

**AGENDA**  
**VILLAGE OF FLAT ROCK COUNCIL MEETING**  
**VILLAGE HALL ASSEMBLY ROOM**  
**110 VILLAGE CENTER DRIVE**  
**NOVEMBER 14, 2024**  
**9:30 AM**

**Call to Order**

**Moment of Silent Meditation**

**Pledge of Allegiance**

**Public Comments**

**Agenda Approval/Changes**

**Consent Agenda**

1.
  - September 30, 2024 – Agenda Workshop Minutes – Cancelled – Hurricane Helene
  - October 10, 2024 – Council Meeting Minutes
2. FY 2023 – 2024 Audit Review – Carter, CPA

**Special Reports**

3. Administration – Village Administrator Christie
4. Park Update – Council Member Carpenter
5. Foundation Update – Council Member Toner
6. Transportation Update – Vice Mayor Coletta
7. Tax Report – Mayor Weedman

**Old Business**

8. Floodplain Ordinance Discussion
9. Parking

**New Business**

**Other Business**

10. Mayor-Council Reports

**Public Comments**

**Adjournment**

**VILLAGE OF FLAT ROCK COUNCIL MEETING MINUTES**  
**VILLAGE HALL – ASSEMBLY ROOM**  
**110 VILLAGE CENTER DRIVE**  
**NOVEMBER 14, 2024**  
**9:30 A.M.**

Mayor Weedman presided over the November 14, 2024, council meeting at 9:30 a.m. Those present in addition to Mayor Weedman were Vice Mayor Coletta, Council Members Carpenter, Gregory, Jeter, Stuller, and Toner, Village Clerk Parker and Village Administrator Christie.

**MOMENT OF SILENT MEDITATION/PLEDGE OF ALLEGIANCE**

Mayor Weedman led the group in a moment of silent meditation. He then led the group in the Pledge of Allegiance.

**Public Comments**— None

**Agenda Approval/Changes**

Council Member Carpenter made a motion to approve the agenda as presented, seconded by Council Member Toner. The motion was carried by unanimous vote.

**Consent Agenda**

1. The Consent Agenda consisted of the following:
  - September 30, 2024 - Agenda Workshop Minutes – Cancelled – Hurricane Helene
  - October 10, 2024 – Council Meeting Minutes

Council Member Gregory moved to approve the Consent Agenda, seconded by Vice Mayor Coletta. The motion was carried by unanimous vote.

2. FY 2023 – 2024 Audit Review – Carter, P. C.

Council Member Toner introduced Fran Noel of Carter, P.C. The FY 23 – 24 audit report documents were given to council members. She reported the audit was of an unmodified opinion, a clean audit. Ms. Noel stated the Village's net position increased \$555,764 with a total net position of \$8,370,000.00. The governmental funds ending fund balances of \$4,727,665, an increase of \$456,859 in comparison with the prior year. Approximately eighty-three percent of this total amount is available for spending at the Village's discretion.

After the report, Council Member Toner thanked Ms. Noel for her company's hard work preparing the audit.

**Special Reports**

3. Administration – Village Administrator Christie

No official report was available. Village Administrator Christie reported the following for October:

- One permit for a single-family dwelling in Kenmure, and one Certificate of Occupancy was issued.
- No Planning Board or Board of Adjustment meetings were held in October.
- Working with Attorney Sharon Alexander about bond information for Park Residences was sent.
- Issued three construction forms not requiring a Certificate of Zoning Compliance.
- Worked on some plats with a couple of surveyors, which were approved in November.
- Two animal enforcement calls, one injured animal call, a total of 133 calls in October.
- Website - 14,474 page views, an increase of 4,176 previous month.
- Facebook – 2,039 followers, 36 new followers.
- EV Charging Station – 20 uses, a drop off in uses.

Hurricane Helene –

- Attended 10:30 a.m. daily meetings with Henderson County and municipal Managers.
- Attended webinar training sessions.
- Performed flood damage assessments with Kaitland Finkle of Land of Sky Regional Council.
- Requests for public assistance were made on two portals, one with the State, and one with FEMA.
- The first exploratory meeting with FEMA was held last Thursday. A recovery scoping meeting is today at 1:00 p.m. A representative that specializes in FEMA Hazard Mitigation will also be attending the meeting.
- Requested documentation, (i.e., damage inventory, insurance, personnel policy, procurement policy, contract) has been sent to FEMA.
- Having weekly “Recovery” Steering Committee meetings to receive updates.
- She and Mayor Weedman attended the Helene Recovery Convening meeting in Morganton last Friday, November 8, 2024.

Park Director Dages thanked Village Administrator Christie for all her help in navigating the administrator report to FEMA.

4. Park Update – Council Member Carpenter

Council Member Carpenter gave the following update from October 24, 2024, Park Commission meeting:

**Public Comments:**

The president of Highland Golf Villas reported that fifteen (15) homes in the development were damaged by Hurricane Helene.

**Q1 2024/2025 Budget Report:**

As of the end of the first quarter of the fiscal year (Sept. 30, 2024), Park expenses came in at eighteen percent of the amount budgeted for the year. Expenses for the current quarter will be higher than budgeted due to the damage by Hurricane Helene.

**Dye Creek Restoration Project/Damage Caused by Hurricane Helene:**

Two bridges were damaged during the hurricane, but the damage has been repaired.

Revegetation of the stream banks is still on schedule to take place between December 2024 through February 2025.

All the twelve beehives were washed away by the flooding caused by the hurricane and scattered throughout the Park. Beekeeper Will Garvey will try to repopulate three of the hives, but there will be little time for the bees to collect nectar from the flowers, as the growing season is almost over.

Several bluebird boxes were lost during the storm.

Fourteen large trees fell and had to be cut up and cleared away before the Park could reopen. A number of other trees suffered damage and will need to be mitigated at some point.

**Park Closure due to Hurricane Helene damage:**

The Park was closed for safety reasons by Hurricane Helene on Thursday, September 26<sup>th</sup> and remained closed until October 19<sup>th</sup> after most of the damage had been repaired or mitigated.

**Park Seasonal Activities:**

Park Director Dages reported that all seasonal activities have ended for 2024 and will resume in April 2025.

**Summer Intern:**

To be discussed at the November 2024 Park Commission meeting.

**Pollinator Shed:**

During the hurricane, the new volunteer shed near the Pollinator Garden broke from the foundation and floated away. It has since been replaced.

5. Foundation Update – Council Member Toner

Council Member Toner reported that The Park Foundation met on Monday, November 11, 2024.

The Foundation is looking at hiring an accountant/bookkeeper to unburden Village Clerk Parker while providing the support needed to the Foundation. Marion Connor, located in Tryon, who specializes in nonprofits, is proficient in QuickBooks Online and is highly recommended by a Foundation Board Member.

Due to Hurricane Helene, the annual Pumpkin Sale was cancelled, however a virtual “Ghost Pumpkin” sale where supporters purchased virtual pumpkins was quite successful, attracting

donations of \$12,700. Park Director Dages greatly helped this effort with a radio interview on WTZQ where he discussed storm impacts at the Park as well as the Ghost Pumpkin Sale.

Also, due to Hurricane Helene, Pardee's "Mammo on the Go" Bus was cancelled. No follow-up is anticipated.

The North Carolina PBS "This Weekend" segment has been postponed to the Spring.

A Park Volunteer Appreciation Luncheon was held at the Park on October 28<sup>th</sup>. It was well attended mainly by Pollinator volunteers, great food, and goodie bags, and had discussion of the storm impacts on the Pollinator Garden and the bees. Thanks to Barbara Jeter and Tracey Daniels for a greatly appreciated event.

Sharon Nunnelee, Tracey Daniels, and Matt Toner met for lunch with Vice Mayor Coletta to review upcoming activities and provide her with a more detailed understanding of Foundation activities.

As part of the activities to Celebrate the Park's upcoming 10<sup>th</sup> Anniversary, there was general consensus among the Foundation members (in a Foundation Workshop in late August) on using the Anniversary to focus on restoration of the south end of the Park in anticipation of the completion of road work. To that end the Foundation approved \$30K to contract a landscape architect to develop ideas for trees, flowers, shrubs, a rain garden, and others to develop a concept that would then be presented to the Park Commission for concurrence and to the Village Council for final approval. This is the first step in what is expected to be a significant park enhancement and fundraising effort.

Tracey Daniels is pulling together "Giving Tuesday" and End of the Year fundraising mailings.

6. Transportation Update – Vice Mayor Coletta

Vice Mayor Coletta presented a handout showing NCDOT updates on storm damage repair.

Memminger Creek bridge across Greenville Highway at Pinecrest Presbyterian Church has been paved. Several road areas have been damaged and need gravel replenishment to keep cars from being impacted.

A contract has been signed with BSI to repair storm damage on N. Highland Lake Road. As of two days ago, work had not begun. NCDOT said that the repair work is estimated to be completed by the end of the month.

The mudslide on N. Highland Lake Road has been reported to NCDOT, SHPO, and Historic Flat Rock. SHPO is coordinating a meeting with all parties to discuss options. Unfortunately, with this rain, the mudslide has become wider.

7. Tax Report – Mayor Weedman

Mayor Weedman reported that, as of November 13, 2024, the current fiscal year tax collections are at \$973,000.74 (42.20 percent) total collected (see attached report).

**Old Business**

8. Floodplain Ordinance discussion

Council Member Gregory mentioned the Planning Board met Tuesday, November 12<sup>th</sup>, and reviewed the proposed changes to the floodplain ordinance. The Planning Board recommended “no fill” with no formal recommendations. The official recommendations will be presented in December. Council Members discussed whether the Village should or should not allow “no fill”. In the final presentation, Kaitland Finkle, Land of Regional Sky floodplain consultant, will provide a list of reasons why the Village allows “no fill,” how many properties are affected, who owns the properties, and a map of those properties.

Village Administrator Christie asked for council members’ feelings on allowing temporary housing for those whose homes were impacted by Helene. After discussions, Mayor Weedman felt that there should be no arbitrary time limit. There were discussions of whether to make a text amendment to the Land Development Ordinance now or at a later time. By consensus, council members are in favor of allowing temporary housing for those impacted by Helene. They requested that Village Administrator Christie check with nearby municipalities to see how they are handling that issue.

Council Member Gregory made a motion to move forward with the floodplain ordinance changes and have a public hearing in December; thereafter, to have the Planning Board move expeditiously to address an ordinance or text amendment to allow temporary housing as deemed necessary. The motion was seconded by Vice Mayor Coletta and was carried by a unanimous vote.

9. Parking – Mayor Weedman

Mayor Weedman discussed the lack of parking in the commercial district of Flat Rock. Mayor Weedman will discuss again with Starr Teel and Jim Miller.

**New Business**

**Other Business**

10. Mayor – Council Reports

Council Member Jeter reported the office had a small staff appreciation luncheon after the hurricane. A Volunteer Appreciation Luncheon in the Park was held in October. The Christmas Luncheon is Thursday, December 5, 2024, at 12:00 p.m., at Hendersonville Country Club.

Vice Mayor Coletta met with a Highland Lake resident who is looking into resources to help with the health of the lake. With the current emphasis on Helene recovery, he thinks that this would be a good time to pursue his concerns.

Council Member Toner reported the budget is in good shape and received a clean audit.

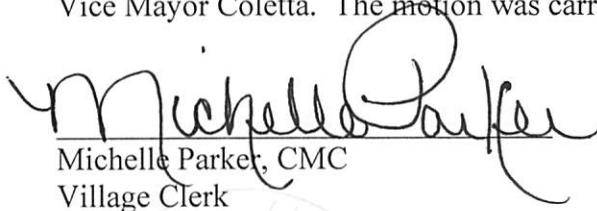
Council Member Stuller water is still non-potable in Buncombe County.

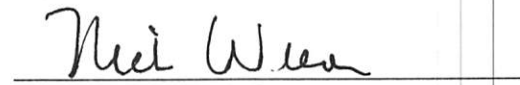
Mayor Weedman mentioned the Village received a Starlink from Henderson County on loan. He asked if we wanted to keep it or return it. Mayor Weedman will discuss this with the County.

**Public Comments - None**

**Adjournment**

At 11:53 a.m., Council Member Carpenter made a motion to adjourn the meeting, seconded by Vice Mayor Coletta. The motion was carried by unanimous vote.

  
Michelle Parker, CMC  
Village Clerk

  
Nick Weedman, Mayor



Thursday, November 13, 2024

VILLAGE OF FLAT ROCK

Property Tax

Description	Fiscal 2024/25	Penalty	Total
Carry forward from 23/24	120.90	9.70	130.60
Billing	<b>1,683,127.80</b>	-	<b>1,683,127.80</b>
Utilities Billing	-	-	-
Deductions	-	-	-
Payments	<b>(972,994.68)</b>	<b>(6.06)</b>	<b>(973,000.74)</b>
Reversals	-	-	-
Adjustments	-	-	-
Totals	710,254.02	3.64	710,257.66

42.20% Collected

CoreLogic Payment: \$307,952.64