and to begin to utilize the stadium outside of baseball season for events.
- In September of 2023 the Buncombe County Tourism Development Authority approved a grant request from the City of Asheville for;
 - \$1,950,000 due in fiscal year 2025-26
 - \$1,400,000 annually for fifteen years beginning in fiscal year 2025-26
- Grant terms were approved by City Council in March 2023 and are highlighted by:
 - City and Lessee commitment to expand facility programming in addition to MiLB baseball; focusing on concerts, NCAA & High School baseball and community events.
 - City commitment to work with Explore Asheville sales team to market the facility to out of market event planners and groups
 - Lessee commitment to contribute at least \$1,500,000 to capital improvements at the facility over 20 years
 - City commitment to establish an operating maintenance fund of at least \$25,000 annually at the facility for 20 years
 - Lessee commitment to review marketing plan with Explore Asheville annually

Council Goal(s):

- A Financially Resilient City

Committee(s):

- None

Pro(s):

- Funding will help support annual debt service for the renovation project

Con(s):

- None.

Fiscal Impact:

- These grant funds will be utilized to partially offset annual debt service payments associated with the debt funding for the McCormick Field renovation project.

Motion:

- Motion to adopt a resolution authorizing the acceptance of Buncombe County Tourism Development Authority (BCTDA) grant funding and further authorizing the City Manager to execute any documents necessary to give effect to this resolution.

RESOLUTION BOOK NO. 45 - PAGE 398

O. RESOLUTION NO. 25-96 - RESOLUTION CORRECTING THE LICENSE FEE AMOUNT ON THE PREVIOUSLY APPROVED LICENSE AGREEMENT WITH HIGHLAND BREWING COMPANY FOR EMERGENCY TEMPORARY PUBLIC ACCESS TO THE GASHES CREEK NEIGHBORHOOD

Action Requested: Adoption of a resolution correcting the amount of previously approved amount for license with Highland Brewing Company for the purpose of temporary public access to the Gashes Creek Neighborhood from approved not to exceed amount of \$325,000 to correct not to exceed amount of \$375,000.

Background:

- On January 14, 2025 City Council approved Resolution no. 25-2 authorizing the City manager to execute a licensing agreement with Highland Brewing Company for emergency related temporary public access to the Gashes Creek Neighborhood.
- Due to the flooding caused by Tropical Storm (TS) Helene and the subsequent 'wash out' of the Azalea Rd bridge at recreation park, and the wash out of Azalea Rd East, access to the Gashes Creek Neighborhood and to the WNC Nature Center was not possible.
- Coordinating with City staff, Highland Brewing Company allowed public access to Gashes Creek Road through its parking lot located at 12 Charlotte Highway as a temporary solution; and
- The temporary access has been utilized by Gashes Creek residents as well as numerous agencies as part of the response efforts and continuity of operations, including: NC DOT, MSD, COA (multiple departments) Delivery Companies, School bus access etc.
- The terms of the license agreement included the base fee and monthly fees associated with use of the property from October 2024 through the end of March 2025, however the total 'not to exceed' value listed on the resolution included an administrative error. This resolution seeks to correct this error listing the total not to exceed amount as \$375,000, not the previously incorrect amount of \$325,000.

- In addition, COA Public Works provided a repair/replacement estimate to best determine real adjusted cost to restore to condition prior to public use.

Council Goal(s):

- Well Planned & Livable City
- Equitable & Diverse Community
- Neighborhood Resilience

Committee(s):

- None

Pro(s):

- Formalizes access for the public and City services to the Gashes Creek neighborhood until public right of way access can be restored.
- Staff anticipates expenses related to this agreement will be reimbursed through FEMA and the State.

Con(s):

- None

Fiscal Impact:

- Total cost of use of licensed property not to exceed \$375,000.
- The contract is expected to be fully reimbursed with FEMA Public Assistance funding.

Motion:

- Motion to adopt a resolution correcting the amount of previously approved license agreement (Resolution No. 25-2) with Highland Brewing Company for the purpose of temporary public access to the Gashes Creek Neighborhood from approved not to exceed the amount of \$325,000 to the correct not to exceed amount of \$375,000.

RESOLUTION BOOK NO. 45 - PAGE 399

P. RESOLUTION NO. 25-97 - RESOLUTION AUTHORIZING THE CITY ATTORNEY TO ENTER INTO A CONTRACT FOR ONE-YEAR WITH BLANCHARD, MILLER, LEWIS & ISLEY P.A. FOR GOVERNMENT SERVICES, WITH TWO ADDITIONAL ONE-YEAR OPTIONAL RENEWAL PERIODS

Action Requested: Approval of a resolution authorizing the City Attorney to enter into a contract for one year with Blanchard, Miller, Lewis, & Isley, P.A. for government relations services, with two additional one year optional renewal periods.

Background:

- Approval of the contract will allow the City's lobbyist to continue providing legislative services to the North Carolina General Assembly and related State entities.
- The City's lobbyist provides valuable services through advocating the City's legislative agenda, lobbying against bills which would be harmful to the City, and providing general counsel to the City and its elected officials on matters dealing with the State Legislature.
- The current contract will expire June 30, 2025.
- In February 2025 the Legal Department issued 298-RFP-North Carolina Lobbyist-FY26.
- Four proposals were received, two were deemed responsive.
- Blanchard, Miller, Lewis, & Isley, P.A. submitted the highest scoring proposal, and had the lowest cost for the initial year of service.

- In order to maintain lobbying services, it is necessary to initiate a new contract by July 1, 2025.

Vendor Outreach Efforts:

- Vendor is self performing - not applicable.

Council Goal(s):

- A Connected and Engaged Community
- Well Planned and Livable Community

Committee(s):

- N/A

Pro(s):

- Provide continued legislative services in the General Assembly.

Con(s):

- None

Fiscal Impact:

- In consideration of the adverse effect of Hurricane Helene on the City's budget, the winning lobbying firm agreed to reduce their yearly cost from \$84,000 to \$78,000 for the first year of the agreement.
- Funding for the contract is included in the General Fund Budget.

Motion:

- Move to adopt a resolution authorizing the City Attorney to enter into a contract for legislative liaison services with Blanchard, Miller, Lewis, & Isley, P.A. for one year for a total amount of \$78,000, with options to extend for an additional two years at a rate of \$84,000.00 per year.

RESOLUTION BOOK NO. 45 - PAGE 400

Q. RESOLUTION NO. 25-98 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE UP TO TWO ONE-YEAR CONTRACT RENEWAL OPTIONS WITH SULLIVAN SOFT WASH TO PROVIDE CONTINUED PRESSURE WASHING SERVICES IN CITY-OWNED PARKING GARAGES

Action Requested: Adopting a resolution authorizing the City Manager to execute up to two one-year contract renewal options with Sullivan Soft Wash to provide continued pressure washing services in City-owned public parking garages.

Background:

- Sullivan Soft Wash provides pressure washing services in City-owned public parking garages and was selected through a competitive informal bid process in 2024.
- The City of Asheville awarded a contract to Sullivan Soft Wash in August 2024 for an initial term of one year, with two one-year renewal options.
- Council authorization is required for general service contracts that will exceed \$90,000.
- The annual 1st year contract amount was \$69,960, and renewal will bring the total contract amount above the \$90,000 threshold, requiring Council authorization.
- Staff seeks Council approval to execute both renewal options and increase the contract amount by up to \$146,040 for a total contract amount not to exceed \$216,000.
- Regular pressure washing of City parking garage stairwells has increased the cleanliness of facilities and improved customer satisfaction.

Vendor Outreach Efforts:

- This is an existing contract that is coming to the end of its first year of a three year contract option, and no further outreach was done.
- At the time the contract was issued for competitive bid, it followed the City's process and included ABI outreach processes.
- At the time of the bidding, no MWBE submitted a bid.

Council Goal(s):

- Improve and Maintain Infrastructure and Core Services

Committee(s):

- None

Pro(s):

- This action will support the continuation of current/existing cleaning services in City-Owned Garages

Con(s):

- None

Fiscal Impact:

- Funding for this contract is available in the Parking Services Fund operating budget.
- The total contract amount is \$216,000, which reflects \$69,960 for the first year, and \$146,040 for the two one-year renewal options.
- Funding for the first year of the contract has already been budgeted in FY25 and additional funds will be budgeted in future annual Parking Services operating budgets.

Motion:

- Motion to adopt a resolution authorizing the City Manager to increase the contract amount with Sullivan Soft Wash for pressure washing services in City-owned public parking garages by \$146,040 and to amend the contract as necessary to execute up to two one-year renewal options. The total contract amount shall not exceed \$216,000.

RESOLUTION BOOK NO. 45 - PAGE 401**R. RESOLUTION NO. 25-99 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE TOWN OF BLACK MOUNTAIN FOR FUNDING SUPPORT FOR ROUTE 170 FOR FISCAL YEAR 2026**

Action Requested: Adoption of a resolution authorizing the City Manager to enter into an agreement wherein the Town of Black Mountain provides \$25,000 in Fiscal Year 2025-2026 to the City in funding support for Route 170 for Fiscal Year 2025-2026.

Background:

- Asheville Rides Transit provides daily service between Downtown Asheville and Black Mountain via Route 170.
- Black Mountain has provided \$25,000 to support the cost of operating the route for the last three fiscal years and has agreed to provide \$25,000 for FY26 as well.
- An executed agreement is necessary to receive and expend the funds for transit operations.
- The total cost of operating the route is approximately \$500,000 annually and the City received federal transit grant funding through the Job Access Reverse Commute (JARC)

program from the French Broad River Metropolitan Planning Organization to pay for 50% of the cost to operate Route 170 for FY26.

- The Town of Black Mountain's contribution will help offset the non-grant funded portion of the operational cost of the route.

Vendor Outreach Efforts:

- N/A. This is an interlocal agreement between the City and the Town of Black Mountain.

Council Goal(s):

- Improve and Expand Core Services

Committee(s):

- N/A

Pro(s):

- The \$25,000 in revenue for FY26 will help to offset existing transit service costs, reducing the overall General Fund contribution to the Transit Operating Fund.

Con(s):

- None

Fiscal Impact:

- The \$25,000 in revenue for FY26 will help to offset existing transit service costs, reducing the overall General Fund contribution to the Transit Operating Fund.
- The cost for this route is already included in the Transit Operating Fund budget for FY 2026.

Motion:

- Motion to adopt a resolution to enter into an agreement wherein the Town of Black Mountain provides \$25,000 in Fiscal Year 2025-2026 funding support to the City for Route 170 for Fiscal Year 2026.

RESOLUTION BOOK NO. 45 - PAGE 402

S. RESOLUTION NO. 25-100 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH BUNCOMBE COUNTY FOR AMERICAN WITH DISABILITIES ACT PARATRANSIT SERVICES FOR FISCAL YEAR 2026

Action Requested: Adoption of a resolution authorizing the City Manager to execute a contract with Buncombe County for ADA Paratransit Services not to exceed \$1,242,622 for Fiscal Year 2026.

Background:

- The City contracts with Buncombe County to provide the City's federally required ADA Paratransit Services.
- The contract cost for FY26 is estimated to be a maximum of \$1,242,622 and is based on the per-mile rate of \$3.37 and anticipated number of service miles to be provided.
- Funding to pay for the Paratransit Services contract is included in the proposed Transit Operations Fund for FY26.

Vendor Outreach Efforts:

- N/A. This is a current contract.

Council Goal(s):

- Improve and Expand Core Services

Committee(s):

- None. This is an administrative action.

Pro(s):

- Supports the continuation of current/existing paratransit services.
- Ensures sufficient funding to pay for services as required by the contractual agreement.

Con(s):

- None

Fiscal Impact:

- The contract cost for FY26 is estimated to be a maximum of \$1,242,622, which is included in the proposed FY26 Transit Operations Fund budget.

Motion:

- Motion to adopt a resolution authorizing the City Manager to execute a contract with Buncombe County for ADA Paratransit Services not to exceed \$1,242,622 for Fiscal Year 2026.

RESOLUTION BOOK NO. 45 - PAGE 403

T. RESOLUTION NO. 25-101 - RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE EXISTING TRANSIT OPERATIONS AND MAINTENANCE CONTRACT BETWEEN THE CITY OF ASHEVILLE AND RATPDEV USA TO EXTEND THE CONTRACT FOR ONE YEAR AND TO ADD FUNDS FOR FISCAL YEAR 2026

Action Requested: Adopt a resolution authorizing the City Manager to amend the existing Transit Operations and Maintenance Contract between the City of Asheville and RATPDev USA to extend the contract for one year and to add \$11,800,000 for Fiscal Year 2026.

Background:

- The City of Asheville contracts out the operations and maintenance of the Asheville Rides Transit (ART) fixed-route transit system.
- In 2017, the City of Asheville issued a request for proposals (RFP) for the operations and maintenance of ART. RATPDev USA was selected to be the contractor.
 - The initial contract was for 4 years and ended June 30, 2021.
 - The contract allowed for **two** 2-year optional contract extensions (for a total of another 4 years).
 - The City opted to exercise the first of the 2-year optional contract extensions, which began July 1, 2021 and ended June 30, 2023.
 - The City opted to exercise the second of the 2-year optional contract extensions, which began July 1, 2023 and will end June 30, 2025.
 - Amendment 1 was approved in August of 2019 and was done to reflect the increased services (and budget) that were implemented in January 2020.
 - Amendment 2 was approved in October 2021 (FY22) and included the annual increase to the base contract to reflect increases to the revenue-hour rate and monthly fixed fees.
 - Amendment 3 included an increase over the FY22 contract amount of \$953,835, for a total of \$10,107,322. This funding was included in the approved FY23 Transit Operations budget and included the following:

- \$402,835 - annual increase to the base contract that reflected increases to the revenue-hour rate and monthly fixed fees.
 - \$551,000 - provided to fund a wage increase of \$2.00 per hour for RATPDev ART staff.
- Amendment 4 was approved in June 2023 and included an increase over the FY23 contract amount of \$538,607, for a total of \$10,645,929 for base/existing services. An additional \$326,793 was later added to the contract for FY23 to cover additional maintenance costs that were incurred due to the age of the ART fleet.
- Amendment 5 was approved in June 2024 and included an increase of \$558,350 over the FY24 contract amount, for a total of \$11,204,300 for base/existing services.
- Amendment 6 (this action) seeks to do two things:
 - Extend the contract by one year beyond the original end date of June 30, 2025 to include a ninth year that would provide the same level of transit service from July 1, 2025 to June 30, 2026.
 - Add \$11,800,000 to the contract to cover transit operations and maintenance for the ninth and final year of the contract. This represents an increase of \$605,716 over the FY25 contract amount and includes approximately \$150,000 in additional funds to cover bus maintenance due to the age of the ART fleet if needed.
- The request for the one-year extension is in response to Hurricane Helene and the need to ensure that a thorough procurement process for a new Transit Operations and Maintenance contract would be possible. The extension provides staff with the time necessary to carry out the procurement process, ensure community engagement takes place, and provides adequate time to transition to a new contractor, should that be necessary.
- Staff has already begun work on the procurement process and anticipates releasing the RFP in the fall of 2025.

Vendor Outreach Efforts:

- N/A. This is a current contract. An extensive outreach process was conducted in 2017 when the transit operations and maintenance contract was put out for bid.

Council Goal(s):

- Improve and Expand Core Services

Committee(s):

- None

Pro(s):

- Supports the continuation of current/existing transit service levels.

Con(s):

- Will result in increased transit operational costs for the current/existing service levels.

Fiscal Impact:

- Add \$11,800,000 to the contract to cover transit operations and maintenance for the ninth and final year of the contract. This represents an increase of \$605,716 over the FY25 contract amount and includes approximately \$150,000 in additional funds to cover bus maintenance due to the age of the ART fleet if needed.
- The FY26 proposed Transit Services Fund budget includes the increase to the contract with RATPDev.

Motion:

- Motion to adopt a resolution authorizing the City Manager to amend the existing Transit Operations and Maintenance Contract between the City of Asheville and RATPDev USA to extend the contract for one year and to add \$11,800,000 for Fiscal Year 2026.

RESOLUTION BOOK NO. 45 - PAGE 404

U. RESOLUTION NO. 25-102 - RESOLUTION ACCEPTING A RESCISSION OF \$864,334 OF 5307 URBAN FEDERAL TRANSIT GRANT FUNDS FROM BUNCOMBE COUNTY AND INCLUDE THE FUNDS IN THE FISCAL YEAR 2026 TRANSIT OPERATIONS FUND

Action Requested: Adopt a resolution accepting a rescission of \$864,334 of 5307 Urban Federal Transit Grant Funds from Buncombe County and include the funds in the Fiscal Year 2026 Transit Operations Fund.

Background:

- The City's share of dedicated Federal Transit Administration (FTA) non-competitive formula grant funding has decreased over the past several years due to changes to the allocation formula made by the Metropolitan Planning Organization (MPO) in 2015.
- Rising operational costs and a reduced percentage of FTA formula grant funding has limited the City's ability to invest in growth of the transit system or needed capital.
- On February 4, 2025, the Buncombe County Board of Commissioners approved the rescission of \$864,334 in FTA grant funds to the City.
- The following four requests were outlined by the County with regard to rescinding the funds:
 - i. Accepting the funds under the expectation that no additional funds will be requested for the continued operation of the New Leicester Highway Extension & Route 170 in FY2026 (accounts for \$301,520 of the rescission);
 - ii. The City agreed to not apply for FY26 Section 5310 Funding through the French Broad River MPO in order for the County to receive more funds through this program (transportation services for seniors and people with disabilities). This equates to roughly \$150,000 in funds that the City would typically apply for.
 - iii. Evaluating WE2 Route changes to improve the connection to Buncombe County's Enka-Candler Trailblazer Route; and
 - iv. Evaluating increased trip frequency for the S3 and S6 routes serving south Asheville.
- Requests i. and ii. will be honored thus reducing the County's FY26 financial obligations by \$451,520.
- Requests iii. and iv. are carried over from the County's request last year and the City intends to study both requests through the ART Comprehensive Operational Analysis, which kicked off with the Selected Consultant, Jarrett Walker & Associates, on April 11, 2025.

Council Goal(s):

- Improve and Maintain Core Services

Committee(s):

- N/A

Pro(s):

- Acceptance of the Buncombe County rescinded transit funds results in approximately \$412,817 in net new grant revenue for the Transit Fund.
- Staff recommends including all of the rescinded funds (including the net new funds) in the FY 2026 Transit Operations budget to support funding the RAPTDev Operations and Maintenance Contract, which for FY 2026 is \$605,716 more than the contract cost for FY 2025 for the same level of service.

Con(s):

- The rescinded funds are one-time (non-recurring) funds and require a 20% local match. The local match will be included in the Transit Operations Fund budget for FY 2026.

Fiscal Impact:

- Accept \$864,334 in rescinded 5307 Urban Transit Funds from Buncombe County's FY2020 allocation to be budgeted within the Transit Operations Fund for FY 26.

Buncombe County Rescission	Amount
5307 Urban Transit Fund Annual Allocation to Buncombe Co. (FY 2020 funds)	\$782,544
Section 5307 Job Access Reverse Commute (JARC) (FY 2020 Funds)	\$81,794
Total Rescinded	\$864,334
City's annual request to Buncombe Co. for Route 170 & New Leicester Highway Route	-\$301,520
Agreement w/ Buncombe Co. for City to not apply for 5310	-\$150,000
Total net new funding available for FY 2026	\$412,817

- Staff recommends budgeting all funds in the Transit Operations Fund for FY 2026 and utilizing the net new funds to offset the increased cost to provide the existing level of transit service in FY 2026.
- The rescinded funds are one-time (non-recurring) funds and require a 20% local match.

Motion:

- Motion to adopt a resolution accepting a rescission of \$864,334 of 5307 Urban Federal Transit Grant Funds from Buncombe County and include the funds in the Fiscal Year 2026 Transit Operations Fund.

RESOLUTION BOOK NO. 45 - PAGE 405

V. RESOLUTION NO. 25-103 - RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN AN AGREEMENT WITH THE BUNCOMBE COUNTY HEALTH & HUMAN SERVICES FOR RIVERSIDE CEMETERY STAFF TO CONTINUE RECEIVING UNCLAIMED REMAINS FOR INTERMENT

Action Requested: Adoption of a resolution authorizing City Manager to sign agreement with Buncombe County Health & Human Services (BCHHS) for Riverside Cemetery Staff to continue receiving unclaimed cremated remains for interment.

Background:

- The Parks & Recreation Department maintains over 87 acres at Riverside Cemetery.
- The City of Asheville's Riverside Cemetery has received unclaimed cremated remains from BCHHS for years, currently having interred the unclaimed remains of 268 individuals.
- City of Asheville staff were not able to locate a written agreement for this service.
- Given the sensitive nature of interments and concerns over the legality of continuing this practice a written agreement is being proposed.
- The City receives \$100 per interment and bills BCHHS for the cost of this service.

Vendor Outreach Efforts:

- N/A

Council Goal(s):

- Improve and Expand Core Services

Committee(s):

- None

Pro(s):

- Continues existing service to deceased citizens with no known next of kin
- Fees cover operational costs of Riverside Cemetery

Con(s):

- None

Fiscal Impact:

- Funding for this agreement exists within the currently approved Parks & Recreation department operating budget.

Motion:

- Motion to authorize the City Manager to sign agreement with Buncombe County Health & Human Services (BCHHS) for Riverside Cemetery Staff to continue receiving unclaimed cremated remains for interment

RESOLUTION BOOK NO. 45 - PAGE 407

W. RESOLUTION NO. 25-104 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH ENPIRA TO PROVIDE CARBON EMISSIONS TRACKING SERVICES

Action Requested: Adoption of a resolution authorizing the City Manager to execute a contract with Enpira to provide carbon emissions tracking services .

Background:

- On April 24, 2007 City Council authorized [Resolution 07-90](#) establishing energy and conservation goals and benchmarks, including a 2% annual reduction in CO2 emissions.
- On April 12, 2011 City Council authorized [Resolution 11-77](#) increasing the emissions reduction goal to 4% annually for five years.
- City staff have tracked annual CO2 emissions since 2008 and have used third-party software to support the effort since 2019.
- Carbon emissions tracking software streamlines the process for collecting and evaluating emission reductions from building energy and fleet.
- City staff completed an RFP process and Enpira received the highest score.

- The current requested resolution would authorize a 2-year contract totaling \$42,500 with an option to renew annually for three additional 1 year periods, bringing the five-year contract total above the council approval threshold to \$117,500.

Vendor Outreach Efforts:

- Staff performed outreach to Minority and Women Owned Businesses through solicitation processes, which included posting on the State's Interactive Purchasing System and requiring prime contractors to reach out to Minority & Women-Owned Business Enterprise (MWBE) service providers for subcontracted services.
- Staff also used the City of Asheville ABI Vendor spreadsheet to identify potential qualified MWBE contractors for RPF outreach.
- There were six responsive proposals submitted including one Minority and Women-Owned business.
- The selected highest ranking firm is not a Minority or Women-Owned Business Enterprise (MWBE) and will self-perform all work.
- The contractor was selected based on the qualifications, understanding of the scope of services, and cost.

Council Goal(s):

- A Clean and Healthy Environment

Committee(s):

- None

Pro(s):

- Enpira has worked with the City of Asheville as a contractor since 2022 and has worked with staff to improve the carbon emission tracking process.
- Enpira provides similar services to other North Carolina municipalities and has experience working with our utility provider.
- Effective emissions data collection and analysis allows City staff to evaluate progress toward City Council goals and to prioritize actions based on the results.
- As City staff improves reporting processes, more time is available for other priorities.

Con(s):

- None

Fiscal Impact:

- The initial 2 year contract will total \$42,500. If all 3 annual renewals are used the five year contract total is not to exceed \$117,500.
- Year 1 contract funding is available in the FY25 Sustainability Budget, year 2 funding is currently budgeted in the FY26 department budget.
- Contract terms state that renewals depend on available funding approved in future budgets.

Motion:

- Motion to adopt a resolution authorizing the City Manager to execute a two year contract with Enpira to provide carbon emissions tracking services with an option to renew for three additional 1 year periods.

RESOLUTION BOOK NO. 45 - PAGE 408

X. RESOLUTION NO. 25-105 - RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE EXISTING CONTRACT WITH ATLANTIC

EMERGENCY SOLUTIONS FOR HEAVY TRUCK REPAIR AND SERVICE TO SUPPLEMENT FLEET MAINTENANCE CAPACITY

Action Requested: Adoption of a resolution authorizing the City Manager to amend the existing contract with Atlantic Emergency Solutions for Heavy Truck Repair and Service to supplement Fleet Maintenance capacity.

Background:

- Council approved Resolution 24-94 on May 14th, 2024, to enter into a contract based on Request for Proposals (298-RFP-HDRepair-FY24) advertised in February 2024.
- Atlantic Emergency Solutions was awarded a contract effective 7/1/2024.
 - The original Contract amount for the initial one (1) year term to be \$50,000.00 with a total not-to-exceed contract amount of \$150,000.00 for all three (3) years (if both optional renewals are exercised).
 - As of January 2025, we had expended approximately \$48,000.00 of the predicted \$50,000.00 needed for the initial one (1) year term.
 - Between July 1st 2024 and January 1st 2025, the contract was utilized to pay 12 invoices averaging approximately \$4000.00 each.
 - Most of these invoices were related to drivability issues. The largest expense was the replacement of the pack cylinders on Unit# 384 totaling \$20,185.82.
 - On February 11th, 2025, Council approved Resolution 25-22 to amend the contract to add an additional \$50,000.00 per year bringing it to \$100,000.00 per year and a total not -to-exceed amount of \$300,000.00 (if both optional renewals are exercised)
 - Between January 1st 2025 and April 1st 2025, the contract was utilized for an additional 7 invoices averaging approximately \$6500.00.
 - As of April 1st we have expended approximately \$93,000.00 of the amended \$100,000.00 with most of these invoices related to routine maintenance, drivability, and electrical issues.
 - Repairs on Unit# 243 that included an engine reseat were originally estimated at \$11,980.05, during the course of repairs it was determined that the turbos needed to be replaced and resulted in the invoice totaling \$21,212.62.
 - This additional amount will put the contract over the Not-to-Exceed amount of \$100,000.00.
 - A contract amendment is needed in the amount of \$30,000.00 per year, bringing the total not-to-exceed amount to \$130,000.00 per year, for a total of \$390,000.00 for all three (3) years if both optional renewals are exercised.

Vendor Outreach Efforts:

- Fleet staff worked alongside ABI Office throughout the Request for Proposals (RFP) and Selection process conducted in 2024 to ensure opportunities were extended to any and all Vendors.
- The RFP was advertised according to City's ABI and Purchasing Policies and Procedures.
- Staff performed outreach to minority and women owned businesses through solicitation processes which include posting on the State's Electronic Vendor Portal (eVP).
- The Asheville Business Inclusion Office's list of City Vendors for Outreach was consulted for any known relevant vendors before the RFP was advertised.
- No Minority and women owned Business Enterprise (MWBE) vendors were identified during this process.

Council Goal(s):

- Connected and thriving community

- Thriving local economy

Committee(s):

- None

Pro(s):

- Allows third party service work as a supplement to in house staff.
- Allows for a quicker and more efficient process in the repair of downed vehicles.
- Returns City vehicles to service in a timely manner.
- Provides flexibility in service delivery without significant capital investment in equipment or facilities that aren't used on a daily basis.
- Avoids the cost of transporting inoperable vehicles between vendors to obtain multiple quotes.
- Maintain a healthy working relationship with the Vendor by ensuring timely payments.

Con(s):

- None

Fiscal Impact:

- Funding for this contract is available in the Fleet Division's operating budget.

Motion:

- Motion to adopt a resolution authorizing the City Manager to execute a contract amendment to add an additional \$30,000 per year to this contract, with Atlantic Emergency Solutions to provide Heavy Truck Repair & Service to supplement Fleet Maintenance, Bringing the yearly not-to-exceed amount to \$130,000 for a total not-to-exceed amount of \$390,000 for all 3 years if both optional renewals are exercised.

RESOLUTION BOOK NO. 45 - PAGE 409

Y. RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH HBA WORLDWIDE LLC D/B/A GENX SECURITY SYSTEMS FOR THE PROJECT KNOWN AS DEBRIS SITE SOLAR SECURITY TRAILERS

This item was removed from the Consent Agenda and from consideration at this meeting.

Z. ORDINANCE NO. 5135 - BUDGET AMENDMENT IN THE CITY'S GENERAL CAPITAL PROJECTS FUND FUNDED WITH FEDERAL EMERGENCY MANAGEMENT AGENCY REIMBURSEMENTS

Action Requested: Adoption of a budget amendment in the amount of \$3,894,000 in the City's General Capital Projects Fund funded with Federal Emergency Management Agency (FEMA) reimbursements.

Background:

- At the end of September 2024, the City of Asheville experienced large-scale devastation and destruction as a result of Tropical Storm Helene that has affected residents, businesses and city-owned property and infrastructure.
- On September 28th, the Federal Emergency Management Agency (FEMA) issued a major

- disaster declaration for the State of North Carolina.
- City staff has identified the first round of small permanent projects associated with Helene recovery.
- The staff has identified 23 projects with an estimated project cost of \$3,540,000 with a contingency of \$354,000, for a total of \$3,894,000.
- In order to meet state statute requirements related to pre-audits and budget authorizations, it is recommended that City Council adopt a budget amendment for expenses as quickly as possible after expenses start being incurred.
- The City has and will continue to incur expenses related to Tropical Storm Helene Disaster Recovery.
- Additional budget amendments will be brought forward to City Council in future meetings for additional projects.

Vendor Outreach Efforts:

- N/A

Council Goal(s):

- A Financially Resilient City

Committee(s):

- N/A

Pro(s):

- Allows the City to budget for small permanent projects related to Tropical Storm Helene recovery.

Con(s):

- None

Fiscal Impact:

- This amendment will add \$3,894,000 to the City's General Capital Projects Fund budget which is expected to be fully reimbursed with FEMA funds.

Motion:

- Adoption of a budget amendment in the amount of \$3,894,000 in the City's General Capital Projects Fund funded with Federal Emergency Management Agency (FEMA) reimbursements.

ORDINANCE BOOK NO. 36 - PAGE 197

AA. RESOLUTION NO. 25-106 - RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH J. BARTHOLOMEW CONSTRUCTION LLC FOR THE 29 HAYWOOD ROOF REPLACEMENT PROJECT AND FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE ANY CHANGE ORDERS THAT MAY ARISE DURING THE PROJECT UP TO THE CONTINGENCY AMOUNT

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a contract with J. Bartholomew Construction, LLC in the amount of \$249,500, for the 29 Haywood Roof Replacement project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of \$37,425 (15%).

Background:

- In recent years, the City-owned office space at 29 Haywood Street has experienced frequent water infiltration during rain events. The roof has exceeded the expected useful life, and now needs a full replacement.
- The design included four bid alternates for additional associated roof upgrades—1) replacement of existing worn skylights; 2) fall protection system for the roof hatch; 3) extended 30-year warranty; and 4) roof edge fall protection
- A request for bids was advertised on March 20, 2025. Bids were due April 10, and seven bids were received:

Bidder	Base Bid	Bid Alt 1	Bid Alt 2
Total			
• J. Bartholomew Construction, LLC, \$249,500 – Hendersonville, NC	\$234,000	\$9,000	\$6,500
• Eskola LLC \$266,259 – Charlotte, NC	\$254,680	\$8,619	\$2,960
• Benton Roofing, Inc. \$319,950 – Flat Rock, NC	\$308,850	\$8,900	\$2,200
• Davo Roofing and Sheet Metal, LLC \$353,400 – Charlotte, NC	\$341,000	\$9,500	\$2,900
• Nations Roof of Carolina, LLC \$380,000 – Charlotte, NC	\$356,000	\$20,000	\$4,000
• Interstate Roofing Company, Inc. \$391,210 – Charlotte, NC	\$379,700	\$9,520	\$1,990
• Johnson's Roofing Service, Inc. \$409,600 – Fort Mill, SC	\$391,000	\$14,850	\$3,750

- The bid by J. Bartholomew Construction, LLC was determined to be the lowest responsive and responsible bid.
- Alternates 1 and 2 were accepted and are included in the total recommended award amount.
- The project is anticipated to start this summer, and will be complete by early fall.

Vendor Outreach Efforts:

- Staff performed outreach to minority and women owned businesses through solicitation processes using the State's Interactive Purchasing System, direct communications to Minority & Women-Owned Business Enterprises, and requiring prime contractors to outreach to Minority & Women-Owned Business Enterprise (MWBE) service providers for any and all subcontracted services.
- No MWBE firms submitted bids with this prime contractor.

Council Goal(s):

- Improve and Maintain Infrastructure and Core Services

Committee(s):

- None

Pro(s):

- This project will provide a dry and healthy environment for building occupants.

- The new roof will have a greater R-value, providing better energy efficiency for the facility.
- Replacing end of life building systems, extends the overall life of the building and reduces maintenance costs.

Con(s):

- None

Fiscal Impact:

- Funding for this contract is already included in the adopted Capital Improvement Program (CIP)

Motion:

- Motion authorizing the City Manager to enter into a contract with J. Bartholomew Construction, LLC in the amount of \$249,500, for the 29 Haywood Roof Replacement project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of \$37,425 (15%).

RESOLUTION BOOK NO. 45 - PAGE 410

BB. MONTHLY MUNICIPAL PROPERTY TAX REFUNDS OR RELEASES PER N.C. GEN. STAT. SEC. 105-381

Action Requested: Adoption of City of Asheville property tax refunds and releases for the month of March 2025.

Background:

- Buncombe County currently bills and collects City property taxes
- At the August 22, 2023, meeting, City Council approved an addendum to the existing tax collection agreement with Buncombe County to ensure that it fully conforms to the provisions of Chapter 105 of the North Carolina General Statutes, entitled The Revenue Act.
- As part of that compliance, the City Council must, on a monthly basis, approve all property tax releases and refunds that have been approved by the Buncombe County Board of Commissioners.
- City of Asheville refunds and releases for March 2025 are included in the document.

Council Goal(s):

- A Financially Resilient City

Pro(s):

- Ensures compliance with provisions of Chapter 105 of the North Carolina General Statutes, entitled The Revenue Act.

Con(s):

- None

Fiscal Impact:

- None.

Motion:

- Motion to adopt City of Asheville property tax refunds and releases for the month of March 2025..

Mayor Manheimer asked for public comments on any item on the Consent Agenda, but received none.

Mayor Manheimer said that members of Council have been previously furnished with a copy of the resolutions and ordinances on the Consent Agenda and they would not be read.

Councilwoman Turner moved for the adoption of the Consent Agenda, with the deletion of Consent Agenda "Y". This motion was seconded by Councilwoman Ullman and carried unanimously.

III. PRESENTATIONS & REPORTS:

A. MANAGER'S REPORT

City Manager Campbell said that today we are celebrating the dedication and excellence of City of Asheville staff and programs that exemplify public service at its best. This will include recognitions for the following: (1) Jes Foster was honored as Professional Manager of the year in Solid Waste for her leadership in solid waste and recovery efforts following Tropical Storm Helene; (2) Kim Marmon-Saxe is receiving recognition for her overall leadership and management of the ARPA projects and for being an honoree in the 2025 YMI Honors Award for her outstanding collaboration and leadership in supporting the YMI Cultural Center; and (3) The Asheville Fire Department achieved reaccreditation from the Commission on Fire Accreditation International, affirming its excellence in operations, planning and service delivery.

Jes Foster - Public Works Association Professional Manager of the Year in Solid Waste

City Manager Campbell said that with over 25 years in the field, Jes has built nationally recognized programs and leads the city's sanitation division with innovation, heart and grit since 2017. She is leading the City's debris removal from Tropical Storm Helene. From co-launching the city's first composting program to implementing bear-resistant trash carts, Jes has expanded waste reduction efforts and tackled challenges with creativity and foresight. Her leadership has improved operations, supported staff, and guided long-term planning - earning her both state and national recognition for excellence in solid waste management.

Kim Marmon-Saxe - Honored by the YMI Cultural Center - 2025 YMI Honors award for exceptional leadership, collaboration, and commitment to community impact

City Manager Campbell said that as ARPA (American Rescue Plan Act) Project Manager Kim has demonstrated unwavering commitment to a new approach based on partnership and trust with the 32 projects/subrecipients; building capacity, process, performance management and communication within our community. Recently, recognized by the YMI Cultural Center for her pivotal role in the successful renovation and reopening of the historic center. Kim was also instrumental in leveraging ARPA funds to support the hiring of key YMI leadership staff, positioning the organization for future success.

Asheville Fire Department Accreditation

City Manager Campbell said that the AFD has been continuously accredited since 2005 and on April 3, 2025 AFD was reaccredited. Only **324** fire departments are accredited nationwide (out of ~ 30,000). Only **126** fire departments are accredited & also hold a Class 1 Insurance Services Office (ISO) rating. They are evaluated every 5 years - culminating in a site visit and commission hearing. Evaluation Criteria Includes Strategic Plan; Community Risk Assessment;

Standards of Cover; and Self Assessment and Site Visits. Accreditation (1) Encourages quality improvement; (2) Facilitates input from and builds positive relationships with the Association; (3) Identifies areas of strengths and weaknesses; (4) Provides data-supported decision-making; and (5) Can positively impact the cost of homeowners insurance.

B. STATE OF THE AIRPORT

Airport Director Lew Bleiweis said the Asheville Regional Airport (AVL) has experienced a year of extraordinary growth, challenges, and opportunities. These moments have reinforced our role as a critical hub for Western North Carolina, and a reflection of the resilience and strength of our community. 2024 was projected to exceed our record breaking 2.25 million passengers in 2023. Mother Nature had other plans. Even with the challenges we faced, our airport still served nearly 2.2 million passengers and is the second busiest year on record. We achieved this with your continued support and the dedication of our team. This summer alone, we experienced several record-breaking days with over 7,000 passengers screened each day. You experienced our growing pains, and we are grateful for your patience and support. Thank you for easing our congestion with new queuing systems, temporary rental car facilities, and reconfigured gate holds. Our goal is to get you to wherever you're going with the most efficient and least stressful solutions. That's why we were thrilled when TSA added our fourth security screening lane in the summer, easing wait times during peak hours. We are proud of our team and our partners. Despite the challenges we have faced, AVL Forward continues to meet milestones and budget expectations. In a time of uncertainty, AVL Forward pushed forward. The work continued, jobs were secure, and progress was made. AVL Forward represents more than the construction of a world-class facility—it is our commitment to supporting the region's recovery, growth, and connectivity. AVL is more than an airport — it's a lifeline for our region. From facilitating disaster relief efforts to serving as a hub for community and business growth, we are deeply invested in Western North Carolina's success. Together, we will continue to meet challenges head-on, delivering exceptional service and connectivity. This annual report is primarily a reflection on the past year (2024), including some very important economic impact information from the N.C. Dept. of Transportation Division of Aviation's 2025 biennial report titled "The State of Aviation."

Councilwoman Roney said that the airport is accessible via the S3 transit route. Unfortunately we only serve the S3 route every 90 minutes, and that's why we have so many requests to increase transit service on that route.

C. PRESENTATION OF THE FISCAL YEAR 2025-26 ANNUAL OPERATING BUDGET

City Manager Campbell said it is her pleasure to submit to the Mayor and Council the City Manager's and staff's proposed budget for Fiscal Year 2025-26. She is grateful to be a part of an organization that cares so much for the people it serves. This caring has never been more evident than it has over the past several months since Tropical Storm Helene devastated our City and region on September 27, 2025. The flooding and wind from Helene unprecedented damage to businesses, homes, infrastructure, and public services. And sadly, some in our community lost their lives during the storm. Yet, in the face of tremendous adversity, the people of Asheville are coming together to rebuild, recover and reimagine our future. Again, in this spirit of rebuilding, this proposed budget, which was prepared in accordance with N.C.Gen. Stat. sec. 159-11, represents many months of work by staff throughout the organization and by Council, and the community.

She said the Fiscal Year 2025-26 proposed budget totals \$256.08 Million which represents a \$5.20 Million or 2.1% increase over the Fiscal Year 2024-25 adopted budget. The proposed budget is balanced and also includes a recommendation to increase the City's property tax by 3.26-cents to fund employee compensation adjustments and maintain the City's General

Fund unassigned Fund Balance at our policy goal of 15% of expenditures. The proposed budget also focuses on (1) maintaining the City's core services to the community; (2) minimizing as much as possible cost increases, i.e., fee increases to residents and businesses as they recover in the aftermath of Helene; (3) utilizing one-time revenue sources, such as Community Development Block Grant - Disaster Recovery grant funds and Federal Emergency Management Agency dollars to fund the community's recovery priorities; (4) developing a fiscally responsible budget that maintains the City's financial metrics and strong credit ratings; and (5) building the systems needed for a stronger, more resilient Asheville.

She then thanked the Finance & Management Department for their hard work and dedication.

Finance Director Tony McDowell said the following key takeaways are from this presentation: (1) Staff utilized feedback from City Council at the 3 budget work sessions to finalize the City Manager's Proposed Budget which will be presented to City Council at the May 13th formal meeting; (2) The Proposed Budget includes funding for the 3% hybrid compensation option, compression adjustments in the Police Department, and putting the supervisory structure in place for the Asheville Fire Department's 4th shift; (3) Staff received notification on April 29th that the City will receive a \$5.0M FEMA Community Disaster Loan (CDL) and has included this revenue in next year's budget; (4) With inclusion of the CDL revenue, staff was able to balance the budget (including the compensation adjustments) and maintain a 15% fund balance by recommending a property tax rate increase of 3.26 cents; and (5) Staff has prepared a detailed 5-year plan for both the regular Capital Improvement Plan and the \$80M GO Bonds approved by voters in November.

He reviewed the budget development process, the budget calendar, the budget guiding principles and the budget process key themes as (1) The Budget will continue to provide funding to maintain the City's core services; (2) The proposed Budget will minimize cost increases to residents and businesses as we recover from Hurricane Helene; (3) The City will look to one-time revenue sources, such as CDBG-DR and FEMA, to fund the community's recovery priorities; and (4) The Budget will be developed in a fiscally responsible way in order to maintain the City's financial metrics and strong credit ratings.

He reminded Council of their properties for Helene Recovery being People; Housing; Infrastructure/Environment; and Economy. From the recovery survey results, over 6,900 community members participated and provided input on what matters most to them as Asheville continues to recover and rebuild in the aftermath of Helene - Strengthening infrastructure; Expanding housing solutions; Supporting economic recovery; Enhance food security; and Maintain sustainability focus.

Mr.McDowell reviewed the following proposed budget summary:

	FY25 Adopted	FY26 Proposed	Change	
			\$	%
General Fund	\$ 179.71M	\$ 182.66M	\$ 2.95M	1.6%
Water Resources	\$ 47.14M	\$ 49.45M	\$ 2.30M	4.9%
Transit Services	\$ 14.55M	\$ 15.23M	\$ 0.68M	4.7%
Stormwater	\$ 8.84M	\$ 9.32M	\$ 0.48M	5.4%

Parking Services	\$ 8.17M	\$ 7.14M	-\$ 1.02M	-12.5%
Harrah's Center	\$ 6.15M	\$ 6.09M	-\$ 0.06M	-1.0%
Street Cut Utility	\$ 2.91M	\$ 4.03M	\$ 1.12M	38.4%
Total	\$ 267.47M	\$ 273.91M	\$ 6.45M	2.4%
Interfund Transactions	-\$ 16.59M	-\$ 17.84M	-\$ 1.25M	7.5%
Net Budget	\$ 250.88M	\$ 256.08M	\$ 5.20M	2.1%

He then reviewed a chart showing the revenues for all funds. He outlined the FY26 General Fund revenues as (1) Property tax base is expected to be down just under 1.0% (\$750k) next year based on County Tax Office estimates - Normally would see growth of 1.5%-2.0%; (2) Sales Taxes - A lot of uncertainty due to Helene and overall economic conditions; staff budgeted 5% (\$2.0M) below the FY2025 budget; and (3) A number of variances in other General Fund revenues but overall those revenues are projected to be flat compared to the current year.

He then reviewed a cart showing the expenditures for all funds.

Proposed compensation adjustments consisted of (1) **General Pay Plans 3% Hybrid:** 3.0% increase for all staff whose salaries are above the median pay of \$58,000 and \$1,740 flat increase for those below the median; (2) **Police Pay Plan:** transition to a new pay structure, including adjustments to avoid compression. Officers not receiving a compression adjustment will receive a one-time amount equivalent to 3.0%; (3) **Fire Pay Plan:** 3.0% increase for employees on the Fire pay plan; and (4) **Fire Department 4th Shift:** (a) \$205K included for firefighter promotions, which will put supervisory structure in place for a 4th shift; (b) First step in a long-term plan that will eventually lead to firefighters working 42 hours per week instead of 56 by adding additional firefighters; with the exact number to be determined after further study; (c) Proposed budget does not recommend adding new firefighters next year but it recommends putting the structure in place; and (d) Future Councils and staff will determine the pace of implementation based on available resources.

Regarding General Fund cost increases, (1) Due to financial constraints after Tropical Storm Helene, departments were instructed not to request additional funding or positions - No new City-funded positions are included in the Proposed Budget; and (2) The Proposed Budget includes unavoidable cost increases associated with continuing existing operations - Major increases are health care and state retirement.

Mr. McDowell reviewed the following chart of General Fund cost increases (including compensation):

Item	Amount
Compensation adjustments*	\$3.2M
Health care	\$1.5M
Retirement (LGERS)	\$1.1M

Golf course	\$0.4M
HR and IT contracts	\$0.3M
Cleaning contracts (previously ARPA funded)	\$0.3M
Fleet maintenance	\$0.2M
Contracted legal services	\$0.2M
County landfill tipping fees	\$0.2M
AFD fourth shift promotions	\$0.2M
Police new operating lease	\$0.1M
Facility maintenance	\$0.03M
Total	\$7.7M

*Includes 3% hybrid increase for General Pay Plan employees and APD compression adjustments.

The following are budget balancing strategies: (1) \$5.0M in budget reductions were made to close the gap between revenues and expenses - Chart below; (2) Staff utilized fund balance in the Street Cut Fund to provide one-time revenue to the General Fund; (3) Staff also utilized fund balance in the Transit Fund to balance that budget and avoid an increase in General Fund support; and (4) The Proposed Budget includes \$5M loan from the FEMA Community Disaster Loan program as one-time revenue.

Savings	Amount
Other Post Employment Benefit (OPEB) trust fund contribution	-\$1.3M
Personnel savings (hiring review plus FEMA/CDBG-DR reimbursement)	-\$1.2M
Minor health care plan adjustments	-\$0.6M
Training and travel reduction (50%)	-\$0.5M
Pause Housing Trust Fund contribution	-\$0.5M
Pause Strategic Partnership Grants	-\$0.3M
Reduce Neighborhood Matching Grants	-\$0.1M
Maximize use of Opioid grant funding	-\$0.2M
Additional staff vacancy savings	-\$0.3M

Total	-\$5.0M
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The following chart is for the proposed property tax rate increase. (Assumes average residential tax value of \$350,000 and every 1-cent tax rate increase generates \$2.0M.)

	Tax Rate Increase	Average Homeowner Impact (Annual)	Average Homeowner Impact (Monthly)
<ul style="list-style-type: none"> • 3% Hybrid Comp. Adjustment • New APD Pay Plan • AFD 4th Shift Promotions • Maintain 15% Fund Balance 	3.26 cents	\$114	\$9.51

Regarding the impact of one-time budget balancing strategies, (1) Many of the strategies used to balance the FY2025-26 budget are one-time adjustments - such as the reductions on slide 21, funding from the CDL revenue, and Street Cut and Transit fund balance usage - which won't likely be repeated in future years; and (2) Although the revaluation could help address shortfalls in FY2026-27, it is highly likely that a tax increase will also be needed to account for the loss of one time revenue, restoring some of the budget reductions, funding for the GO Bond debt service, new firefighters to staff the 4th shift, and any other new programs that may be considered.

Budget Manager Lindsay Spangler reviewed the Enterprise Fund highlights as follows: (1) Water Fund: \$2.4M in new revenue from fee adjustments approved by Council on April 8: (a) Increased funding for Water's capital/debt program; and (b) Offset operating cost increases and compensation adjustments; (2) Transit Fund: (a) \$600k increase in operating contract; and (b) Utilized \$900k in available fund balance to keep General Fund and Parking Fund support flat; (3) Parking Fund - Budget is adjusted down by approximately \$1.0M based on revenue estimates. (a) Pay-go capital funding reduced; and (b) Will evaluate performance mid-year and consider increasing capital; (4) Street Cut Fund: \$1.0M one-time fund balance appropriation (a) \$600k from permit fees transferred to General Fund; and (b) \$400k from degradation fees to support annual paving program in the General Capital Projects Fund; (5) HCCA & Stormwater Funds - Continuation of existing programs - Stormwater includes \$405k from fund balance for pay-go capital and to balance the budget; and (6) BID Fund: FY2026 budget will be included in the ordinance that Council adopts on June 10th - (a) No change in the tax rate is recommended (\$0.0877 per \$100 assessed valuation); and (b) Proposed budget will be the same as current year - \$1.25M.

Regarding the Capital Improvement Program (CIP) highlights, the key takeaways are (1) Working toward a 10 year CIP; (2) Due to the hurricane we had to settle for a well developed and thorough 5 year CIP; and (3) Important to consider recovery projects in the context of bond and general fund CIP projects.

Funding sources include (1) **General Fund** - Most flexible source of funding - Project types include transportation, parks, all facilities, vehicles; (2) **Bond Funding** - Spending limited to the voter approved categories - Affordable Housing; Parks; Public Safety Facilities - new construction and remodel of fire and police stations, land acquisition for facilities, design work;

and Transportation - streets, sidewalks, signals, greenways; (3) **Public Assistance (FEMA) Funding** - limited to the reconstruction of assets damaged by the storm, included some resilience and mitigation assistance; and (4) **Other funding sources** - CDBG-DR, HMGP, FHWA, MPO, and other grants will be used to supplement project development.

Below is the FY 2026-30 proposed General Fund CIP:

	FY26	FY27	FY28	FY29	FY30
Facility Maintenance	\$ 12.60M	\$ 1.50M	\$ 6.64M	\$ 9.50M	\$ 3.90M
Fleet & Equipment	\$ 7.58M	\$ 7.64M	\$ 7.75M	\$ 8.22M	\$ 8.10M
Greenways	\$ 0.00M	\$ 0.38M	\$ 6.00M	\$ 0.00M	\$ 5.50M
Recreation & Entertainment Facilities	\$ 0.44M	\$ 2.09M	\$ 9.57M	\$ 2.19M	\$ 7.09M
Streets & Sidewalks	\$ 3.73M	\$ 21.00M	\$ 2.27M	\$ 7.63M	\$ 2.50M
Total	\$ 24.35M	\$ 32.61M	\$ 32.23M	\$ 27.54M	\$ 27.10M

Note: The CIP in the proposed budget document also includes funding for in-house labor, public art, and contingency which are not shown in the chart above.

Ms. Spangler reminded Council of the following four General Obligation (GO) bond categories - Housing affordability; Parks & recreation; Transportation; and Public safety facilities - each with a \$20M bond.

She said the following are GO Bond projects:

2024 GO BOND PROJECTS	PROJECTED START DATE
TRANSPORTATION	
Lexington Avenue Sidewalk	FY 2026
London Road Sidewalk Phase 1	FY 2025
North Reed Creek Greenway	FY 2028
Pack Place Vision and Eagle/Market	FY 2027
Smith Mill Greenway	FY 2028
Street Resurfacing	FY 2026
PARKS AND RECREATION	
Malvern Hills Pool	FY 2025
Murray Hill Park	FY 2027

Outdoor Recreation Facility Improvements	FY 2026
Pickleball Courts	FY 2028
Recreation Park Enhancements	FY 2028
Shiloh Center	FY 2026
Tempie Avery Montford Center	FY 2027
Walton Street Park	FY 2026

2024 GO BOND PROJECTS	PROJECTED START DATE
PUBLIC SAFETY FACILITIES	
970 Haywood Renovations	FY 2025
Fire Station 2 Renovations	FY 2026
Fire Station 5 Renovations	FY 2027
Fire Station 8 Renovations	FY 2027
Fire Station 12 Renovations	FY 2028
Municipal Building Renovations	FY 2026
New Fire Station 7	FY 2026
New Fire Station 14	FY 2028
Oakley Civic Complex	FY 2025

Note: Planning for the 2024 Affordable Housing bonds is underway. Potential funding areas include multifamily construction, land acquisition, home repair, down payment assistance, and investments in City-owned land.

The following are the Capital highlights (Enterprise Funds): (1) Water Resources - Revenue from approved fee increases will continue to address \$240 million in identified maintenance needs of distribution system and water treatment plants; (2) Parking Services - Includes \$9.9 million to address maintenance needs in parking garages identified by the 2024 parking facility assessment; and (3) Stormwater - Maintenance and improvements to the City's stormwater infrastructure and end of life equipment replacement.

Councilwoman Roney said that budgets are moral documents, they are the agreements we make with our tax dollars to fund on public services, plans, and policies. She is wrestling with deep concern in the community about property tax increases while we're recovering from Helene. She acknowledged that property tax increases impact businesses and homeowners while disproportionately impacting residential and commercial renters and due to the County's tax structure, weigh heaviest on Asheville's historic Black and legacy neighborhoods. She was disappointed that our state has not yet allocated recovery funding set aside for Western North Carolina, funding that could still include revenue replacement for cities including Asheville that were impacted by Helene. In the absence of state action on revenue replacement, local governments including Asheville are stuck with property tax increases or service cuts. She also shared community concern that we retain our first responders that gained highly recruitable skills in disaster response through Helene. Our fire department that led the disaster response includes firefighters that gained skills in flood and landslide rescue through Helene, then battled wildfires that followed. Other cities facing climate catastrophe want first responders with these skills, but we need them too. She repeated her request to include 4 or 5 positions in the Asheville Fire

Department starting in January to take action in a good-faith effort to expedite the long-term 4th shift plan in this budget cycle, and requested that we review potential cuts instead of additional property tax increases at a budget work session before the public hearing.

Councilwoman Turner asked for any updates on sale tax revenue available.

City Manager Campbell said that another budget worksession has not been scheduled; however, she will take the feedback from Council regarding the expedition of the 4th shift plan and see if a worksession is warranted or another conversation with Council, noting that her direction from Council is to look at reductions and not a tax increase to fund these positions.

Mayor Manheimer said that the budget public hearing will be held at the May 27, 2025, Council meeting.

IV. PUBLIC HEARINGS:

A. PUBLIC HEARING ON PROPOSED FINANCING FOR MCCORMICK FIELD IMPROVEMENTS

RESOLUTION NO. 25-107 - RESOLUTION AUTHORIZING THE CITY MANAGER OR THE FINANCE DIRECTOR TO PURSUE AND NEGOTIATE ON BEHALF OF THE CITY DEBT FINANCING ASSOCIATED WITH THE \$35 MILLION 2025 LIMITED OBLIGATION BONDS FOR MCCORMICK FIELD IMPROVEMENTS

Finance Director Tony McDowell said that this is the public hearing on proposed financing for McCormick Field improvements; and consideration of an initial resolution authorizing the City Manager or the Finance Director to pursue and negotiate on behalf of the City debt financing associated with the \$35 million 2025 Limited Obligation Bonds (LOBs) for McCormick Field improvements. This public hearing was advertised on May 2, 2025.

Mr. McDowell explained that the notice said the financing was currently expected not to exceed \$34 million, but staff is requesting Council to increase the amount to \$35 million in order to provide staff with additional flexibility when we issue the debt in June.

Background:

- The City of Asheville has owned the property located at 30 Buchanan Place, known as Lewis McCormick Field, since 1984 and leases the property for operation as a minor league baseball (MLB) stadium.
- On March 14, 2023, City Council authorized the City Manager to sign a funding letter of commitment to MLB regarding the City's intent to bring McCormick Field into compliance with new facility standards.
- In June 2023, City Council adopted a Capital Improvement Program (CIP) budget that included \$37.5 million in funding for improvements at McCormick Field.
- The financial plan for funding this project included the issuance of \$35 million in Limited Obligation Bonds (LOBs) with debt service on the bonds to be funded by the City, Buncombe County, the Tourism Development Authority (TDA), and the Asheville Tourists minor league baseball team.
- In July 2024, City Council adopted a resolution authorizing the City Manager to enter into a contract amendment with Frank L. Blum Construction Company, in association with W.C. Construction Company for the construction of the McCormick Field improvements.
- In order to reimburse itself for expenses that have already occurred on the project in the current fiscal year and have in place the financing to cover expenses that will occur next

fiscal year, the City intends to issue 20-year, fixed-rate taxable LOBs Bonds in June 2025.

- Staff is seeking Council approval of the initial resolution associated with this debt issuance and asking Council to conduct a Public Hearing on it. Approval of the final resolution is scheduled for Council's May 27, 2025 meeting.

Council Goal(s):

- A Financially Resilient City

Pro(s):

- Allows for the issuance of Limited Obligation Bond (LOBs) to meet the City's cash flow needs for the McCormick Field project.
- Approximately 65-70% of the long-term debt costs will be paid by the partners in the project.
- Spreads capital costs over a longer term to better match the useful life of the asset.

Con(s):

- None

Fiscal Impact:

- The exact amount of the debt service on the taxable LOBs Bonds will be determined after sale of the debt in June. The City's share of the long-term debt costs will likely average approximately \$850,000 per year over the next 20 years, and this amount has already been included in the City's multi-year Capital Improvement Program and Debt Model. The remaining debt service costs, which equate to about 65-70% of the total, will be paid by the partners in the project - Buncombe County, the Tourism Development Authority (TDA), and the Asheville Tourists.

Mr. McDowell outlined the following key takeaways from his presentation as follows: (1) Construction on the McCormick Field Capital Improvement Project began in the fall of 2024 and is slated for completion in April 2026; (2) The financial plan for funding this project includes the issuance of Limited Obligation Bonds (LOBs) with debt service on the bonds to be funded by the City, Buncombe County, the Tourism Development Authority (TDA), and the Asheville Tourists minor league baseball team; (3) In order to reimburse itself for expenses that have already occurred on the project in the current fiscal year and have in place the financing to cover expenses that will occur next fiscal year, the City intends to issue the LOBs in June; (4) Staff is seeking Council approval of the initial resolution associated with this debt issuance and asking Council to conduct a Public Hearing on it; and (5) State statute also requires that City Council conduct a Public Hearing prior to approving the debt issuance.

He then outlined the debt issuance calendar as follows: (1) May 2: Public Hearing Notice was issued (a) Notice included a "current not to exceed amount" of \$34M; and (b) After consulting with Bond Counsel and Financial Advisors this amount was increased to \$35M to provide flexibility for market changes and costs of issuance; (2) May 13: Council adopts Initial Resolution for and holds public hearing; (3) May 27: Council adopts Approving Resolution; (4) June 3: Local Government Commission (LGC) approval; (5) June 11: Sale of 2025B LOBS Bonds; and (6) June 25: 2025B LOBS Bonds Closing.

Mayor Manheimer opened the public hearing at 6:27 p.m., and when no one spoke, she closed the public hearing at 6:27 p.m.

Mayor Manheimer said that members of Council have previously received a copy of the resolution and it would not be read.

Councilwoman Ullman moved to adopt an initial resolution authorizing the City Manager or the Finance Director to pursue and negotiate on behalf of the City debt financing associated with the \$35 million 2025 Limited Obligation Bonds (LOBs) for McCormick Field improvements. This motion was seconded by Councilwoman Turner and carried unanimously.

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V. UNFINISHED BUSINESS:

VI. NEW BUSINESS:

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT:

Several individuals spoke to City Council about various matters, some being, but are not limited to: concerns of the latest version of the I-26 Connector design; need for public transit to be built out and preserved; urge Council's support by adopting a resolution to save the 45 acres of urban forest at UNC-Asheville and stop the development; accelerate I-26 Aesthetics Committee; request for new Housing Authority board appointments meet with the residents and that residents have input into the new Executive Director; and immigration concerns.

Closed Session

At 7:05 p.m., Councilman Hess moved to go into closed session for the following reasons: (1) to prevent disclosure of information that is privileged and confidential, pursuant to the laws of North Carolina, or not considered a public record within the meaning of Chapter 132 of the General Statutes. The law that makes the information privileged and confidential is N.C.G.S. 143-318.10(a)(1). The statutory authorization is contained in N.C.G.S. 143-318.10 (e); and (2) To discuss matters relating to the location or expansion of industries or other businesses in the City of Asheville, including on a list of potential economic development incentives. The statutory authorization is contained in N.C. Gen. Stat. § 143-318.11(a)(4). This motion was seconded by Councilwoman Ullman and carried unanimously.

At 7:40 p.m., Councilwoman Ullman moved to come out of closed session. This motion was seconded by Councilman Hess and carried unanimously.

VIII. ADJOURNMENT:

Mayor Manheimer adjourned the meeting at 6:40 p.m.

CITY CLERK

MAYOR