

**MINUTES
BREVARD CITY COUNCIL
HOUSING PLANNING SESSION
TRANSYLVANIA COUNTY LIBRARY, ROGOW ROOM
October 29, 2021 – 9:00 AM**

The Brevard City Council met for a Housing Planning Session on Friday, October 29, 2021, at 9:00 a.m. in the Rogow Room at the Transylvania County Library, with Mayor Jimmy Harris presiding.

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

Staff Present – City Manager Jim Fatland, City Clerk Jill Murray, Planning Director Paul Ray, Assistant Planning Director Aaron Bland, Fire Chief Bobby Cooper, Police Chief Tom Jordan, Public Works Director David Lutz, Finance Director Dean Luebbe.

Attorney – Mack McKeller.

Facilitator – Amy Murphy-Nugen, Graduate Program Director, Associate Professor Western Carolina University

Press – Jeremiah Reed, Transylvania Times

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

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

E. Approval of Agenda – Mr. Morrow moved, seconded by Ms. Copelof, the Agenda be approved as presented. Motion carried unanimously.

F. Consent Items. Ms. Copelof moved, seconded by Mr. Jones, to approve the Resolution Accepting SRF Loan Offer for Gallimore Road Sewer Rehab Project and the Veteran’s Day Proclamation as presented. Motion carried unanimously.

G. What Does Council Expect From Today?

Ms. Copelof said that this is the top issue that the public has been talking about. Taking a lot of the info that we have gathered starting with Aaron, Blue Zones Team, talking with developers, looking at what other towns have done, the School of Government and my expectation is that we develop a plan of action and walk out of here with short term actions that we can immediately work on and then a long term view of what long term options we have that could apply to Brevard. Identify strategies that we’d like to put time and effort in to develop strategies into actions.

Mr. Daniel said it’s time for City Council to position themselves in a way that we will be taking action and working with our staff to give instruction and guidance. I’d like to increase diversity in our town, not just racial, but age diversity and financial diversity as well.

Mr. Morrow said I would like to understand more where policy can help us and what our role is and we certainly don’t want to do something that has negative impact on our tax base. How it’s funded is fundamental to my thinking.

Mr. Jones said anything we can do to position ourselves to have different types of housing here is my goal.

Ms. Dinkins said that four years ago she sat during a retreat when workforce housing was the top priority. We need to figure out action items to address how we're going to do this. I don't want Brevard to be a resort town.

Mr. Bland introduced the facilitator, Amy Murphy-Nugen from Western Carolina University. She has over 20 years of social work practice and policy experience in the areas of housing, community building and engagement, community economic development, and not-for-profit management/leadership. She has a PhD, Indiana University Purdue University Indianapolis, Social Work; MSW Indiana University Purdue University Indianapolis, MACRO (management, advocacy, communities, research, and organizations) and a BA, Indiana University-Bloomington, Gender Studies and Political Science.

Amy gave some suggestions on how to effectively and efficiently run the meeting by doing the following:

- ❖ Practice active listening
- ❖ Actively engage and practice self-restraint
- ❖ Use a data informed approach to your decision making
- ❖ Remember you're all neighbors and want the best for your community

H. Presentation/Discussion Comments:

Council agreed that the following items should be divided up into the following groups:

Planning Department

- ❖ Cross section ideas with comprehensive plan; (High priority)
- ❖ Mapping: Suitable Analysis of Government-owned land and under-utilized parcels, including mobile home parks; (High Priority)
- ❖ Explore partnership with the County. Where is the shared agenda?
- ❖ Explore past projects that were not moved forward;
- ❖ Identify/cultivate possible development projects;

Housing Trust Fund Committee

- ❖ Summer housing options;
- ❖ Support of workforce;
- ❖ Possible tax credit;
- ❖ Use of housing fund;
- ❖ Government incentives/partners;

Blue Zones (Short-Term/Next 12 months)

- ❖ Need community feedback;
- ❖ More specific prompts (ex. Density solutions);
- ❖ Map partners-Who is best suited to do what?

Planning Board and Blue Zones

- ❖ Set metrics for unit production and income levels;

- ❖ Identify existing and needed resources (financial & other);

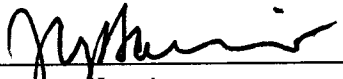
Low Hanging Fruit

- ❖ Short Term Rental Policy;
- ❖ Revisit relevant current ordinances;
- ❖ Explore feasible incentive opportunities & expand existing;
- ❖ Revisit fee schedule;

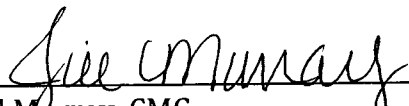
Undone

- ❖ How to immediately address needs/opps for population. (LEO's, teachers, fire service, City staff); Survey.
- ❖ Retention and recruitment;
- ❖ Community Development Foundation;

I. Adjourn – There being no further business, Mr. Morrow moved, seconded by Mr. Daniel, the meeting be adjourned. Motion carried unanimously. Meeting adjourned at 12:12 P.M.



 Jimmy Harris
 Mayor



 Jill Murray, CMC
 City Clerk

Minutes Approved: November 15, 2021