

AGENDA
VILLAGE OF FLAT ROCK COUNCIL MEETING
VILLAGE HALL ASSEMBLY ROOM
110 VILLAGE CENTER DRIVE
DECEMBER 12, 2024
9:30 AM

Call to Order

Moment of Silent Meditation

Pledge of Allegiance

Public Comments

Agenda Approval/Changes

Public Hearing – Ordinance No. 85 - Flood Damage Prevention Ordinance Amendments

Consent Agenda

1.
 - November 4, 2024 – Agenda Workshop Minutes
 - November 14, 2024 – Council Meeting Minutes
 - Resolution No. 238 – Accepting the Results of the November 5, 2024, Municipal Election
 - Uniform Guidance Procurement Policy for the Village of Flat Rock
 - FEMA Contract Clause Addendum

Special Reports

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

Old Business

7. Resolution No. 242 – Temporarily Lift Restrictions on RV/Camper Occupancy

Council Organization

8. Oath of Office for Mayor
9. Oath of Office for Council Members
10. Vice Mayor Appointment – Mayor Coletta
11. Oversight Responsibilities – Mayor Coletta
12. Resolution No. 239 – First Citizens Bank Signatory Resolution – Mayor Coletta
13. Resolution No. 240 – Waiving Compensation of the Mayor and Council Members - Mayor Coletta
14. Resolution No. 241 – Establishing a January – December 2025 Schedule of Public Meetings and Holidays – Mayor Coletta

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December 12, 2024

New Business

15. Appointment to Flat Rock Transportation Advisory Committee

Other Business

16. Mayor-Council Reports

Public Comments

Adjournment

VILLAGE OF FLAT ROCK COUNCIL MEETING MINUTES
VILLAGE HALL – ASSEMBLY ROOM
110 VILLAGE CENTER DRIVE
DECEMBER 12, 2024
9:30 A.M.

Mayor Weedman presided over the December 12, 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— Polly Angelakis, Superintendent of Carl Sandburg National Historic Home, reported cleanup efforts from Hurricane Helene are continuing, and there is currently no water as the main sewer pipe was lost so. The front lake dam, already damaged, suffered additional damage from the hurricane, so they are looking at different options for that project. Ms. Angelakis presented Mayor Weedman with a gift and thanked him for his support of the Carl Sandburg National Historic Home.

Agenda Approval/Changes

Under *New Business – Item #15, Appointment to Flat Rock Transportation Advisory Committee* was added to the agenda. Council Member Carpenter made a motion to approve the agenda as amended, seconded by Council Member Jeter. The motion was carried by unanimous vote.

Public Hearing – Ordinance No. 85 – Flood Damage Prevention Ordinance Amendments

Council Member Carpenter made a motion to go into public hearing, seconded by Council Member Gregory. The motion was carried by unanimous vote. Mayor Weedman stated in order to give the Village Council and the public time to review the ordinance amendments, he asked for the public hearing be continued until the January 9, 2025, council meeting. Council Member Gregory made a motion to continue the public hearing until the January 9, 2025, council meeting, seconded by Council Member Jeter. The motion was carried by unanimous vote. Vice Mayor Coletta made a motion to go out of public hearing, seconded by Council Member Jeter. The motion was carried by unanimous vote.

Consent Agenda

1. The Consent Agenda consisted of the following:
 - November 4, 2024 - Agenda Workshop Minutes
 - November 14, 2024 – Council Meeting Minutes
 - Resolution No. 238 – Accepting the Results of the November 5, 2024, Municipal Election
 - Uniform Guidance Procurement Policy for the Village of Flat Rock
 - FEMA Contract Clause Addendum

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

Special Reports

2. Administration – Village Administrator Christie

Village Administrator Christie reviewed the October/November 2024 zoning report dated December 10, 2024, and the Village Administrator report dated December 9, 2024 (see attached reports).

Village Administrator Christie thanked Mayor Weedman for his support, and said that it had been an honor working with him the past six years.

3. Park Update – Council Member Carpenter

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

Hurricane Helene – The Park is still recovering from the hurricane. Buchanan & Sons, Inc. has finished their work in the park.

Beehives – All twelve beehives were destroyed from the hurricane. Beehives have been replaced and Beekeeper Will Garvey has gotten three beehives to repopulate.

Park Commission - No meeting in December. The Commission is still reviewing Ordinance No. 91 – Park Rules & Regulations, with plans to finalize at the January 2025 meeting, and present to Village Council for review and approval at the February council meeting.

Bridges – No date has been set for the ribbon cutting for the bridges.

Dye Creek Revegetation – Revegetation of the stream banks along Dye Creek is still on schedule for this winter.

Visitation in the Park – visitation is increasing, averaging over 500 cars per day in November.

4. Foundation Update – Council Member Toner

Council Member Toner reported that The Park Foundation met on Monday, December 9, 2024.

The Foundation discussed the reimagined job role with Marion Connor and they hope to deliver a scope of work in line with Council's approved direction. They will then get with Michelle to work out details.

End of year fundraising effort is going well. From November 1st through end of last week December 6th, \$23,757 has been raised. Another email blast about end of year giving will go out this week.

The Foundation is prepping a scaled down permanent balloon signage for the Park's 10th Anniversary to be on display early in the New Year.

At the February meeting, the Foundation will review Park Director Dage's proposed list of items for reimbursement. Due to Hurricane Helene and impacts there was no 3rd quarter review, so this review will incorporate 3rd and 4th quarter spending.

President Sharon Nunnelee has decided for family reasons to return to Michigan sometime in late winter, early spring. It will be difficult to fill Sharon's shoes. If any candidates come to mind, please pass them along to Council Member Toner, who will keep Council apprised of the effort.

5. Transportation Update – Vice Mayor Coletta

The Flat Rock Transportation Advisory Committee met Tuesday, December 10th. Hannah Bagli with the French Broad River MPO gave the committee a presentation on the current road prioritization round at NCDOT, SPOT 7.0. NCDOT Division 14, which includes Henderson County, is in the red by \$35M so it's likely some projects will be dropped.

Vice Mayor Coletta spoke with the project engineer for the NHLR project about the delay of repairing the damage from Hurricane Helene at the King Creek culvert. NCDOT is still waiting on pricing from the contractor before work can begin on that section. They continue to work on the road east of the railroad track, which includes the area in the county and City of Hendersonville.

The NCDOT environmental supervisor has contacted the State Historic Preservation Office about the mudslide situation, and they are working to determine the best fix for that.

6. Tax Report – Mayor Weedman

Mayor Weedman reported that, as of December 12, 2024, the current fiscal year tax collections are at \$1,137,000. (68 percent) total collected (see attached report). The Village owes \$1.27 million to the three fire departments at the end of December.

Old Business

7. Resolution No. 242 – Temporarily Lift Restrictions on RV/Camper Occupancy

Vice Mayor Coletta made a motion to adopt Resolution No. 242, seconded by Council Member Carpenter. The motion was carried by unanimous vote.

Council Organization

8. Oath of Office for Mayor

Outgoing Mayor Nick Weedman administered the Oath of Office to incoming Mayor Anne Coletta.

9. Oath of Office for Council Members

Nick Weedman administered the Oath of Office to Council Member Tom Carpenter for District 1.

Nick Weedman administered the Oath of Office to Council Member Emily Whitmire for District 2.

Nick Weedman administered the Oath of Office to Council Member Cheryl Stuller for District 3.

Nick Weedman spoke expressing how much he has been appreciated in the past twenty-one years and has received great support from the Village Council. Everyone stood giving him a standing ovation.

10. Vice Mayor Appointment - Mayor Coletta

Council Member Carpenter made a motion to appoint Council Member Toner as Vice Mayor, seconded by Council Member Jeter. The motion was carried by unanimous vote.

11. Oversight Responsibilities – Mayor Coletta

Mayor Coletta asked council members to review the current responsibility lists, which will be discussed at the January 9, 2025, council meeting.

12. Resolution No. 239 – First Citizens Bank Signatory Resolution – Mayor Coletta

Council Member Jeter made a motion to adopt Resolution No. 239, seconded by Council Member Carpenter. The motion was carried by unanimous vote.

13. Resolution No. 240 – Waiving Compensation of the Mayor and Council Members – Mayor Coletta

Council Member Carpenter made a motion to adopt Resolution No. 240, seconded by Council Member Jeter. The motion was carried by unanimous vote.

14. Resolution No. 241 – Establishing a January – December 2025 Schedule of Public Meetings and Holidays – Mayor Coletta

Council Member Carpenter made a motion to adopt Resolution No. 241, seconded by Council Member Stuller. The motion was carried by unanimous vote.

New Business

15. Appointment to Flat Rock Transportation Advisory Committee – Mayor Coletta

Mayor Coletta made the motion to appoint Nick Weedman to the Flat Rock Transportation Advisory Committee as the committee's representative member from Historic Flat Rock, Inc., replacing Luke Hunter, and to complete Mr. Hunter's term ending July 27, 2026. The motion was seconded by Council Member Carpenter and carried by unanimous vote.

Other Business

16. Mayor – Council Reports

Council Member Stuller mentioned that the City of Hendersonville Water & Sewer Committee did not hold a formal meeting in December but will resume in January. All water in Buncombe County and Henderson County is now potable.

Council Member Gregory mentioned the Planning Board has been busy reviewing the Flood Damage Prevention Ordinance.

Council Member Toner reported the budget is in good shape and received a clean audit. In Public Health all respiratory indicators remain low.

Council Member Jeter mentioned there was no Land of Sky Regional Council meeting in November. The December meeting was moved to last week with an annual award show. Madison County lost their courthouse during Hurricane Helene. They have acquired land on higher ground to replace the courthouse. The Christmas Luncheon at the Hendersonville County Club was a success.

Mayor Coletta presented Nick Weedman with a Certificate of Recognition from the NC General Assembly for his years of service.

Mayor Coletta presented and read Resolution No. 243, To Rename the Village Hall Assembly Room as the Nick Weedman Assembly Room. Council Member Jeter made a motion to adopt Resolution No. 243, seconded by Council Member Carpenter. The motion was carried by unanimous vote.

Public Comments – Sharon Nunnelee mentioned the Park Foundation was hosted by WTZQ to review the accomplishments of the past ten years, with a great interview. There will be no Foundation meeting in January, a meeting will resume in February.

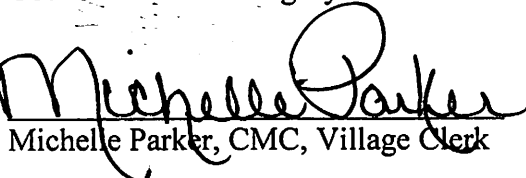
Council Member Stuller mentioned a first Blue Haven Police Ball event will be held January 18, 2025, 5:00 p.m. – 10:00 p.m., at the Main Event on Main Street in Hendersonville, all proceeds will go to the police officers in Buncombe County. She asked for anyone interested to please purchase tickets to attend the event.

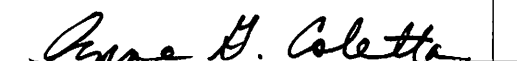
A representative of the Blue Ridge Fire & Rescue read a plaque to be given to Nick Weedman for his service serving as Mayor in Flat Rock, also making him an honorary member of the Blue Ridge Fire & Rescue.

A reception honoring Nick Weedman was held following the council meeting.

Adjournment

At 10:35 a.m., Council Member Carpenter made a motion to adjourn the meeting, seconded by Council Member Gregory. The motion was carried by unanimous vote.


Michelle Parker, CMC, Village Clerk


Anne G. Coletta, Mayor



To: Mayor and Council
 Planning Board Members

From: Zoning Administrator

Date: December 10, 2024

Ordinances Activity Report for October/November 2024

Ordinance Activities	This Month	2024 YTD	2023 YTD
Compliance Certificates Approved for SFD's	2	10	15
Temporary Compliance Certificates Approved	0	0	0
All Other Compliance Certificates Approved	1	19	27
Certificates of Occupancy/Compliance Approved	8	32	42
Variance Applications	0	0	0
Special Exception Application	0	0	0
Special Use Permit Applications	0	0	1
Appeal Applications	0	0	0
Special Use Permit Amendment Applications	0	0	0
Rezoning/Text Amendment Applications	0	0	0
Subdivision Application	0	0	1
Floodplain Development Application	0	0	0
Sign Permits	0	0	1
Historic Landmark Status Application	0	0	0
Ordinance Fees Received	\$375.00	\$3,000.00	\$5,000.00

October/November 2024 Ordinances Activity Report

Certificates of Zoning Compliance applications approved:

- 2 – Single Family Dwellings - (Kenmure)
- 1 – Detached Garage, Addition - (Kenmure)

Highland Lake PMUD: Letters of credit for Unit 4 have expired. Unit 1 Block 1, now called Park Residences @ Highland Lake Village, came before Council and was approved. They have finalized figures for the bank, and for the Completion Assurance Agreement. According to the developer, they closed on financing on September 13th. They are in process of securing the bond and asked for clarification as to the bond form that is acceptable to the Village. Have been working with the Village Attorney, applicant, and surety company to finalize the agreement.

Misc. zoning and other ordinance issues:

- Minor subdivision at Trenholm and Little River Rd approved (Captain Smyth's Preserve). Infrastructure has been installed. Plat was signed and has been recorded. Need proof of covenants being recorded at the register of deeds and the homeowner's association still needs to be established through the secretary of state before any lots can be sold. We have been informed that the owner's trustee has all the needed information to complete these tasks. Status: No change.
- The audit of our Land Development Ordinance (LDO) is ongoing. The consultant has reviewed the existing LDO for compliance with 160D and after receiving feedback from Council, is now in the process of reviewing possible policy changes with the Planning Board. Once the Planning Board makes a recommendation and all the language is agreed upon by Council and approved by our attorney, it will need to be adopted at a public hearing. Status: Paused to work on the Flood Damage Prevention Ordinance.
- Ravenswood: Property on Meminger Dr. went up for sale. Specifically, it is a lot with an existing SFD that is located right on Little River Road and is zoned C-1. Have spoken to neighbors and the HOA president. Looked at old zoning maps dating back to 1998, and it appears that the property has been zoned commercial since that time. Met with someone representing a developer and found out that same day that the property is now under contract with someone else. Status: Per HC GIS, property now owned by Namaste Flat Rock LLC.
- Worked with an owner and builder in Berwick Downs in reference the location of their pool and combination pool house/garage. No CZC application has been received.
- Met with a gentleman and his son who purchased property above Dunroy from Joe Crowell. We discussed the requirements for a variance application in order to build an SFD. Received a call from Hunter Marks on the owner's behalf. No application has been received.
- Reviewing a recombination plat for lots on Highland Lake Drive. Last email to surveyor was August 2nd. The property owner contacted me for status, and I informed him of the August 2nd email to his surveyor. Status: No updated plat received.
- Researching an informal request (no application received) to subdivide lots on Rhett Dr and the Southlake cabins into individual lots. Received a phone call from owner's representative. The will now look at the possibility of dividing lots on Rhett Drive under an exemption per 160D-802 (a) (4). May be possible if they divide no more than two acres into no more than three lots. Still looking at Southlake cabins that may be part of the PMUD. There is no application filed and we discussed that the applicant needs to provide all the proper documentation for this to be considered. Status: Approved a recombination plat for the Rhett Drive property.
- Approved another recombination plat on Rhett Drive almost across the street from the previously mentioned plat.
- Approved a recombination plat in Sherwood subdivision.
- Received a complaint about an overgrown lot on Robert E. Lee Drive.
- Received a tree removal complaint on Piedmont Drive off Middleton Road.
- Signed off on one zoning confirmation form.
- Signed off on 7 construction forms not requiring a certificate of zoning compliance (CZC). Most of these were due to storm damage.

SCO, TPO, FDPO, HLO:

- In April of 2021, we received a request from a property owner's engineer to sign off on a FEMA application for a Conditional Letter of Map Revision for fill (CLOMR-F) for two lots in Statonwoods subdivision on Mockingbird Dr. In September of 2022, the property owner came into the office requesting a certificate of zoning compliance application to build a SFD. He had paperwork with him from FEMA dated June of 2021 which was FEMA's conditional concurrence of the (CLOMR-F) request. He still needs a floodplain permit and a CZC permit to bring in fill and build the house. In June and October of 2023, the property owner was again reminded that he still needs to obtain both a flood plain permit and a zoning permit to build a SFD when he inquired about permits. On October 6th, 2023, both applications were dropped off at the office with no plans or documentation attached. Multiple communications with all parties led us to the determination that the owner wants to bring in fill and then cut into the fill to create a crawl space. He was working with our local consultant and a state official from the North Carolina Division of Emergency Management as this change could affect the CLOMR-F previously issued by FEMA. On May 9th, I received, via email, a foundation/elevation drawing which I sent to our consultant for review. Our consultant reviewed the CLOMR-F from last year again and noted that it was for the lots, not the structure and that we still need a drawing that shows the requested openings in the crawl space as required by our flood plain ordinance. He again suggested to the property owner that they submit a CLOMR-F for the building itself and sent a new CLOMR-F application to the property owner. The applicant then requested a conference call with our consultant and the state NFIP coordinator. After that call, our consultant directed me to issue the flood plain permit. I pointed out that the last elevation certificate did not match what they discussed during their conference call and that the VOFR ordinance requirements still haven't been met (plot plan and foundation plan with flood openings). After meeting with the state NFIP representatives, it was determined that the Village needs to review its Flood ordinance as it compares to the state's model ordinance due to the restrictive language in the Village's ordinance.
- After meeting with the state NFIP representatives, I drafted a memo outlining what has happened and the state's recommendation that we look at and update our Flood Ordinance. Council approved a contract with Land of Sky for the ordinance update as well as technical assistance with the administration of the ordinance. Kaitland Finkle led a discussion of the comparison of our current ordinance language with the model ordinance from the state at the September, October and November Council meeting and was asked to bring back a map that shows which properties are located in the floodplain.
- The Historic Landmark Commission last held a meeting in April 2022. The situation at Beaumont may necessitate the involvement of the commission soon. The property was sold to Beaumont House LLC and closed on May 31st, 2024. According to HFR, the current owner intends to sell the property to someone who wants to restore it. No further updates.

Planning Board and Board of Adjustment Meetings:

- The Board of Adjustment did not meet in November. They are still planning on looking at their bylaws at a future meeting. An organizational meeting is recommended.
- The Planning Board met in November to review the Flood Damage Prevention Ordinance. They met on December 3rd to continue their review of the Flood Ordinance and make a recommendation to Council. The next meeting scheduled is January 7th, 2025.

Village Administrator Report
December 9, 2024

Flat Rock Crime Reports:

Information obtained from the Citizen Connect incident map link on Henderson County Sheriff's Dept. website shows a map with icons indicating an incident, but with no street names (or dates) to confirm location. The map icon locations are historically inaccurate and need to be verified as being within Village boundaries. Therefore, they are not included.

Reporting period of November 1, 2024 – November 30, 2024:

The call for service history provided by the Sheriff's department to the Village reveals 108 total calls, with 65 under the law category, 22 under fire, and 21 under EMS. Out of the 65 calls under "law", 6 were listed for animal enforcement, 2 listed as animal enforcement phone call, and 2 listed as animal bite.

Website/Facebook Report/EV Charging Station Stats:

Reporting period of November 1, 2024 – November 30, 2024:

- There were 7586 - page views on the home page of the website, a decrease of 2,712 from the previous month.
- The calendar had significantly more views than the default home page this month with a total of 11,781 views.
- Following the default home page views, the following 12 sections were viewed most, in descending order: Park Facility Reservations, Park Facilities Reservation Calendar, Media Archives, About Us, Meeting Room Reservations, Mayor and Council, Contact Us, Park FAQ, How Do I ..., The Park at Flat Rock, Voting Information, General Information.
- Items added or updated: Park facilities reservation calendar information, calendar, updates of scheduled meetings of council, boards and committees, approved council meeting minutes, council meeting agenda, links to community events, road construction updates and closures, and information about the Dye Creek Project including the construction of the pedestrian bridges, and Hurricane Helene related info.
- Facebook stats for November 2024:
 - Followers: 2,044
 - Post Engagement: 281
 - Post Reach: 1789
 - New Followers: 10
- Electric Vehicle Charging Station Uses:
 - November 2024: 28- Utility cost for last 30 days=\$89.00 for 594 kWh based on \$0.15 per kWh. Session Fees are the amount ChargePoint collects and remits to the Village. For November 2024 it was \$112.90.

Village Hall Office, Grounds, Park, Misc. and Communications:

- For the upcoming month, notices emailed regarding the Village monthly meetings and events. Updated online meeting calendar for 2025. Updated website as needed.
- Park related issues and staff support: Worked with Council Member Carpenter, Council Member Toner, Michael Dages, and Tracey Daniels. The Park Commission meeting was held November 21st, 2024. The next meeting scheduled is January 23rd, 2025.
- Last month's park updates include Dye Creek project, foundation events, and a pollinator garden kaleidoscope. Review of Ordinance No. 91, which is the Park Rules.
- The Park Foundation meeting was held on November 11th, 2024. The December meeting was held on the 9th.
- The Park Foundation approved a reimbursement request of \$53,567.33 to the Village.
- Attended the Park Foundation Board Workshop in August. Several ideas were discussed for the area of the park along North Highland Lake Road. Also discussed the 10-year anniversary of the park and celebrations the Foundation may be considering that will take place throughout the year.
- Dye Creek- The Park Foundation received one grant of \$20,000 for signage, and another grant through the Community Foundation for \$10,000. They also provided the village with the resources to apply for a grant from the North Carolina Division of Water Resources which was fully funded at \$190,580.00. Fundraising for the Dye Creek project has exceeded expectations.
- Michael has submitted three reimbursement requests to NCDEQ. All have been received.
- Dye Creek Project Management Contract- The amended contract was approved and signed. It looks like we may have an overage for the construction support (bridges) contract moving forward.
- Council awarded the Dye Creek project to Baker Grading and Landscaping. They have completed all the work except for final plantings.
- Council awarded the bridges contract to Enterprise G. Work was interrupted during the flooding associated with Hurricane Helene but is now complete.
- Land of Sky ARP - Staff and Council continues to work with Mary Roderick as needed. She submitted our annual report April 25th. We will need to report again next year. She has received the FY24 annual reports for the VOFR Community Assistance Program from all recipients.
- The Flat Rock Transportation Advisory Committee previously met on June 11th, 2024. Radar speed signs for Little River Road have been received. Just held the December meeting on December 10th, 2024.
- Have confirmed estimates for budget purposes to repaint the ceiling in the Highlander Room and the exterior of Village Hall.
- Attended the South Mountains Risk Assessment and Mitigation Strategy meeting. It appears that we should have a process in place for doing "Substantial Damage Estimates" following a flood event. Documentation of our process has been requested.
- Due to Helene, we lost the internet for several days. Was able to "borrow" a Starlink system from Henderson County to get phones and internet back.

- Attended multiple FEMA public assistance related meetings in person and via zoom and/or teams due to Hurricane Helene.
- Met with our Land of Sky consultants, FEMA liaison, and FEMA/NCEM representatives.
- FEMA Public Assistance update: have had our exploratory and recovery scoping meetings (November 7th, and 14th). Next step will be a site inspection of the park by FEMA.
- The Village agreed to buy a new telephone system through AT&T. Southern Alarm has completed their work, with the phone installation was completed as well.
- Laserfiche has been transferred to the cloud.
- Edmunds migrated to the cloud-based system on December 10th, 2024. This will enable the park director, the budget officer and finance officer to have access.
- Our IT contractor recently discussed with me that he thinks he might be able to connect the park to our server here at Village Hall, however he discovered that the new phone system and alarm configuration used the remaining open ports on the AT&T gateway. We will look into getting the possibility of getting another gateway that has more ports. As a result of the reconfiguration done by Henderson County IT for our Starlink access, a port has opened up. Will discuss again in the new year.

Community Meetings, Networking, Agency Contacts:

Hendersonville Lightning

HC Permits and Inspections

Hendersonville Development Assistance Dept

Blue Ridge Fire Dept

Town of Mills River Manager, Clerk, and Park Director

City of Hendersonville Manager, Public Works Director, Planning Manager

Town of Fletcher Manager, Park Director, and Planning Director

Town of Laurel Park Manager

Henderson County Planning Director, and Planning Staff

Henderson County Director of Site Development

Henderson County Emergency Operations

Attended a Recovery Steering Committee meeting on November 7th, 2024.

Attended the North Carolina League of Municipalities (NCLM) convening in Morganton with Mayor Weedman on November 8th, 2024.

Met with FEMA Intergovernmental Affairs liaison with Mayor Weedman and Vice Mayor Coletta on November 26th, 2024.

Report prepared by:

Patricia Christie, CZO

Village Administrator

RESOLUTION NO. 238

**A RESOLUTION OF THE COUNCIL OF THE VILLAGE OF FLAT ROCK
ACCEPTING THE RESULTS OF THE NOVEMBER 5, 2024
MUNICIPAL ELECTION**

WHEREAS, a Municipal Election was held in the Village of Flat Rock, Henderson County, North Carolina, on November 5, 2024; and

WHEREAS, the Henderson County Board of Elections has officially certified the results of the Municipal Election to be:

MAYOR

Anne Coletta

4 – year term

COUNCIL – DISTRICT 1:

Tom Carpenter

4 – year term

COUNCIL – DISTRICT 2:

Emily Whitmire

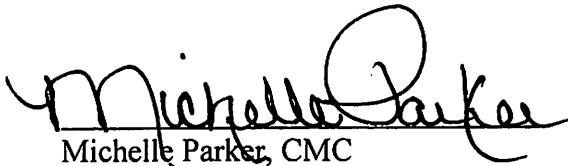
4 – year term

COUNCIL – DISTRICT 3:

Cheryl Stuller

4 – year term

ADOPTED this 12th day of December 2024.



Michelle Parker, CMC
Village Clerk



Nick Weedman
Mayor

RESOLUTION NO. 239

FIRST CITIZENS BANK SIGNATORY RESOLUTION

WHEREAS, the Village of Flat Rock has a policy of requiring two signatures on checks exceeding \$2,500.00, and


WHEREAS, the Finance Officer and one other designated Council Member is needed to sign checks over \$2,500.00, and


WHEREAS there are occasions where one of the designated Council Members may not be available to sign checks, and

Now it is resolved that;

- It is requested that First Citizens Bank remove Mayor Nick Weedman as an authorized person to sign checks on behalf of the Village, and
- Authorized check signatory persons are Cheryl Stuller, Susan Gregory, and Matt Toner

This resolution was adopted by the Flat Rock Village Council on December 12, 2024.


Michelle Parker, CMC
Village Clerk


Anne G. Coletta
Mayor

RESOLUTION NO. 240

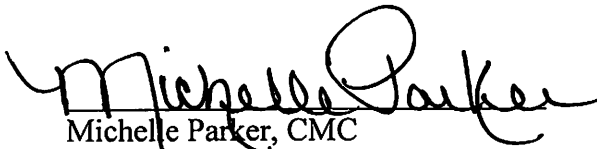
**A RESOLUTION OF THE COUNCIL OF THE
VILLAGE OF FLAT ROCK, NORTH CAROLINA,
WAIVING COMPENSATION OF THE MAYOR AND COUNCIL MEMBERS**


BE IT RESOLVED by the Council of the Village of Flat Rock, North Carolina, that:

SECTION 1. Following consideration and with the full consent of the Mayor and Members of the Village Council, and notwithstanding that compensation is provided in the Fiscal Year 2025/2026 budget, no funds shall be disbursed for that purpose during the 2025/2026 budget year, and that they and each of them, by the adoption of this resolution, hereby waive and forego the payment of any such compensation.

SECTION 2. This Resolution shall be in full force and effect and shall apply in like manner to waive and forego the payment of any such compensation during each subsequent budget year until revoked by the Council.

ADOPTED this 12th day of December 2024.


Michelle Parker, CMC
Village Clerk


Anne G. Coletta
Mayor

RESOLUTION NO. 241

**COUNCIL OF THE VILLAGE OF FLAT ROCK
A RESOLUTION ESTABLISHING A JANUARY – DECEMBER 2025
SCHEDULE OF PUBLIC MEETINGS AND
A 2025 SCHEDULE OF LEGAL HOLIDAYS**

WHEREAS, it is required that a schedule of Council meetings for January – December 2025 be on file; and

WHEREAS, the Flat Rock Village Council has established a 2025 Schedule of Meetings and a 2025 Holiday Schedule;

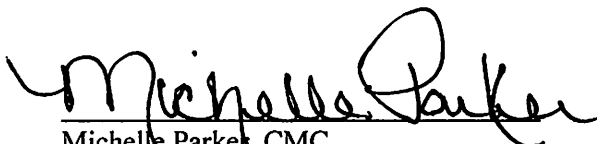
NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Flat Rock as follows;


SECTION 1. The January – December 2025 Schedule of Meetings of the Flat Rock Village Council is hereby adopted and attached as Page 2 of this Resolution; and the 2025 Holiday Schedule is hereby adopted and attached as Page 3.

SECTION 2. This Resolution shall be in full force and effect for the year 2025.

SECTION 3. The January – December 2025 Schedule of Meetings and 2025 Holiday Schedule shall be filed among the public records in the office of the Village Clerk.

ADOPTED at a regular meeting of the Flat Rock Village Council on this 12th day of December 2024.


Michelle Parker, CMC
Village Clerk


Anne G. Coletta
Mayor

VILLAGE OF FLAT ROCK

JANUARY - DECEMBER 2025 SCHEDULE OF MEETINGS

Date and Time*	Meeting Type	Location**
Monday, December 30, 2024	Agenda Workshop	Village Hall
Thursday, January 9, 2025	Monthly Council Meeting	Village Hall
Monday, February 3, 2025	Agenda Workshop	Village Hall
Thursday, February 13, 2025	Monthly Council Meeting	Village Hall
Monday, March 3, 2025	Agenda Workshop	Village Hall
Thursday, March 13, 2025	Monthly Council Meeting	Village Hall
Monday, March 31, 2025	Agenda Workshop	Village Hall
Thursday, April 10, 2025	Monthly Council Meeting	Village Hall
Monday, April 28, 2025	Agenda Workshop	Village Hall
Thursday, May 8, 2025	Monthly Council Meeting	Village Hall
Monday, June 2, 2025	Agenda Workshop	Village Hall
Thursday, June 12, 2025	Monthly Council Meeting	Village Hall
Monday, June 30, 2025	Agenda Workshop	Village Hall
Thursday, July 10, 2025	Monthly Council Meeting	Village Hall
Monday, August 4, 2025	Agenda Workshop	Village Hall
Thursday, August 14, 2025	Monthly Council Meeting	Village Hall
Tuesday, September 2, 2025	Agenda Workshop	Village Hall
Thursday, September 11, 2025	Monthly Council Meeting	Village Hall
Monday, September 29, 2025	Agenda Workshop	Village Hall
Thursday, October 9, 2025	Monthly Council Meeting	Village Hall
Monday, November 3, 2025	Agenda Workshop	Village Hall - HR
Thursday, November 13, 2025	Monthly Council Meeting	Village Hall
Monday, December 1, 2025	Agenda Workshop	Village Hall
Thursday, December 11, 2025	Monthly Council Meeting	Village Hall

***All Monthly Council Meetings are scheduled for the second Thursday of each month, unless that Thursday is a holiday, and will start at 9:30 a.m. Agenda Workshops, which start at 9:30 a.m., precede Monthly Council Meetings by 10 days, unless that Monday is a holiday.**

****All meeting locations are in the Flat Rock Village Hall unless otherwise dictated by space requirements or other circumstances.**

VILLAGE OF FLAT ROCK
2025 HOLIDAY SCHEDULE

Wednesday	January 1, 2025	New Year's Day
Monday	January 20, 2025	Martin Luther King, Jr. Day
Friday	April 18, 2025	Good Friday
Monday	May 26, 2025	Memorial Day
Friday	July 4, 2025	Independence Day
Monday	September 1, 2025	Labor Day
Tuesday	November 11, 2025	Veterans Day
Thursday	November 27, 2025	Thanksgiving
Friday	November 28, 2025	Thanksgiving
Wednesday	December 24, 2025	Christmas
Thursday	December 25, 2025	Christmas
Friday	December 26, 2025	Christmas

The Village Office will be **CLOSED** for the above-referenced holidays.

Adverse Weather

Any day the Henderson County public schools close because of adverse weather, the Village Hall may not open before 11:00 AM. At that time, a decision will be made as to whether the office is to open or remain closed.

Resolution 242

A Resolution to Temporarily Lift Restrictions on RV/Camper Occupancy

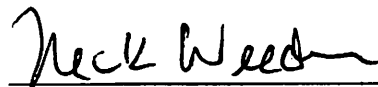
WHEREAS, the impacts of the recent Hurricane Helene caused devastating and catastrophic damage in our region; and

WHEREAS, the impact from the storm has caused many people of Western North Carolina to become displaced; and

WHEREAS, Section 918 of the Village of Flat Rock Land Development Ordinance (LDO) severely limits occupancy of a camper or RV.

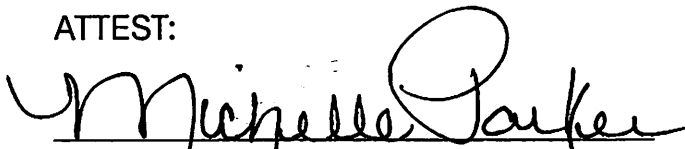
NOW, THEREFORE, BE IT RESOLVED by the Village of Flat Rock Council that Section 918 of the Village of Flat Rock Land Development Ordinance be temporarily lifted for a period of twelve (12) months so that those displaced by the storm may occupy a camper or RV if needed.

APPROVED & ADOPTED by the Village of Flat Rock Council on this 12th day of December 2024.



Mayor Nick Weedman

ATTEST:


Michelle Parker, CMC, Village Clerk

RESOLUTION NO. 243

**A RESOLUTION OF THE VILLAGE OF FLAT ROCK COUNCIL
TO RENAME THE VILLAGE HALL ASSEMBLY ROOM
AS THE
NICK WEEDMAN ASSEMBLY ROOM**

WHEREAS, the Village of Flat Rock has relied on dedicated volunteers to provide governance since its incorporation in 1995, and


WHEREAS, Nick Weedman has served twenty-one years in Flat Rock to support and lead the government of the Village of Flat Rock, and

WHEREAS, this service has included all the roles of our municipal government, including five years as a Council Member, eleven years as Vice Mayor, and five years as Mayor, and

WHEREAS, in addition to these positions Nick Weedman used his extensive corporate and financial expertise in the position of this municipality's Finance Officer,

THEREFORE, the Flat Rock Village Council does hereby name this Assembly Room the Nick Weedman Assembly Room in appreciation of his many years of service, his dedication to the Village of Flat Rock and its citizens, and his commitment to good governance and fiscal responsibility.


Michelle Parker, CMC
Village Clerk


Anne G. Coletta, Mayor

