

Thursday – October 23, 2025 - 11:00 a.m.

Agenda Briefing Worksession - For October 28, 2025, Council Meeting

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

Absent: Vice-Mayor S. Antanette Mosley (absent only for agenda briefing worksession - was present for the closed session)

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

Closed Session

At 11:35 a.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 statutory authorization is contained in N.C. Gen. Stat. § 143-318.11(a)(1). The laws that make the information privileged and confidential are N.C. Gen. Stat. § 143-318.10(e); and (2) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. The statutory authorization is contained in N.C. Gen. Stat. § 143-318.11(a)(6). This motion was seconded by Councilwoman Smith carried on a 6-0 roll call vote.

At 1:31 p.m., Vice-Mayor Mosley moved to come out of closed session. This motion was seconded by Councilwoman Roney and carried on a 7-0 roll call vote..

At 1:31 p.m., Mayor Manheimer adjourned the agenda briefing worksession.

Tuesday – October 28, 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 Sheneika Smith; Councilwoman Sage Turner; Councilwoman Maggie Ullman; City Manager Debra Campbell; City Attorney Brad Branham; and City Clerk Magdalen Burleson

PLEDGE OF ALLEGIANCE

Mayor Manheimer led City Council in the Pledge of Allegiance.

I. PROCLAMATIONS:

A. PROCLAMATION PROCLAIMING OCTOBER 2025 AS “SISTER CITIES MONTH”

Mayor Manheimer read the proclamation proclaiming October, 2025, as "Sister Cities Month " in the City of Asheville. She presented the proclamation to Ken Nelson, President of Asheville Sister Cities, and Jessica Coffield, who provided City Council with a brief annual report on their activities.

II. CONSENT AGENDA:

- A. APPROVAL OF THE COMBINED MINUTES OF THE AGENDA BRIEFING WORKSESSION HELD ON OCTOBER 9, 2025, AND THE FORMAL MEETING HELD ON OCTOBER 14, 2025**
- B. RESOLUTION NO. 25-231 - RESOLUTION RATIFYING A 5-YEAR AGREEMENT WITH HOMEWARD BOUND OF WNC FOR STREET OUTREACH SERVICES FROM JULY 1, 2022 - JUNE 30, 2027, SUBJECT TO BUDGET APPROVAL AND AVAILABILITY**

Action Requested: Adoption of a resolution ratifying a 5-year agreement with Homeward Bound of WNC for Street Outreach services from July 1, 2022 - June 30, 2027, subject to budget approval and availability, in the amount of \$550,000. In 2022, this contract was approved via Resolution No. 22-203; however, the contract terms need to be clarified in order to facilitate the annual renewal process.

Background:

- The City has partnered with Homeward Bound for street outreach services for the last several years.
- The City has provided \$110,000 annually for Homeward Bound to deliver street outreach to individuals experiencing unsheltered homelessness, with a particular focus on those who do not receive services at the AHOPE Day Center.
- The contract was approved by Resolution No. 22-203 which authorized an agreement between the City and Homeward Bound for a period of one year, with the option to renew for four additional one year periods, subject to budget approval and availability.
- Because of the vague language in the approved Resolution, questions have been raised regarding the approved term and amount of this contract.
- This action seeks to clarify the contract terms and approved amount for this contract.

Vendor Outreach Efforts:

- N/A

Council Goal(s):

- Quality Affordable Housing
- Connected and Engaged Community

Committee(s):

- N/A

Pro(s):

- Provides critical capacity in response to unsheltered homelessness

Con(s):

- None noted

Fiscal Impact:

- \$110,000 in City general fund for contracted services, included in the approved FY26 Budget

Motion:

- Motion to adopt a resolution ratifying a 5-year agreement with Homeward Bound of WNC for Street Outreach services from July 1, 2022 - June 30, 2027, subject to budget approval and availability, for a total five year contract amount not to exceed \$550,000. In 2022, this contract was approved via Resolution No. 22-203; however, the contract terms need to be clarified in order to facilitate the annual renewal process; and authorizing the City manager to execute any contract amendments necessary to give effect to this resolution.

RESOLUTION BOOK NO. 46 - PAGE 132

C. RESOLUTION NO. 25-232 - RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TRINITY UNITED METHODIST CHURCH TO PROVIDE NIGHTLY WINTER SHELTER IN THE 2025-26 CODE PURPLE SEASON

Action Requested: Resolution authorizing the City Manager to enter into an agreement with Trinity United Methodist Church for \$250,000 to provide nightly Winter Shelter in the 2025-26 Code Purple season.

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 and dedicated \$250,000 of that to Emergency Shelter, with planning to be led by the CoC.
- The CoC Board directed the Code Purple Work Group to incorporate CDBG-DDRF into its plan for the 25-26 season in order to make nightly Winter Shelter available as a complement to weather-dependent Code Purple shelter based on the increase in unsheltered homelessness since Helene.
- The Code Purple Work Group presented a plan at the October 9, 2025 CoC Board meeting including several Code Purple sites (Transformation Village, Salvation Army, and AHOPE) and 50 beds of nightly Winter Shelter provided by Safe Shelter at their existing location (10 beds) and at Salvation Army's property at 91 New Leicester Highway (40 beds).
- CDBG-DDRF funds in the amount of \$250,000 are recommended by the CoC to support Safe Shelter's operation at 91 New Leicester Highway.
- Trinity United Methodist Church serves as the fiscal agent for Safe Shelter.
- Shelter is slated to open November 1, 2025 and to operate nightly through March 31, 2026.

Vendor Outreach Efforts:

- The Asheville-Buncombe Continuum of Care was responsible for developing the 25-26 Code Purple plan, including use of CDBG-DDRF to make nightly Winter Shelter available.

Council Goal(s):

- Quality Affordable Housing
- Connected and Engaged Community

Committee(s):

- The Asheville-Buncombe Continuum of Care Board unanimously approved this recommendation at their October 9, 2025 meeting.

Pro(s):

- Provides essential, life-saving emergency shelter for people experiencing homelessness during cold weather

Con(s):

- None noted

Fiscal Impact:

- The City of Asheville received a \$1.7M grant from HUD and dedicated \$250,000 to Emergency Shelter with planning led by the Asheville-Buncombe Continuum of Care (CoC). The CoC Board approved plans utilizing these funds at their October 9, 2025 meeting.

Motion:

- Motion to adopt a resolution to authorize the City Manager to enter into an agreement with Trinity United Methodist Church for \$250,000 to provide nightly Winter Shelter in the 25-26 Code Purple season.

Councilwoman Roney, Mayor Manheimer and Councilman Hess were all pleased with our community working hard to provide winter shelter. We could not do this without our partners.

RESOLUTION BOOK NO. 46 - PAGE 133

D. RESOLUTION NO. 25-233 - RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EMERGENCY PROFESSIONAL SERVICES CONTRACT WITH SCHNABEL ENGINEERING SOUTH FOR PHASE ONE REPAIRS AT THE BEE TREE DAM AND ASSOCIATED STRUCTURES DUE TO TROPICAL STORM HELENE

Action Requested: Adoption of a resolution authorizing the City Manager to enter into an emergency professional services contract with Schnabel Engineering South repairs at the Bee Tree Dam and associated structures due to Tropical Storm 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.
- 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 as those needs exceed the capacity of City staff.
- The large amount of precipitation from TS Helene activated the Bee Tree Spillway.
- The Bee Tree Dam and Spillway operated as designed.
- Aspects of the Bee Tree Dam and Spillway were impacted by the storm.
- This contract establishes a path to complete repair through three phases of engineering services.
- Overall the scope involves investigation, design, procurement services, construction bidding and administration services to return the structures to their original functions while maintaining resiliency.
- Assistance with requirements and correspondences of NC Dam Safety.

- The Contract will cover all three phases of work. Subsequent phases will be brought to the City Council via changes orders.
- The cost of Phase One (1) contract is \$275,000.00 with \$13,750.00 contingency for a total amount not to exceed \$278,500.00
- Scope of work for Phase One covers these main areas:
 - Investigation and inspection of assets to inform phase two (2) design.
 - Bidding, evaluation and recommendation for early acquisition of materials.
 - Assistance with requirements and correspondences with NC Dam Safety
- Council will be presented with a minimum of two changes orders to cover Phases 2 & 3 of this repair project.

Vendor Outreach Efforts:

- On March 13, 2025, An emergency RFQ was sent to engineering firms with specialties associated with earthen dams (geotechnical, structural, contract administration, construction oversight, etc.).
- Two firms submitted proposals.
- Schnabel Engineering South “Schnabel” was chosen as the most qualified.
- The cost of Phase One (1) contract is \$275,000.00 with \$13,750.00 contingency for a total amount not to exceed \$278,500.00.
- Scope of work covers these main areas:
 - Investigation and inspection of assets to inform phase two (2) design.
 - Bidding, evaluation and recommendation for early acquisition of materials.
 - Assistance with requirements and correspondences with NC Dam Safety

Council Vision:

- Clean, Safe, and Healthy Environment

Committee(s):

- none

Pro(s):

- Allows the City to quickly address an emergency without delay.

Con(s):

- None

Fiscal Impact:

- The cost of Phase One (1) contract is \$275,000.00 with \$13,750.00 contingency for a total amount not to exceed \$278,500.00.
- Funding is available in the Water Capital Projects Fund. All costs are expected to be reimbursed by FEMA.
- Funding for PhasesTwo (2) and Three (3) will be available in the Water Capital Projects Fund.

Motion:

- Motion authorizing the City Manager to enter into an emergency professional contract with Schnabel Engineering South for Phase 1 work associated with the emergency response to Tropical Storm Helene at the Bee Tree Dam and associated structures in an amount not to exceed \$278,500.00.

E. RESOLUTION NO. 25-234 - RESOLUTION AUTHORIZING THE CITY MANAGER TO CONTRACT WITH SYSTEL BUSINESS EQUIPMENT FOR A 3-YEAR CONTRACT FOR SMART INTEGRATION CLOUD CONNECTORS

Action Requested: Adoption of a resolution authorizing the City Manager to contract with Systel Business Equipment for a 3-Year Contract for Smart Integration Cloud Connectors.

Background:

- The City of Asheville utilizes the Omnia Partners Cooperative Contract for the lease of Ricoh copiers and printers from Systel Business Equipment.
- A specialized connector is required to facilitate direct scanning from devices to Google Drive.
- This connector also enables mobile devices, such as Chromebooks, to print to these machines.
- To use this connector, the City needs to contract for a software license.

Vendor Outreach Efforts:

- Outreach was not conducted because Ricoh, the copier manufacturer, sells licenses exclusively to its resellers, not directly to consumers.
- These licenses must be managed by the machine vendor, which, in this instance, is Systel.
- The City of Asheville utilizes the Omnia Partners Cooperative Contract for the lease of Ricoh copiers and printers from Systel Business Equipment.

Council Goal(s):

- Fiscally Resilient City.

Committee(s):

- N/A

Pro(s):

- This service enables scanning directly to Google Drive, offering a valuable connection for employees working remotely or via Wi-Fi to our existing Ricoh copiers.
- It's important to note that Ricoh only offers this product through its authorized resellers, not directly to consumers.

Con(s):

- N/A.

Fiscal Impact:

- Funding for Year One is included in the IT operating budget.
- Future years will be planned during the annual budget development process.
- Year one for Fiscal Year 2026 will be \$17,131.74.
- This will be a 3-year contract (the length being needed for pricing and standardization).
- The total after 3 years will not exceed \$51,395.22.

Motion:

- Motion to adopt a resolution authorizing the City Manager to contract with Systel Business Equipment for 3-year contract not to exceed \$51,395.22 for Smart Integration Cloud Connectors and to execute all documents necessary to effect this contract.

F. RESOLUTION NO. 25-235 - RESOLUTION AUTHORIZING EXECUTION OF AN INSTALLMENT FINANCING CONTRACT WITH JPMORGAN CHASE BANK N.A. FOR CAPITAL IMPROVEMENT PROGRAM VEHICLES AND EQUIPMENT IN AN AMOUNT NOT TO EXCEED \$8,550,000

Action Requested: Adoption of a resolution authorizing execution of an installment financing contract with JPMorgan Chase Bank, N.A. for Capital Improvement Program (CIP) vehicles and equipment in an amount not to exceed \$8,473,770.66.

Background:

- The City annually budgets for the purchase of necessary vehicles and equipment and typically finances these purchases through an installment loan that comes to City Council for its consideration on an annual basis.
- The last installment loan that City Council considered and approved was in November of 2023.
- Staff was in the process of moving ahead with another loan in the fall of 2024 but that process was disrupted by Tropical Storm Helene.
- In September 2025, the City moved ahead with a Request for Proposal (RFP) seeking competitive bids for the Fiscal Year 2025-26 installment loan financing which totaled \$8,473,770.66, which will finance purchases made over the last 12-18 months.
- Five proposals were received and reviewed.
- The most favorable proposal was submitted by JPMorgan Chase Bank, N.A. at an interest rate not to exceed 3.27% per annum.
- All of the expenses associated with this loan have already been incurred, and the proceeds will be used to reimburse the City for those expenses.

Council Goal(s):

- Financially Resilient City

Pro(s):

- Provides funding of capital expenditures at a favorable interest rate.
- Spreads capital costs over the purchased asset life.

Con(s):

- Increases the lifetime cost of acquisition through interest and cost of debt issuance expenses.

Fiscal Impact:

- Debt service payments on this loan are already accounted for in the City's multi-year Capital Improvement (CIP) and Debt model.

Motion:

- Motion to adopt the resolution authorizing the City Manager to execute the installment financing contract with JPMorgan Chase Bank, N.A. for the acquisition of vehicles and equipment.

RESOLUTION BOOK NO. 46 - PAGE 136

G. RESOLUTION NO. 25-236 - RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT GRANT FUNDS FROM THE N.C. DEPT. OF INSURANCE OFFICE OF STATE FIRE MARSHAL'S HELENE DISASTER RECOVERY GRANT

**ORDINANCE NO. 5182 - BUDGET AMENDMENT FOR DISASTER
RECOVERY GRANT**

Action Requested: Adoption of a resolution authorizing the City Manager to accept \$50,000 in grant funds from the N.C. Dept. of Insurance Office of State Fire Marshal to use for enhancement of preparedness, and/or the replacement and repairs of equipment and/or facilities damaged due to Tropical Storm Helene; and approval of a budget amendment to add \$50,000 to the Special Revenue Fund.

Background:

- Session Law 20215-26 provides relief to eligible fire departments and rescue squads that were affected by Tropical Storm Helene.
- This grant was established to assist in enhancing emergency preparedness.
- The State of North Carolina provides this funding to minimize local fiscal impact.
- The Asheville Fire Department wishes to accept the grant to enhance and replace current emergency preparedness equipment.

Vendor Outreach Efforts:

- Funding for these efforts and services are provided to the City from the North Carolina Department of Insurance Office of State Fire Marshal's.

Council Goal(s):

- Clean, Safe and Healthy Environment
- Financially Resilient City
- Sustainability and Preparedness

Committee(s):

- None

Pro(s):

- Through this grant, the City will gain access to vital tools and resources to further the resiliency of our community without adding any additional financial burden to the City.
- Will enhance firefighter readiness and community safety.
- The City's participation in State supported programs have proven consistently beneficial and free of disadvantages.
- The City will maintain full access to all equipment and resources for use within City operations.
- This grant's initiative aligns with the City's Strategic Operating Plan.

Con(s):

- None Identified

Fiscal Impact:

- This grant does not require a local match.

Motion:

- Motion to adopt a resolution authorizing the City Manager to accept a \$50,000 grant through the NC Department of Insurance Office of State Fire Marshals HB 1012 Helene Disaster Recovery Grant second round for eligible fire department and rescue squads, and to execute any and all documents necessary to receive those grant funds; and approval of a budget amendment to add \$50,000 to the Special Revenue Fund.

ORDINANCE BOOK NO. 36 - PAGE 355

H. RESOLUTION NO. 25-237 - RESOLUTION AUTHORIZING THE CITY MANAGER TO RENEW THE AUTOMATIC MUTUAL AID AGREEMENT WITH REEMS CREEK FIRE DEPARTMENT

Action Requested: Adoption of a resolution authorizing the City Manager to renew the automatic aid agreement between the City of Asheville and Reems Creek Fire Department.

Background:

- In August 2013, City Council approved a resolution authorizing a multi-year agreement with Reem's Creek Fire Department for automatic aid service.
- The City of Asheville has a need to strengthen its standard of response and cover in the Beaverdam Valley, and the Reem's Creek Fire Department is the most appropriate organization to provide the service.
- The initial agreement costs were \$82,656 and as stipulated in the agreement, the costs are to be adjusted every year based on the consumer price index.
- After 11 years of positive consumer price index increases, the renewal for Fiscal Year (FY) 2025-26 services cost and are budgeted at \$116,560.15
- The term of the renewal agreement will end June 30, 2026.

Vendor Outreach Efforts:

- No other vendors are able to provide this service.
- There are no Minority & Women-Owned Business Enterprise (MWBE) firms able to provide this service.

Council Goal(s):

- Well Planned & Livable Community
- Clean, Safe & Healthy Environment
- Fiscally Resilient City

Committee(s):

- None

Pro(s):

- Allows the standard of coverage to be met greater than 90% of the time.

Con(s):

- Increasing cost to maintain existing level of service.

Fiscal Impact:

- Funding for this agreement is available in the Fire Department's operating budget.

Motion:

- Motion to adopt a resolution authorizing the City Manager to enter into a renewal agreement for automatic aid service between the City of Asheville and Reems Creek Fire Department in an amount of \$116,560.15.

RESOLUTION BOOK NO. 46 - PAGE 139

I. ORDINANCE NO. 5183 - BUDGET AMENDMENT TO ALLOW FOR PAYMENT TO ASHEVILLE-BUNCOMBE YOUTH SOCCER ASSOCIATION IN ALIGNMENT WITH THE TERMS OF THE PROPERTY LEASE

Action Requested: Adoption of a budget amendment in the General Capital Projects Fund in the amount of \$126,121 to allow for payment to Asheville-Buncombe Youth Soccer Association in alignment with the terms of the property lease.

Background:

- The Asheville Buncombe Youth Soccer Association (ABYSA) and the City of Asheville entered into a twelve year lease agreement for the John B. Lewis (JLBL) Soccer Complex in 2019.
- As a term of the agreement, a capital improvement fund known as the JBL Turf Replacement Reserve was established.
- Throughout the term the City has contributed \$15,000 to the fund annually, to date total contributions are \$105,000.
- ABYSA is also required to contribute to the fund annually, beginning with \$30,000 in year 1, with a 2% annual escalator on contributions, to date total contributions are \$121,121.
- As a term of the agreement, the responsibility for the expense and construction management for the soccer fields is that of ABYSA.
- After Helene, ABYSA applied for and was awarded a grant from the Buncombe County Tourism Development Authority (BCTDA) to re-turf the soccer fields.
- Part of the matching funds required for the grant are the funds in the JBL Turf Replacement Reserve.
- The funds contributed by ABYSA are in a City of Asheville account; budget authority is required from the City Council to allow staff to return these funds to ABYSA for the turf replacement project.
- There is no impact to the City's General Fund Budget.
- ABYSA and the City will continue to contribute to the reserve annually with the next payments to reserve due in fiscal year 2027 through the end of the term of the current agreement.

Council Goal(s):

- A Financially Resilient City

Committee(s):

- None

Pro(s):

- The previously established reserve has allowed ABYSA to meet contractual obligations and restore the fields in a timeline manner for use by residents and visitors.

Con(s):

- None

Fiscal Impact:

- None, ABYSA contributed the funds to the City, which are being held in a City of Asheville account.
- The funds were not budgeted to be spent in the current fiscal year during the budget process, thus requiring this Budget Amendment.

Motion:

- Motion to approve a budget amendment in the General Capital Projects Fund in the amount of \$126,121 to allow for payment to Asheville-Buncombe Youth Soccer Association in alignment with the terms of the property lease.

J. RESOLUTION NO. 25-238 - RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND A CONTRACT WITH T&T CLEANING FOR CUSTODIAL SERVICES IN RECREATION FACILITIES TO INCREASE THE FUNDING AMOUNT AND TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECT THE AMENDMENT

Action Requested: Adoption of a resolution authorizing the City Manager to amend a contract with T&T Cleaning for custodial services in recreation facilities to increase the funding amount to \$404,423.80 and to execute all documents necessary to effect the amendment.

Background:

- A Request for Proposal process was conducted in June 2022 and included outreach to Minority & Women Business Enterprises (MWBE's).
- Request for Proposals for custodial services was issued in June 2022 and awarded to T&T Cleaning for one year with an additional three one-year options to renew
- Out of the five proposals submitted, T&T Cleaning was selected based on the qualifications, understanding of the scope of services, cost, and availability.
- Resolution 23-155 authorized the City Manager to execute a contract with T&T Cleaning for custodial services in recreation facilities, and further authorized approval of three additional renewals for an amount not to exceed \$395,062.58.
- The contract was amended in 2023 to add cleaning services for the newly constructed Grant Center gym, Mama T's, and the Grove Street Center due to staffing challenges.
- The contract needs an additional \$9,361.22 for services throughout the remainder of the fiscal year, when the contract ends.
- The revised total for custodial services from September 2022 through June 2026 is not to exceed \$404,423.80.
- There are no more renewals available to extend this contract and a new RFP will be issued in 2026.

Vendor Outreach Efforts:

- Staff performed outreach to minority and women-owned businesses through solicitation processes, which include 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.
- No MWBE firms submitted bids with this prime contractor, and all work will be self-performed by the prime contractor.

Council Goals(s):

- A clean and healthy environment

Committee(s):

- None

Pro(s):

- Recreation facilities are clean and safe.

Con(s):

- Long-term cost of a required service.

Fiscal Impact:

- \$9,361.22 has been identified in the FY 2025-26 Parks & Recreation operating budget.

Motion:

- Motion to adopt a resolution authorizing the City Manager to amend a contract with T&T Cleaning for custodial services in recreation facilities to increase the funding amount to \$404,423.80 and to execute all documents necessary to effect the amendment.

RESOLUTION BOOK NO. 46 - PAGE 140

K. RESOLUTION NO. 25-239 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A BOUNDARY AGREEMENT BETWEEN CITY AND OWNER OF 290 DEPOT STREET (DEPOT ST QOZB LLC) TO CORRECT A GAP IN THE PROPERTY LINE WHICH OCCURRED WHEN NELSON STREET WAS CLOSED IN 2004

Action Requested: Adoption of a resolution authorizing the City Manager to execute a Boundary Agreement between the City and Owner of 290 Depot Street (Depot St QOZB LLC) to correct a gap in the property line which occurred when Nelson Street was closed in 2004. The correction will result in adding 0.07 acres to the City's adjacent property at Murray Hill Park.

Background:

- The City of Asheville owns real property at PIN #9648-05-8708, which is the location of Murray Hill Park and Depot St QOZB LLC, owns adjacent real property at PIN #9648-06-4311 with the address of 290 Depot Street.
- On July 13, 2004, the Asheville City Council approved the closure of Nelson Street via Resolution No. 04-150 which both of the aforementioned properties adjoined.
- The Resolution was recorded in Bk3770, Pg54-55 in the Buncombe County Register of Deeds on September 8, 2004.
- The current owner of 290 Depot Street (Depot St QOZB LLC) recently discovered that the property boundaries had been drawn in error after the Nelson Street Road closure, leaving a gap of unknown ownership in the property lines and approached the City to correct this error by approving a Boundary Agreement and new boundary survey with the correct boundaries.
- The boundary correction will add 0.07 acres to the City's Park Property.

Council Goal(s):

- A Thriving Local Economy
- Well-Planned and Livable Community

Committee(s):

- None

Pro(s):

- Correction in a boundary map error that will resolve a boundary gap in property lines and adds 0.07 acres to the City's Murray Park Property

Con(s):

- None

Fiscal Impact:

- There are no costs to the City associated with this action.

Motion:

- Motion to approve the resolution authorizing the City Manager to execute a Boundary Agreement with Depot St QOZB LLC, the owner of 290 Depot Street that will grant approval to the new boundary survey and corrected boundary lines as described herein.

RESOLUTION BOOK NO. 46 - PAGE 141

L. RESOLUTION NO. 25-240 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH TENNYSON RUCKER TO PROVIDE SPORTS OFFICIATING AND REFEREE SERVICES FOR ALL ASHEVILLE PARKS & RECREATION YOUTH AND ADULT SPORTS LEAGUES

Action Requested: Adoption of a resolution authorizing the City Manager to execute a contract with Tennyson Rucker for officiating and refereeing services for the Asheville Parks & Recreation sports leagues, where the contract's total amount is not to exceed \$357,000.00 (inclusive of the initial term and any renewals); to approve two additional renewals; and execute any documents needed to effect the contract's execution or renewal.

Background

- Asheville Parks & Recreation (APR) has been securing the services of independent contractors to provide officiating and referee services for all of its youth and adult sports leagues.
- City staff had to recruit, onboard and ensure independent contractors were trained for the sport they were being assigned.
- An RFP was issued in July 2025 for Sports Officiating & Referee Services, and TENNYSON RUCKER was the vendor selected through this competitive RFP process.
- Sports officiating and referee services are essential in order to offer high quality recreational sports experience for both youth and adult participants.
- APR has been utilizing independent contractors to provide officiating services which consumes significant staff time to recruit, onboard, and process payments.
- Contracting with a vendor who will recruit, hire, train, schedule, and evaluate officials will increase the quality of officiating and improve the experience of those individuals who provide their services for Parks & Recreation Department leagues resulting in the retention of experienced officials.
- Options for two (2) twelve month renewals estimated at \$135,000.00 annually with a maximum of \$357,000 over the life of this contract.

Vendor Outreach Efforts:

- Funding for this project is provided through the APR's operating budget.
- As a result, the outreach and engagement followed the City's business inclusion processes.
- Staff performed a solicitation process which included advertising Requests for Proposals (RFP) on the North Carolina Historically Underutilized Businesses (HUB) website.
- Staff also advertised to all existing independent contractors who have performed sports officiating for the City of Asheville.

Council Goal(s):

- Equitable and Diverse Community
- Thriving Local Economy

Committee(s):

- None

Pro(s):

- Provides officials and referees for all youth and adult recreational sports leagues that are trained and competent.
- Provides an increased pool of candidates to officiate youth and adult sports leagues.

- Improves the experience of officials through expedited payroll processing by the vendor and reduces the volume of administrative work on City staff.

Con(s):

- None

Fiscal Impact:

- Funding for this contract's initial term and two (2) optional 12 month renewals will not exceed \$357,000.
- Funding for the first year of this contract (\$87,000) is available in the Parks & Recreation Department operating budget.
- Future years will be planned during the annual budget development process.

Motion

- Motion to adopt a resolution authorizing the City Manager to execute a contract with Tennyson Rucker for officiating and refereeing services for the Asheville Parks & Recreation sports leagues, where the contract's total amount is not to exceed \$357,000.00 (inclusive of the initial term and any renewals); to approve two additional renewals; and execute any documents needed to effect the contract's execution or renewal.

RESOLUTION BOOK NO. 46 - PAGE 142

M. RESOLUTION NO. 25-241 - RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR THE ANNUAL FISCAL YEAR 2026 N.C. DEPT. OF TRANSPORTATION STATE MAINTENANCE ASSISTANCE PROGRAM GRANT FUNDS TO SUPPORT TRANSIT OPERATIONS, ACCEPT THE FUNDS, AND SIGN ALL ASSOCIATED REQUIRED DOCUMENTS

Action Requested: Adoption of a resolution authorizing the City Manager to apply for the annual Fiscal Year 2026 North Carolina Department of Transportation State Maintenance Assistance Program (SMAP) grant funds to support transit operations, accept the funds, and sign all associated required documents.

Background:

- The City of Asheville annually receives State Maintenance Assistance Program (SMAP) funds from the NCDOT to support necessary maintenance activities of the ART transit system.
- This includes preventative maintenance of the City's transit fleet, equipment, and facilities.
- The SMAP Program is providing \$1,098,253 in grant funds for FY 2026 to the City to support transit maintenance.
- This is the same amount the City has received for the last several years.

Vendor Outreach Efforts:

- N/A. This is an annual grant received from NCDOT to support transit maintenance.

Council Goal(s):

- Transportation and Accessibility

Committee(s):

- None

Pro(s):

- Supplements funding for transit operating expenses.

Con(s):

- The City is responsible for 100% local match, which is \$1,098,253.

Fiscal Impact:

- The SMAP Program is providing \$1,098,253 in grant funds for FY 26 to the City to support transit maintenance. This is the same amount the City has received for the last several years.
- Since this is a recurring grant application and disbursement, the anticipated funds and required match (100%) were already included in the FY 2026 adopted Transit Operations Fund.

Motion:

- Motion to adopt a resolution authorizing the City Manager to apply for the annual Fiscal Year 2026 North Carolina Department of Transportation State Maintenance Assistance Program (SMAP) grant funds to support transit operations, accept the funds, and sign all associated documents related to the application or acceptance.

RESOLUTION BOOK NO. 46 - PAGE 143

N. RESOLUTION NO. 25-242 - RESOLUTION RATIFYING TECHNICAL AMENDMENTS TO THREE RESOLUTIONS THAT HAD AUTHORIZED THE CITY MANAGER TO PURCHASE SOLE SOURCE BUS TECHNOLOGY TO IDENTIFY THE CORRECT VENDOR FOR ASHEVILLE RIDES TRANSIT'S CAD/AVL ITS SYSTEM FROM CLEVER DEVICES IVN5 TO HANOVER

Action Requested: Ratification of technical amendments to three resolutions that had authorized the City Manager to purchase sole-source bus technology to identify the correct vendor for Asheville Rides Transit's CAD/AVL ITS system, which is Hanover, not Clever Devices IVN5.

Background:

- This action seeks to ratify technical amendments to three previous sole-source authorizations (via resolutions 25-188, 24-253, and 24-55) to correct the vendor for Asheville Rides Transit's CAD/AVL ITS system from Clever Devices IVN5 to Hanover.
- The City of Asheville uses the Washington State Department of Enterprise Cooperative Purchasing Agreement for Transit Buses Master Contract No. 06719 to purchase buses from Gillig, approved by the Washington State Department of Enterprise on October 20, 2021.
- The purchase of some specific technology-based components for the buses must receive sole-source authorization to be purchased and installed on each bus separately, however, to ensure that every bus has consistent and standardized technology.
- The sole source authorization, pursuant to N.C.G.S. § 143-129(e)(6), allows the bus manufacturer, Gillig, to purchase and install the authorized sole-source technology on behalf of the City through the purchase order, without engaging in competitive bidding because standardization is the overriding consideration in needing to use these specific products.
- Previous Resolutions below had the incorrect vendor listed:

Resolution Number	Resolution Signed	Bus Purchase Quantity
25-188	08.26.2025	5
24-253	11.12.2024	4
24-55	02.27.2024	3

- The change from Clever Devices IVN5s to Hanover benefited the City by resulting in several thousand dollars in cost savings per bus for a comparable product.

Council Goal(s): Transportation and Accessibility

Committee(s): N/A

Pro(s):

- The change from Clever Devices IVN5s to Hanover benefited the City by saving several thousand dollars in cost per bus for a comparable product.

Con(s): None.

Fiscal Impact:

- None. Previous purchase orders were updated to reflect the correct vendor prior to purchase and payment.

Motion:

- Motion to ratify technical amendments to three resolutions that authorized the City Manager to make sole-source purchases of bus technology to correct the vendor for Asheville Rides Transit's CAD/AVL ITS system from Clever Devices IVN5 to Hanover.

RESOLUTION BOOK NO. 46 - PAGE 144

- O. RESOLUTION NO. 25-243 - RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR FUNDING FROM THE N.C. DEPT. OF ENVIRONMENTAL QUALITY STATE REVOLVING FUND AND ENVIRONMENTAL PROTECTION AGENCY GRANT PROGRAM FOR WATER SYSTEM RESILIENCE IMPROVEMENTS; TO ACCEPT SAID GRANT FUNDS IF AWARDED; AND ENTER INTO ANY AGREEMENT DOCUMENTS NECESSARY FOR SUCH ACCEPTANCE**

Action Requested: Adoption of a resolution authorizing the City Manager to submit an application for funding from the N.C. Dept. of Environmental Quality State Revolving Fund and Environmental Protection Agency Grant Program for water system resilience improvements; to accept said grant funds if awarded; and enter into any agreement documents necessary for such acceptance.

Background:

- The City is seeking funding to redesign and construct pre-treatment solutions to transform the City's two (2) direct filtration water treatment plants (North Fork and William DeBruhl WTPs) as a direct result of changing conditions and damage from Tropical Storm Helene.
- The City has been working with, and will continue to work with, FEMA Public Assistance to support this work.
- FEMA PA has encouraged the City to submit concurrent applications to other funds, like HMGP, while FEMA PA is being assessed for a permanent pre-treatment solution for the City's direct filtration plants.
- This funding is initially up to \$10 million for drinking water projects and \$5 million for wastewater projects.

Vendor Outreach Efforts:

- N/A

Council Goal(s):

- A Clean, Safe and Healthy Environment
- Fiscally Resilient City

Committee(s):

- N/A

Pro(s):

- The SRF loan is a long-term, zero-interest loan with principal forgiveness that is exclusive to Helene-impacted communities for drinking water, wastewater and decentralized wastewater treatment systems.

Con(s):

- There are no con(s) with accepting this zero-interest loan.

Fiscal Impact:

- None at this time. If awarded, staff will return to Council to amend the budget.

Motion:

- Motion to adopt a resolution authorizing the City Manager to submit an application for funding from the N.C. Dept. of Environmental Quality State Revolving Fund and Environmental Protection Agency Grant Program for water system resilience improvements; to accept said grant funds if awarded; and enter into any agreement documents necessary for such acceptance.

RESOLUTION BOOK NO. 46 - PAGE 145

P. RESOLUTION NO. 25-244 - RESOLUTION RATIFYING THE GRANT APPLICATION AND CONTRACT AGREEMENT WITH THE BUNCOMBE COUNTY TOURISM DEVELOPMENT AUTHORITY TO ACCEPT THE LEGACY INVESTMENT FROM TOURISM GRANT FOR COXE AVENUE COMPLETE STREET PROJECT

ORDINANCE NO. 5184 - BUDGET AMENDMENT TO ACCEPT THE LEGACY INVESTMENT FROM TOURISM GRANT FOR COXE AVENUE COMPLETE STREET PROJECT

Action Requested: Adoption of a resolution ratifying the grant application and contract agreement with the Buncombe County Tourism Development Authority to accept the Legacy Investment from Tourism Grant in the amount of \$2,983,890 for Coxe Avenue Complete Street project; and approval of a budget amendment to add \$2,983,890 to the General Capital Projects Fund.

Background:

- The Buncombe County Tourism Development Authority's LIFT Fund provides financial investment through grants, loan guarantees, or pledges of debt service to tourism-related capital projects that will increase patronage of lodging facilities and benefit the community at large in Buncombe County.
- In April 2024 the Buncombe County Tourism Development Authority Board committed \$2,983,890 in LIFT Fund investment to the City of Asheville for the "Coxe Avenue Complete Street" project.
- Coxe Avenue Complete Street is a street improvement project that will include the

demolition and reconstruction of just over one-half mile of urban streetscape on Coxe Avenue between Patton Avenue and Southside Avenue.

- These improvements will enhance the experiences of local and out of town visitors by reshaping Coxe Avenue so that it provides a more engaging and welcoming connection between Downtown and the Southside neighborhood and the many destinations and services along the corridor.

Council Goal(s):

- Transportation and Accessibility
- A Diverse Community
- A Well-Planned and Livable Community

Committee(s):

- None

Pro(s):

- Improved sidewalks, crossings, and lighting to reduce pedestrian and cyclist conflicts along a corridor that connects Downtown, South Slope, the hospital district, and McCormick Field.
- Replacing 3,000 ft of 6-inch cast-iron water lines with new 12-inch mains to increase capacity and reliability.
- Major stormwater system overhaul to fix chronic pooling and flooding caused by century-old drainage under the filled ravine.
- Adds dedicated bike facilities, accessibility features, and traffic-calming elements to meet City multimodal and Vision Zero goals.
- Coordinating water, stormwater, and streetscape work in one project reduces duplicated construction and long-term costs.
- Incorporates feedback from 2018 Tactical Urbanism pilot and South Slope Vision Plan stakeholders.

Con(s):

- Construction is not expected until 2026.
- Anticipated road closures, parking reductions, and access limits during construction.
- Large-scale underground work can exceed cost estimates due to unpredictable subsurface conditions.
- New landscaping and drainage add to City operations and maintenance costs.
- Slight reduction in on-street parking from lane reconfiguration and new bike facilities.

Fiscal Impact:

- Acceptance of \$2,983,890 in grant funds for Coxe Avenue Streetscape Project
- Matching funds are available in the General Capital Projects Fund and include NCDOT TIP funding.

Motion:

- Adoption of a resolution ratifying the grant application and contract agreement with the Buncombe County Tourism Development Authority to accept the Legacy Investment from Tourism Grant in the amount of \$2,983,890 for Coxe Avenue Complete Street project; and approval of a budget amendment to add \$2,983,890 to the General Capital Projects Fund.

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ORDINANCE BOOK NO. 36 - PAGE 357

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. This motion was seconded by Councilwoman Ullman and carried unanimously.

III. PRESENTATIONS & REPORTS:

A. MANAGER'S REPORT

Capital Quarterly One Update

Interim Capital Management Director Walter Ear said the following key takeaways from his presentation are as follows: (1) Report framework: Capital Projects are about creating a future for Asheville that is stronger, safer, more connected; (2) We're building intentionally, and building a stronger community requires both time and temporary disruption to ensure meaningful, lasting improvements; and (3) Recovery projects are underway. Federal processes will take time to ensure cost recovery.

He reviewed the completed projects this quarter - Safer: Parking Garage Repairs at Rankin Avenue and Wall Street; Stronger: Municipal Building Roof Replacement; and Stronger: Burton Street Playground & Sports Court.

Regarding the steady state, he then reviewed the capital and bond programs; deep dive into Nasty Branch Greenway and Oakley Complex Phase I (new fire station 9); and downtown focus (a) recognizing economic sensitivity for downtown businesses, with eye on progress; (b) work to minimize overlap of current and future downtown projects; and (c) focused outreach with downtown to continue throughout 2025-26.

Regarding the Infrastructure Recovery Program, he reviewed the infrastructure recovery process as (1) the process is defined by the federal funding sources, and the City's priority on maximizing cost recovery within the requirements of that funding; (2) federal recovery funding sources (a) FEMA PA; (b) FEMA HMGP; and (c) HUD CDBG-DR; (3) Resources explain the infrastructure recovery process; provides a progress update for work underway; and discusses project prioritization and funding sources. a process reminder, federal funding sources, and Hazard Mitigation Grant Program update; (4) large FEMA projects - wider geographical area needed integrated designs, multiple constrained funding sources; and (5) "design it twice".

Riverfront recovery projects - design initiated are the Municipal Golf Course; Azalea Parks & Infrastructure Recovery; and French Broad River parks recovery.

He also outlined FEMA PA Repair projects; and HMGP public infrastructure Projects.

Councilwoman Roney asked if our food policy is knit into parks recovery? With SNAP unfunded at the end of this week and 77% of CDBG-DR plan survey applicants naming food security a top priority in recovery, she wanted to make sure the Food Action Plan is knit into our plans. Knowing it's hard to imagine a future when our parks look like Mars, but she remembers service berries growing there and wanted to make sure our plans reflect the outcomes we want—people sharing where to find food in public space in season.

Mr. Ear responded to various questions/comments from Council, some being, but are not limited to: can you provide a prioritized list of all traffic signals in downtown; request to make the signals on the Dashboard for the City; what is the timeline for College/Patton; and don't lose sight of our Economic Development Administration funding.

IV. PUBLIC HEARINGS:

A. PUBLIC HEARING AMENDING THE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY ANNUAL ACTION PLAN

RESOLUTION NO. 25-245 - RESOLUTION AMENDING THE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY ANNUAL ACTION PLAN

Community Development Division Manager James Shelton said that this is the consideration of public hearing to consider a resolution authorizing the City Manager to submit amendments the CDBG-DR Action Plan to (1) reflect an increase to the maximum beneficiary amount under the State of North Carolina Reconstruction and Rehabilitation of Owner-Occupied Housing Program from \$375,000 to \$450,000, (2) to reflect a decrease to the minimum project award under the Housing and Economic Security Support Services Program from \$500,000 to \$250,000, and (3) to correct a federal regulation reference under the Multi-Family Housing Program from "24 CFR 570.483(b)(3)" to the applicable "24 CFR 570.208(3)." This public hearing was advertised on November 17,, 2025.

Background:

- In September 2024, the City of Asheville (City) was severely impacted by Tropical Storm Helene (DR-4827-NC), producing unprecedented impacts on the City's infrastructure, economy, and housing.
- HUD allocated \$225,010,000 in CDBG-DR funds to the City of Asheville on January 16, 2025.
- The City's CDBG-DR Action Plan allocated \$3,000,000 for single-family homeowner repairs and named the North Carolina Department of Commerce as a partner.
- The City is partnering with the State of North Carolina Renew NC Single-Family Housing Program to administer home Rehabilitation and Reconstruction activities for Asheville homeowners on the City's behalf.
- The Renew NC program is live and accessible to Asheville (and all WNC) residents.
- The maximum beneficiary grant for the reconstruction and rehabilitation of owner-occupied housing units was initially set at \$375,000.
- The State of North Carolina is seeking an amendment to the maximum award amount to \$450,000 through a substantial amendment to their CDBG-DR Action Plan.
- The new maximum award amount would reflect the true costs of construction (inclusive of mitigation) as they are implementing the program.
- The City of Asheville seeks to align our CDBG-DR Action Plan with the updated maximum award amount of \$450,000 the State is adopting.
- The City's CDBG-DR Action Plan further allocated \$2,000,000 for the Housing and Economic Security Support Services Program.
- The minimum project award was set at \$500,000. The City is seeking to lower the minimum project award amount to \$250,000 through a substantial amendment to the CDBG-DR Action Plan.
- The City's CDBG-DR Action Plan initially referenced "24 CFR 570.483(b)(3)," which is applicable to State grants, in a section related to the CDBG-DR Multi-Family Housing Construction Program, when it should have referenced "24 CFR 570.208(3)."

- The City is seeking to correct this citation in the CDBG-DR Action Plan.
- This amendment does not change the actual funding amount that is allocated to any of our CDBG-DR programs, but changes the maximum and minimum amounts that we may award to individual projects under those two programs.
- To proceed, City Council must authorize an amendment to our CDBG-DR Action Plan.

Committee(s):

- The Housing and Community Development Committee met on October 21 and voted 3-0 approval to move forward to City Council.

Council Goal(s):

- Financially Resilient City
- Quality Affordable Housing

Pro(s)

- Amendment of the beneficiary award amount under the State of North Carolina Reconstruction and Rehabilitation of Owner-Occupied Housing Program allows us to match the amount awarded by the State and paves the way for the State to administer the Single-Family Housing Repair program within Asheville city limits in alignment with State programming and realistic construction costs necessary for the reconstruction of single-family homes for positive impacts in our low- and moderate-income communities.
- Amendment of the minimum project award amount under the Housing and Economic Security Support Services Program allows us to ensure that smaller organizations able to demonstrate their financial capacity to manage up to a \$250,000 project can be considered as CDBG-DR subrecipients. These organizations might otherwise not be able to manage a project award should the minimum remain \$500,000.

Con(s)

- N/A

Fiscal Impact:

- The CDBG-DR Action Plan and associated staff costs are funded from federal CDBG-DR grants.

Mr. Shelton outlined the following key takeaways from his presentation: (1) The City of Asheville's CDBG-DR Action Plan may be amended; (2) At the last council meeting (10/14/2025) Council authorized the City Manager to enter into an agreement with State of NC's RenewNC Rehabilitation and Reconstruction Housing Program. The City seeks to amend our Action Plan to align with the State's maximum grant amount by increasing it from \$375,000 to \$450,000; (3) For the forthcoming Housing and Economic Security Support Services Program, the City is seeking to lower the minimum project award amount to \$250,000 to widen the pool of eligible organizations with the financial capacity to deliver requested services; (4) Staff are also correcting a citation in the Action Plan in the Affordable Multifamily Housing Construction program language; and (5) Our Citizen Participation Plan requires that we hold a public hearing on any substantial amendments to the Action Plan and staff are requesting City Council to authorize these amendments to the CDBG-DR Action Plan. Non-substantial amendments include (1) The City's CDBG-DR Action Plan can be amended; (2) Non-substantial amendments include: (a) Allocating or reallocating funds within the monetary cap (\$5,000,000) established in the Action Plan; (b) Non-technical corrections or clarifications that do not impact program implementation; and (c) Administrative updates, such as adjustments to reporting procedures or minor program modifications. Substantial amendments include (1) Changes in program benefit or eligibility criteria, including the expansion of eligible beneficiaries; (2) The addition or removal of an activity, impacting the overall scope of recovery efforts; (3) The allocation or reallocation of funds exceeding the

monetary threshold above \$5,000,000; and (4) Substantial amendments trigger our Citizen Participation Plan requirements, including a 30 day public comment period (public notices, socials, emails, etc) (a) Currently underway for the proposed amendments (10/10/25 - 11/09/2025); and (b) Comments can be submitted online at AshevilleRecovers.org/cdbg-dr/, via email, in person at City Hall: 70 Court Plaza, 5th Floor, Asheville, NC 28801; or by mail to Community Development Division 5th Floor, PO Box 7148, Asheville, NC 28802.

Regarding the CDBG-DR, State of NC Renew NC Single-Family Housing Program, (1) Asheville residents (and all WNC residents) can go to RenewNC.org to start their application to get their storm-damaged home repaired; (2) The City has allocated \$3,000,000 to reimburse the State for hard construction costs; (3) The State is administering the program and acting as a subrecipient to the City; (4) Funding limits per home were set at \$50,000 for rehabilitation and \$375,000 for reconstruction; (5) The State is amending their maximum for reconstruction to \$450,000 per home to reflect the true costs of construction (inclusive of mitigation); and (6) The City seeks to align our CDBG-DR Action Plan with the updated maximum award amount of \$450,000 to allow for full benefit to Asheville residents.

Regarding the CDBG-DR Public Services Program, (1) The City's CDBG-DR Action Plan allocated \$2,000,000 for the Housing and Economic Security Support Services Program; (2) The minimum project award was set at \$500,000; and (3) The City is seeking to lower the minimum project award amount to \$250,000 to widen the pool of eligible project proposals that meet a critical community need.

Regarding the CDBG-DR Affordable Multi-Family Housing Program, (1) The City's CDBG-DR Action Plan initially referenced "24 CFR 570.483(b)(3)," which is applicable to State grants, in a section related to the CDBG-DR Multi-Family Housing Construction Program, when it should have referenced "24 CFR 570.208(3)" applicable to cities. The City is correcting this citation in the CDBG-DR Action Plan; and (2) This does not qualify as a "substantial" amendment to the Action Plan, but we mention it here for transparency as part of the overall Amendment 1 package.

The Housing & Community Development Committee voted 3-0 to approve these amendments at the October 21, 2025, meeting.

He said next steps include (1) The CDBG-DR Action Plan Amendment is currently posted on AshevilleRecovers.org for public comment; email, in person at City Hall: 70 Court Plaza, 5th Floor, Asheville, NC 28801; or by mail to Community Development Division 5th Floor, PO Box 7148, Asheville, NC 28802; (2) Comments will also be received at tonight's public hearing; (3) After the 30 day public comment period closes (10/10/2025 - 11/09/2025), we will request HUD approval of the CDBG-DR Action Plan Amendments; and (4) Upon HUD approval, we will publish the amended CDBG-DR Action Plan, inclusive of all comments received.

At the request of Councilwoman Roney, Mr. Shelton explained that even though City Council needs to vote at this meeting, the public comment period remains open until November 9, 2025.

Mayor Manheimer opened the public hearing at 5:46 p.m., and when no one spoke, she closed the public hearing at 5:46 p.m.

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

Councilwoman Turner moved to authorize the City Manager to submit amendments to the CDBG-DR Action Plan to (1) reflect an increase to the maximum beneficiary amount under the

State of North Carolina Reconstruction and Rehabilitation of Owner-Occupied Housing Program from \$375,000 to \$450,000, and (2) to reflect a decrease to the minimum project award under the Housing and Economic Security Support Services Program from \$500,000 to \$250,000. This motion was seconded by Councilwoman Ullman and carried unanimously.

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B. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE TO AMEND SECTION 7-14-1 THAT WOULD ALLOW EXISTING NON-CONFORMING STRUCTURES TO BE CONVERTED INTO ACCESSORY DWELLING UNIT WITHOUT BOARD OF ADJUSTMENT REVIEW

Councilwoman Turner moved to continue this public hearing until January 27, 2026. This motion was seconded by Councilwoman Ullman and carried on a 6-1 vote, with Councilman Hess voting “no”

C. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE CONDITIONAL ZONING OF 27.05 ACRES AT 767 NEW HAW CREEK ROAD FOR THE PURPOSES OF AMENDING THE SITE PLAN AND THE PROPOSED CONDITIONS TO BUILD 49 NEW SINGLE-FAMILY HOUSING UNITS AND 25 TOWNHOME UNITS

At the applicant's request, Councilwoman Ullman moved to continue this public hearing until November 18, 2025. This motion was seconded by Councilwoman Turner and carried unanimously.

V. UNFINISHED BUSINESS:

A. SECOND AND FINAL READING OF ORDINANCE NO. 5181 - ORDINANCE AMENDING SECTION 10-88 (NOISE REGULATIONS) REGARDING INCREASING THE EVENT DAYS OF A LEVEL 3 SOUND EXCEEDANCE PERMIT FROM 30 TO 50 EVENT DAYS FOR A PILOT PROGRAM PERIOD WITH A SUNSET DATE OF DECEMBER 31, 2026

Mayor Manheimer said that Ordinance No. 5181 was adopted on its first reading on October 14, 2025; however, since it did not receive a super majority vote of Council, a second reading is required.

In response to Councilwoman Roney, Development Services Director Mark Matheny said this pilot program has a sunset date of December 31, 2026, and it only applies to the Central Business District (CBD) and commercial districts. There is only one Level 3 performance center that exists in the CBD. If this were to apply to another Level 3 performance center, it would have to be permitted and fully functional for this ordinance to apply to them before December 31, 2026.

Councilwoman Roney noted that she did ask for a friendly amendment to the ordinance on October 14, 2025, increasing the event days of a Level 3 sound exceedance permit from 30 to 35; however, the motion failed for lack of a second.

When Councilwoman Smith asked if anyone had contacted the owner, of the one venue this would apply to, if he could realistically have 50 event days until December 31, 2026, Mr. Matheny replied he did not.

Councilman Hess moved to adopt Ordinance No. 5181 on its second and final reading. This motion was seconded by Councilwoman Ullman and carried on a 4-3 vote, with Vice-Mayor Mosley, Councilwoman Roney and Councilwoman Smith voting “no.”

ORDINANCE BOOK NO. 46 - PAGE 350

VI. NEW BUSINESS:

A. BOARDS & COMMISSIONS - HELENE RECOVERY BOARDS

RESOLUTION NO. 25-246 - RESOLUTION APPOINTING MEMBERS TO THE ECONOMIC HELENE RECOVERY BOARD

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing members to the Economic Helene Recovery Board..

On August 26, 2025, City Council adopted Resolution No. 25-194 establishing four Helene Recovery Boards and the temporary operational structure of current City advisory boards and commissions. At that time four new Recovery Boards were established as follows: Economy; Housing; Infrastructure; and People and Environment. Each board shall have a regular meeting schedule which shall continue until June 30, 2027, unless terminated or amended earlier by the City Council. Each new recovery board shall confine its work to specific assignments, requests, or direction to be provided by the City Council, City Council Committee, or City Department Directors. Each task shall further provide a timeline upon which the board shall confine its work. Upon providing its final report, the work of the board shall conclude until such time as it receives a new request or direction.

The membership of each board shall be constituted as follows: (1) each board shall have no more than 11 members; (2) up to 7 members shall be appointed from existing chairs, vice-chairs, or their designees of current boards and commissions; (3) 4-5 remaining members shall be appointed by the City Council at-large; and (4) all appointments shall serve at the pleasure of the City Council, and may be removed at any time with or without cause.

The following individuals applied for a vacancy: Stacy Anderson, Cheryl Antoncic Suess, John Edmund Appleby, Jeffrey Burroughs, Katie Cornell, Charles Crowell, Natalie Dierkes, Rebecca Hecht, Nina Irland, Vic Isley, Amy Kelly, John Michael Kledis, JT LaBruyere, Sherree Lucas, Tammy Mansell, Colin McBeath, James Meder, Alexandria Monque Ravenel, David Mullen, Megan O'Dell, Samuel Lee Quick Jr., William Luke Quillen, Mike Rangel, Krista Stearns, Carol Tannerbaum, Mark Waltrip, Dee Williams and Jade Young.

After consideration of all candidates by Council members, Councilwoman Turner moved (1) to appoint Cheryl Antoncic Suess, Katie Cornell, Amy Kelly, Alexandria Monque Ravenel, and Jeffrey Burroughs to serve as at-large members of the Economic Helene Recovery Board for a term lasting until June 30, 2027, or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; and (2) to appoint the following representatives from various boards and commissions were appointed to the Economic Helene Recovery Board for a term lasting until June 30, 2027, or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause: Scott Adams, Eva Michelle Spicer, Anne Keller, John Ellis, Pat Kappes and Jessica Tomasini. This motion was seconded by Councilwoman Ullman and carried unanimously.

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RESOLUTION NO. 25-247 - RESOLUTION APPOINTING MEMBERS TO THE HOUSING HELENE RECOVERY BOARD

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing members to the Housing Helene Recovery Board..

On August 26, 2025, City Council adopted Resolution No. 25-194 establishing four Helene Recovery Boards and the temporary operational structure of current City advisory boards and commissions. At that time four new Recovery Boards were established as follows: Economy; Housing; Infrastructure; and People and Environment. Each board shall have a regular meeting schedule which shall continue until June 30, 2027, unless terminated or amended earlier by the City Council. Each new recovery board shall confine its work to specific assignments, requests, or direction to be provided by the City Council, City Council Committee, or City Department Directors. Each task shall further provide a timeline upon which the board shall confine its work. Upon providing its final report, the work of the board shall conclude until such time as it receives a new request or direction.

The membership of each board shall be constituted as follows: (1) each board shall have no more than 11 members; (2) up to 7 members shall be appointed from existing chairs, vice-chairs, or their designees of current boards and commissions; (3) 4-5 remaining members shall be appointed by the City Council at-large; and (4) all appointments shall serve at the pleasure of the City Council, and may be removed at any time with or without cause.

The following individuals applied for a vacancy: Alvarez Abernathy, Matt Allen, Stacy Anderson, David Bartholomew, Kaitlin Briggs, Rebecca Chaplin, Alicia DeMarte, Jay Fox, Joel Henderson, Yvette Jives, Brian Methvin, Julie O'Dwyer, Lukas Ray, Joshua Rudow, David Russell, Robert Skouby, Kathlyn Wangrin, Mark Whyman and Hanah Zinn.

After consideration of all candidates by Council members, Councilwoman Turner moved (1) to appoint Joshua Martin Rudow, David Bartholomew, Matt Allen, Brian Methvin, Lukas Ray, Rebecca Chaplin and Yvette Jives to serve as at-large members of the Housing Helene Recovery Board for a term lasting until June 30, 2027, or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; and (2) to appoint the following representatives from various boards and commissions were appointed to the Housing Helene Recovery Board for a term lasting until June 30, 2027, or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause: Andy Barnett, Robin Raines, Elyse Marder and Reb Haizlip. This motion was seconded by Councilwoman Ullman and carried unanimously.

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RESOLUTION NO. 25-248 - RESOLUTION APPOINTING MEMBERS TO THE INFRASTRUCTURE HELENE RECOVERY BOARD

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing members to the Infrastructure Helene Recovery Board..

On August 26, 2025, City Council adopted Resolution No. 25-194 establishing four Helene Recovery Boards and the temporary operational structure of current City advisory boards and commissions. At that time four new Recovery Boards were established as follows: Economy; Housing; Infrastructure; and People and Environment. Each board shall have a regular meeting schedule which shall continue until June 30, 2027, unless terminated or

amended earlier by the City Council. Each new recovery board shall confine its work to specific assignments, requests, or direction to be provided by the City Council, City Council Committee, or City Department Directors. Each task shall further provide a timeline upon which the board shall confine its work. Upon providing its final report, the work of the board shall conclude until such time as it receives a new request or direction.

The membership of each board shall be constituted as follows: (1) each board shall have no more than 11 members; (2) up to 7 members shall be appointed from existing chairs, vice-chairs, or their designees of current boards and commissions; (3) 4-5 remaining members shall be appointed by the City Council at-large; and (4) all appointments shall serve at the pleasure of the City Council, and may be removed at any time with or without cause.

The following individuals applied for a vacancy: Alvarez Abernathy, Shannon Leigh Aiken, Stacy Anderson, Nicolette Baglio, Joe Balcken, Marty Benson, Lindsay Broghel, Joseph John Chesler, Jonathan Christian Corbin, Kenneth Dierks, Christina Beck Dupuch, Brian Dyer, Shuvonda Renete Harper, Michael Holcombe, Paul Howell, Cade Justad-Sandberg, Michael Kracov, Micah McLain, Kim "Dirt" Murphy, David Nutter, David Rodgers, Michael Rottjakob, David Russell, Jason Seickel, Patti Torno, Dennis Wencel and Victoria Whitley.

After consideration of all candidates by Council members, Councilman Hess moved (1) to appoint David George Nutter, Shuvonda Renete Harper, Michael Holcombe, Joe Balcken and Marty Benson to serve as at-large members of the Infrastructure Helene Recovery Board for a term lasting until June 30, 2027, or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; and (2) to appoint the following representatives from various boards and commissions were appointed to the Infrastructure Helene Recovery Board for a term lasting until June 30, 2027, or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause: Kate Ancaya, John Piece, Kenny Armstrong, Charlie Huguenard, Tim Ormond and AJ Hardie. This motion was seconded by Councilwoman Turner and carried unanimously.

RESOLUTION BOOK NO. 46 – PAGE 152

RESOLUTION NO. 25-249 - RESOLUTION APPOINTING MEMBERS TO THE PEOPLE AND ENVIRONMENT HELENE RECOVERY BOARD

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing members to the People and Environment Helene Recovery Board..

On August 26, 2025, City Council adopted Resolution No. 25-194 establishing four Helene Recovery Boards and the temporary operational structure of current City advisory boards and commissions. At that time four new Recovery Boards were established as follows: Economy; Housing; Infrastructure; and People and Environment. Each board shall have a regular meeting schedule which shall continue until June 30, 2027, unless terminated or amended earlier by the City Council. Each new recovery board shall confine its work to specific assignments, requests, or direction to be provided by the City Council, City Council Committee, or City Department Directors. Each task shall further provide a timeline upon which the board shall confine its work. Upon providing its final report, the work of the board shall conclude until such time as it receives a new request or direction.

The membership of each board shall be constituted as follows: (1) each board shall have no more than 11 members; (2) up to 7 members shall be appointed from existing chairs, vice-chairs, or their designees of current boards and commissions; (3) 4-5 remaining members

shall be appointed by the City Council at-large; and (4) all appointments shall serve at the pleasure of the City Council, and may be removed at any time with or without cause.

The following individuals applied for a vacancy: Anna Alsobrook, Stacy Anderson, Louise Branscomb, Molly Bruce, Mrs. Darrell Diane Burrus, Cameron Collins, Michael Conner, Alicia DeMarte, Leah Ferguson, Chris Fleming, Benjamin Forshee, Michelle Goyeau. David Jeremy Greenson, Libby Mae Kylers, Daniel B. Leroy, Tammy Mansel, Allison Redmond, Marissa Rice, Nnweyna Smith, Emily Eyck, Rene Danielle Treece, Ethan Van Der Bleek, Janie Vick, Jessica Reene West and Terry Lamar Wilson.

After consideration of all candidates by Council members, Councilwoman Roney moved (1) to appoint Darrell Diane Burrus, Leah Ferguson, Anna Alsobrook, David Jeremy Greenson, Daniel Leroy and Rene Danielle Treece to serve as at-large members of the People and Environment Helene Recovery Board for a term lasting until June 30, 2027, or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; and (2) to appoint the following representatives from various boards and commissions were appointed to the People and Environment Helene Recovery Board for a term lasting until June 30, 2027, or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause: Alma Atkins, Jack Igelman, Elizabeth Likis, Christy Hurlburt and Karen MacNeil. This motion was seconded by Councilwoman Ullman and carried unanimously.

RESOLUTION BOOK NO. 46 – PAGE 154

B. BOARDS & COMMISSIONS

Regarding the Affordable Housing Advisory Committee, since no applications were received, the City Clerk's Office will readvertise.

Regarding the Audit Committee, since no applications were received, the City Clerk's Office will readvertise.

Regarding the Neighborhood Advisory Committee, the following individuals applied for the vacancies: Janet Canfield, Emily Palumbo and Lukas Ray. It was the consensus of Council to readvertise for these seats.

The following individuals applied for the vacancy on the Planning & Zoning Commission: Liz Avery, Mike Thomas Carpenter, Lindsay Broughel, Christopher Horton, Micah Rogers, Michael Speciale, David Russell, Julie O'Dwyer, Robert Sack, Matthew Doran, Will Deter, Jonathan Anzollitto, Randall Barnett, Bandon Bryant, Joseph Chesler, Seth Connelly, Jason Hambley and Michael Pesant. It was the consensus of Council to interview Jonathan Anzollitto, Randall Barnett, Michael Speciale, Seth Armstrong Connelly, Lindsay Broughel and Julie O'Dwyer.

Regarding the Soil Erosion and Stormwater Review Board, since this board has never met, the members are not interested in reappointment, and we have received no applications, staff recommends, and City Council agrees, that no appointments be made and this board be put on hold until such time as it is needed.

RESOLUTION NO. 25-250 - RESOLUTION APPOINTING A MEMBER TO THE AFRICAN AMERICAN HERITAGE COMMISSION

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing a member to the African American Heritage Commission.

Diamond Sloan Couch has resigned as a member of the African American Heritage Commission, thus an unexpired term until July 1, 2025. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, “notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [African American Heritage Commission was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027.”

The following individuals applied for the vacancy: Christopher Gordon and Osondu McPeters.

The Vice-Chair recommends Osondu McPeters or Christopher Gordon for appointment.

After each Council member expressed their vote, Osondu McPeters was appointed to fill the vacancy left by Diamond Sloan Couch, with a term lasting until July 1, 2028, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause.

RESOLUTION BOOK NO. 46 – PAGE 156

RESOLUTION NO. 25-251 - RESOLUTION APPOINTING A MEMBER TO THE ALCOHOLIC BEVERAGE CONTROL BOARD

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing a member to the Alcoholic Beverage Control Board.

The term of Chappell Carter as a member of the Alcoholic Beverage Control Board, will expire on November 13, 2025.

The following individuals applied for the vacancy: David Angelus, Kevin Blanton, Kenneth Bussey, Michael Pesant and Vivianne Wersel.

The Chair and staff liaison of the Alcoholic Beverage Control Board recommended reappointing Chappell Carter.

Councilwoman Roney moved to reappoint Chappell Carter to serve until November 13, 2028, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilwoman Turner and carried unanimously.

RESOLUTION BOOK NO. 46 – PAGE 157

RESOLUTION NO. 25-252 - RESOLUTION APPOINTING A MEMBER TO THE ASHEVILLE-BUNCOMBE RIVERFRONT COMMISSION

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing members to the Asheville-Buncombe Riverfront Commission.

There currently exists a vacancy for an art advocate/artist/arts administrator until December 31, 2026; and a vacancy left by Joseph Hackett (Housing Authority resident/staff or voucher recipient), whose term will expire December 31, 2025. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, "notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [Asheville-Buncombe Riverfront Commission was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027."

The following individuals applied for the vacancy: Brooke Bresnan, Suzanne Farran-Hrytzik, Jason Hambley, Dylan Jestice, Daniel McClendon, Tanya Pineda and Sharon Trammel.

The staff liaison and Chair recommended appointing Daniel McClendon to the art advocate/artist/arts admin seat. No applications were received for the Housing Authority resident/staff or voucher recipient seat, so the Clerk's Office will re-advertise.

Councilwoman Turner moved to appoint Daniel McClendon to fill the vacancy for an art advocate/artist/administrator, with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilman Hess and carried unanimously.

It was the consensus of City Council to readvertise for the Housing Authority resident/staff or voucher recipient seat.

RESOLUTION BOOK NO. 46 - PAGE 158

RESOLUTION NO. 25-253 - RESOLUTION APPOINTING A MEMBER TO THE BOARD OF ADJUSTMENT

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing members to the Board of Adjustment.

Christopher Fundanish resigned as a regular member to the Board of Adjustment, thus leaving an unexpired term until January 1, 2026. In addition, Elliot Smith as a regular member of the Board of Adjustment is not eligible to continue serving since Board of Adjustment member appointments from the City of Asheville must be City residents, thus leaving an unexpired term until January 21, 2026.

The following individuals applied for the vacancies: Joseph Fitzgerald, Michael Pesant and James Wornall.

The Chair and staff recommend appointing James Wornall from an alternate member seat to a regular seat to fill the vacancy left by Christopher Fundanish. They also recommend re-advertising for the other regular seat.

Councilwoman Ullman moved to appoint James Wornall to fill the Regular vacancy left by Christopher Fundanish, term to expire January 21, 2026, and then a full three-year term lasting until January 21, 2029, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilwoman Turner and carried unanimously.

It was the consensus of City Council to re-advertise for the other regular seat (Elliot Smith).

RESOLUTION BOOK NO. 46 – PAGE 159

RESOLUTION NO. 25-254 - RESOLUTION APPOINTING MEMBERS TO THE DESIGN REVIEW COMMITTEE

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing members to the Design Review Committee..

The terms of Robin Raines (Downtown Commission seat), Kathryn Blatt-Anacaya (Riverfront Commission seat), and Steven Johnson (at-large seat) expired on December 31, 2024. In addition, Jeremy Goldstein's (Riverfront Commission seat) term expired on December 31, 2024. Thomas McLaughlin's (at-large seat) term will expire on December 31, 2025. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, "notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [Design Review Committee was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027."

The following individuals applied for the vacancies: Gabriel Delerme, Jeremy Goldstein (for at-large seat), Rachael Jerrigan, Micah McLain and Julie O'Dwyer.

The Downtown Commission recommended appointing Stu Helm to the Downtown seat. The Design Review Committee chair and liaison recommended appointing Jeremy Goldstein and Gabriel Delerme to fill the two at-large seats. The A-B Riverfront Commission Chair and Vice-Chair recommended appointing Joe Balcken and Eddie Dewey to fill the Riverfront-designated seats.

Councilwoman Turner moved to (1) appoint Stu Helm to fill the vacancy left by Robin Raines (Downtown Commission seat), with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; (2) appoint Joe Balcken to fill the vacancy left by Kathryn Blatt-Ancaya (Riverfront Commission seat), with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; (3) appoint Eddie Dewey to fill the vacancy left by Jeremy Goldstein (Riverfront Commission seat), with a term lasting until December 31, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; (4) appoint Jeremy Goldstein to fill the vacancy left by Steven Johnson (at-large seat), with a term lasting until December 31, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; and (5) appoint effective January 1, 2026, (at-large seat), for a three-year term lasting until December 31, 2028, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilman Hess and carried unanimously.

RESOLUTION BOOK NO. 46 - PAGE 160

RESOLUTION NO. 25-255 - RESOLUTION APPOINTING A MEMBER TO THE

DOWNTOWN COMMISSION

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing a member to the Downtown Commission..

The term of Jefferson Ellison expired on December 31, 2024. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, "notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [Downtown Commission was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027."

The following applications were received for these vacancies: Eli Cunningham and Celesta Gorman.

The Chair of the Downtown Commission recommended the appointment of Eli Cunningham.

Councilwoman Turner moved to appoint Eli Cunningham to fill the vacancy left by Jefferson Ellison, with a term lasting until December 31, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilwoman Ullman and carried unanimously.

RESOLUTION BOOK NO. 46 - PAGE 161

RESOLUTION NO. 25-256 - RESOLUTION APPOINTING MEMBERS TO THE HUMAN RELATIONS COMMISSION

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing members to the Human Relations Commission.

Carl Falconer was appointed to the Human Relations Commission on May 14, 2024; however, he had moved out of the area, thus leaving an unexpired term until June 1, 2025. In addition, Susan Sacco has resigned, thus leaving an expired term until June 1, 2025. The term John Miall expired on June 1, 2025. Also, John Miall's term expired on June 1, 2025. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, "notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [Human Relations Commission was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027."

The following individuals applied for the vacancies: Michael Bigley, Landley Ellmann, David Evans, Willa Grant, James Hrytzik, Kimberly Jones, David Logan, Bobbette Mays and Theresa Ukaigwe.

The Chair of the Human Relations Commission recommended the appointment of Bobette Mays, David Logan and David Geoffrey Evans.

Councilwoman Roney moved to (1) appoint Bobbette Mays to fill the vacancy left by Carl Falconer, with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; (2) appoint David Logan to fill the vacancy left by Susan Sacco, with a term lasting until June 30, 2027, or until a

successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilwoman Turner and carried unanimously.

After each Council member expressed their vote for David Geoffrey Evans or Michael Bigley, Michael Bigley was appointed to fill the vacancy left by John Miall, with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause.

RESOLUTION BOOK NO. 46 – PAGE 162

RESOLUTION NO. 25-257 - RESOLUTION APPOINTING A MEMBER TO THE METROPOLITAN SEWERAGE DISTRICT BOARD

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing a member to Metropolitan Sewerage District (MSD) Board.

The term of Esther Manheimer as a member of the MSD Board, will expire on January 19, 2026.

No one applied for the vacancy.

Councilwoman Turner moved to reappoint Esther Manheimer to serve until January 19, 2029, or until Esther Manheimer's successor has been appointed . Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilwoman Ullman and carried unanimously.

RESOLUTION BOOK NO. 46 – PAGE 163

RESOLUTION NO. 25-258 - RESOLUTION APPOINTING MEMBERS TO THE MULTIMODAL TRANSPORTATION COMMISSION

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing members to the Multimodal Transportation Commission (MMTC).

Mike Zukowski (at-large seat) has resigned as a member of the MMTC, thus leaving an unexpired term until July 1, 2026. In addition, Leanna Joyner's (greenway seat) expired on July 1, 2025. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, "notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [Multimodal Transportation Commission was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027."

The following applications were received for these vacancies: Melanie Bell, Joshua Jones, Micah McLain and Kyle Parker.

The board recommended Joshua Jones for appointment to the at-large seat and Micah McLain for the greenway seat.

Councilwoman Roney moved to (1) appoint Joshua Jones to fill the vacancy left by Mike Zukowski (at-large seat), with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; and (2) appoint Micah McLain to fill the vacancy left by Leanna Joyner (greenway seat), with a term lasting until July 1, 2028, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilwoman Ullman and carried unanimously.

RESOLUTION BOOK NO. 46 - PAGE 164

RESOLUTION NO. 25-259 - RESOLUTION APPOINTING A MEMBER TO THE NOISE ADVISORY BOARD

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing a member to the Noise Advisory Board.

The term of Rick Freeman (at-large) expired on November 1, 2024. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, "notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [Noise Advisory Board was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027."

The following individuals applied for the vacancies: Rodney Moore and Vivianne Wersel.

The Chair of the Noise Advisory Board recommends appointing Vivianne West.

Councilwoman Turner moved to appoint Vivianne West to fill the vacancy left by Rick Freeman (at-large seat), with a term lasting until November 1, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilwoman Ullman and carried unanimously.

RESOLUTION BOOK NO. 46 – PAGE 165

RESOLUTION NO. 25-260 - RESOLUTION APPOINTING MEMBERS TO THE SUSTAINABILITY ADVISORY COMMITTEE

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing members to the Sustainability Advisory Committee.

The terms of Michael Totten and Sophie Mullinax Young expired on December 31, 2024. In addition, Alisha Goldstein and Joel Osgood resigned, thus leaving two vacancies until December 31, 2025. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, "notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [Sustainability Advisory Committee was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027."

The following individuals applied for the vacancies: Robert Campbell, Margaret Chandler, Elizabeth Ecki, Sophie Loeb, Micah McLain and Sara Toohey.

The Chair and Vice-Chair of the Sustainability Advisory Committee recommended appointment of Margaret Chandler, Sophie Loeb, Micah McLain, and Sara Rose Toohey for appointment, and noted that Elizabeth Ecki is a strong alternative candidate.

Councilwoman Ullman moved to (1) appoint Margaret Chandler to fill the vacancy left by Michael Totten, with a term lasting until December 31, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; (2) appoint Sophie Loeb to fill the vacancy left by Sophie Mullinax, with a term lasting until December 31, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; (2) appoint Micah McLain to fill the vacancy left by Alisha Goldstein, with a term lasting until December 31, 2025, and then a full three-year term lasting until December 31, 2028, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; and (4) appoint Sara Toohey to fill the vacancy left by Joel Osgood, with a term lasting until December 31, 2025, and then a full 3-year term lasting until December 31, 2028, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilwoman Roney and carried unanimously.

RESOLUTION BOOK NO. 46 – PAGE 166

RESOLUTION NO. 25-261 - RESOLUTION APPOINTING MEMBERS TO THE URBAN FORESTRY COMMISSION

Vice-Mayor Mosley, former Chair of the Boards & Commissions Committee, said that this is the consideration of appointing members to the Urban Forestry Commission..

Patricia Grace and J.M. Henson resigned, thus leaving two unexpired terms until December 31, 2026. In addition, Patrick Gilbert has resigned, thus leaving an unexpired term until December 31, 2025. In accordance with Resolution No.25-194 adopted by City Council on August 26, 2025, “notwithstanding any pre-existing established terms of membership, all members of the advisory boards listed below [Urban Forestry Commission was listed] whose terms expired while their respective board or commission has been suspended, or whose term will expire before June 30, 2027, will receive an extension of their term until June 30, 2027.”

The following individuals applied for the vacancies: Dawn Chavez, Michael Fisher, Edward Macie, Laura Riddering and Sharon Trammel.

The Chair and Vice-Chair of the Urban Forestry Commission recommended appointing Dawn Chavez, Michael David Fisher and Ed Macie.

Councilwoman Roney moved to appoint Dawn Chavez to fill the vacancy left by JM Henson, with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; (2) appoint Michael David Fisher to fill the vacancy left by Patrick Gilbert until December 21, 2025, and then a full three-year term lasting until December 31, 2028, or until a successor has been appointed or unless modified by Council action. Notwithstanding the foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause; and (3) appoint Ed Macie to fill the vacancy left by Patricia Grace, with a term lasting until June 30, 2027, or until a successor has been appointed or unless modified by Council action. Notwithstanding the

foregoing, all members shall serve at the pleasure of Council, and may be removed at any time with or without cause. This motion was seconded by Councilwoman Turner and carried unanimously.

RESOLUTION BOOK NO. 46 – PAGE 167

VII. INFORMAL DISCUSSION AND PUBLIC COMMENT:

Several individuals spoke to City Council about various matters, some being, but are not limited to: looking forward with interest on the new Recovery Board structure; important for Council to understand history when making policies; and immigration rights.

VIII. ADJOURNMENT:

Mayor Manheimer adjourned the meeting at 6:22 p.m.

CITY CLERK

MAYOR