

****REVISED AGENDA****

Meeting of the Town of Biltmore Forest
Board of Commissioners

To be held Tuesday, July 8, 2025 at 4:30 p.m.

A. Pledge of Allegiance

B. Roll Call

Mayor George F. Goosmann, III
Commissioner Doris P. Loomis
Commissioner Drew Stephens
Commissioner Allan Tarleton

C. Consent Agenda

1. Approval of Agenda
2. Approval of June 10, 2025 Minutes

D. Public Comment

E. Departmental Reports

1. Chief of Skyland Fire and Rescue
2. Chief of Police Chris Beddingfield
3. Public Works Director Harry Buckner
4. Town Planner Tony Williams
5. Town Manager Jonathan Kanipe

F. Board Member Reports

G. New Business

1. **Ridgefield Place/Hendersonville Road Modification - Discussion**
2. **Stream Restoration Master Plan – Update**
3. **Eco-Foresters Non-Native Invasive Species Control – Update**

H. Closed Session pursuant to NCGS 143-318.11 (a)(3) **to preserve attorney-client privilege.**

I. Adjourn

For those interested in viewing the Board meeting remotely, please utilize the following information:
<https://us02web.zoom.us/j/82228455470?pwd=SG9WU0FwUjFSdGZveS95b3pLTUIHdz09>

Meeting ID: 822 2845 5470

Passcode: 966757

MINUTES OF THE MEETING OF THE MAYOR AND THE TOWN COMMISSIONERS
OF BILTMORE FOREST HELD JUNE 10th, 2025

Be it remembered by those that follow these proceedings that the Governing Board of the Town of Biltmore Forest met and conducted the following business:

Roll call taken by the Clerk:

Mayor George F. Goosmann, III, present
Commissioner Doris P. Loomis, present
Commissioner Allan Tarleton, present
Commissioner Drew Stephens, present

Mr. Jonathan Kanipe, the Town Manager, was present. The Town Attorney, Billy Clarke, was also present.

Mayor Goosmann called the meeting to order at 4:30 pm.

The Pledge of Allegiance was conducted.

CONSENT AGENDA

Commissioner Stephens made a motion to approve the consent agenda. Commissioner Tarleton seconded the motion and was unanimously approved.

PUBLIC COMMENT

There was no public comment.

Chief Trevor Lance gave the report for Skyland Fire Department. There were 34 calls for service. It was a very easy month for May. Chief Lance said most calls were medical in nature. There was one gas leak and one power line down call. Three calls were cancelled en route and there were several false alarms. Chief Lance provided safety tips related to gas grills, noting June and July are peak months for grill related injuries. 64% of household have gas grills. 10,600 home fires are started by grills annually and 19,700 patients are transported to hospitals for grill-related injuries. 9,500 of those suffer thermal burns up to third degree.

Chief Lance also provided fireworks safety tips for July 4th. Fireworks should not be pointed at people or homes. Fireworks should be submerged in water. Caution should be used using sparklers for children under five years old. Sparklers also burn at 2,000 degrees and account for 25% of firework injuries.

Mayor Goosmann asked about power lines down in town. Mr. Jonathan Kanipe clarified that most downed lines are communications cables, not power lines. He explained the standard utility pole configuration with power at the top, AT&T in the middle, and Charter/Spectrum at the bottom. Mr. Kanipe noted they frequently communicate issues to the utilities but response times vary

Chief Chris Beddingfield gave the report for the Police Department. It was a very busy month. There were 910 calls for service. The armed robbery suspect was arrested but is out on bail and awaiting trial. A registered sex offender was pan handling at Carolina Day School. We had trees stolen from a property. There were also two separate cases of property damage by vehicles.

Chief Beddingfield expressed frustration with the overburdened criminal justice system but said the department will continue doing its part. Every arrest made this month received a written promise. Also, a mental health committal patient was released after only three hours.

Mayor Goosmann asked about the tree theft incident. Chief Beddingfield explained the suspect was caught walking with a stolen potted tree and has returned one but still has two more to return or make restitution for.

Commissioner Tarleton asked about a recent solicitation incident. Chief Beddingfield clarified it was an adult from a roofing company going door-to-door, separate from an incident with a young person offering pressure washing services. There was brief discussion about potentially revisiting the town's solicitation ordinance.

Mr. Harry Buckner gave the report for the Public Works Department. Mr. Buckner thanked Chief Lance to help them get one of their lawn mowers into the shop. We have a great relationship with Skyland Fire Department. We have been getting a lot of calls about the tips of the oak trees turning brown. This is due to the cicadas damaging the trees. Mr. Buckner explained this is generally not harmful to the trees long-term.

Mr. Buckner said they plan to return to regular brush pickup schedules starting July 15th for the North route, after finishing the current South route and performing maintenance on the brush truck.

Mr. Buckner said one staff member is out with an injury and is being assessed. The large stormwater project is effectively finished with final paperwork being completed. They also plan to reassess the stormwater master plan early next year to determine the next set of projects. Mr. Buckner also provided an update on cleanup at Brooklawn Park, noting invasive species removal work is ongoing. Mr. Buckner said bee and yellow jacket reports are starting to come in early this year.

Mr. Tony Williams gave the Town Planning report. Mr. Williams said they had 102 land use conferences in May. There were five complaints resolved and eight zoning permits were issued. There were also two demolition permits issued which was one full demolition and one partial demolition. Mayor Goosmann thanked Mr. Williams for addressing issues with roadside markers impending pedestrians.

Mr. Jonathan Kanipe gave the report for the Town. Mr. Kanipe followed up with AT&T after their presentation last month, informing them the town would not agree to allow telecommunications/fiber in public right-of-way until acceptable plans are provided. AT&T is redesigning the project.

Mr. Kanipe had a more positive meeting with Charter about using existing easements on back lot lines to install fiber. He hopes they can present to the board in July or August.

Mr. Kanipe said the stream restoration planning grant work is ongoing. There may be substantial Helene-related funding available for construction of these projects in the future. Mr. Kanipe received Buncombe County's initial Helene recovery survey data, with 59 responses from Biltmore Forest residents. The responses align with ongoing town efforts on tree planting, reforestation, and invasive species removal.

Mr. Kanipe provided an update on Helene recovery funding. The Town has received approximately \$6.5 million so far. They were notified of an additional \$3.6 million awarded on June 4th. Out of the 4-county region, Biltmore Forest ranks 4th in obligated funds after Buncombe County, Henderson County, and Asheville. The town has 9 obligated projects out of 17 total, more than triple the next entity. Mr. Kanipe thanked town staff and the FEMA program manager for their hard work in securing funding quickly. The Commissioners echoed appreciation for the Town staff's efforts.

Board Member Reports

Commissioner Stephens said there would likely be updates next month regarding I-240 and I-26 projects discussed at the MPO.

Commissioner Loomis made a motion to go into Public Hearing at 5:09pm. Commissioner Tarleton seconded the motion and was unanimously approved. There was no public comment. Commissioner Tarleton made a motion to go out of Public Hearing at 5:10pm, Commissioner Stephens seconded the motion and was unanimously approved.

NEW BUSINESS

Mr. Kanipe discussed the FY 25-26 Annual Budget. Mr. Kanipe said there will be no change to the tax rate of 34.5 cents per \$100 valuation. There will also be a 3% cost of living adjustment for full-time employees and a 3% merit pool for each department.

Mr. Kanipe said there is \$500,000 fund balance appropriation for capital improvements including stormwater upgrades, police equipment, hurricane cleanup, and technology upgrades.

Mr. Kanipe said this will be the second year of increased water rates to offset the City of Asheville wholesale cost increases.

The Board expressed appreciation for Mr. Kanipe's hard work on the budget, especially given hurricane recovery efforts. They noted the balanced budget meets departmental needs without including capital improvements or hurricane recovery funds.

Commissioner Loomis made a motion to approve the FY 25-26 Annual Budget. Commissioner Tarleton seconded the motion. The motion was unanimously approved.

Consideration of FY 25-26 Schedule of Fees. Mr. Kanipe highlighted changes to the fee schedule which are increases to water rates as part of the second year of planned increases. There will also be an increase to zoning permit fees to align with other jurisdictions and reflect increased staff demands. Commissioner Tarleton made a motion to accept the FY 25-26 Schedule of Fees, Commissioner Loomis seconded the motion and was unanimously approved.

Consideration of FY 25 Audit agreement. Mayor Goosmann noted the Town has worked with Carter P.C. for about fifteen years. Mr. Kanipe confirmed the annual audit is required by State law. Commissioner Loomis made a motion to approve the FY 25 audit agreement with Carter P.C., Commissioner Stephens seconded the motion. The motion was unanimously approved.

Consideration of Resolution 2025-08 Declaring Town Personal Property as Surplus. Mr. Kanipe explained this Resolution was to declare a 2004 F-350 with approximately 76,000 miles as surplus. If approved, it would be listed on the Town's GovDeals website next month. He noted a replacement vehicle has already been received through Enterprise. Commissioner Stephens made a motion to approve, Commissioner Tarleton seconded the motion and was unanimously approved.

Mr. Kanipe thanked all of the Town staff for their hard work as part of the Helene Recovery Update.

Commissioner Stephens encouraged attendance for the upcoming 4th of July celebration. He also mentioned a resident's suggestion to create a Town flag, noting they hope to have draft designs for public voting at the event.

The meeting was adjourned at 5:27pm.

The next meeting is scheduled for Tuesday, July 8th, 2025, at 4:30pm.

ATTEST:

Laura Jacobs
Town Clerk

George F. Goosmann, III
Mayor



Skyland Fire & Rescue

Biltmore Forest Valley Springs Station



Phone: (828) 684-6421 Address: PO Box 640 Skyland NC 28776 Fax (828) 684-1010
www.skylandfire.com

Biltmore Forest Valley Springs Station

Incident Response

June 2025

Incident Type

111 - Building fire	2
112 - Fires in structure other than in a building	1
131 - Passenger vehicle fire	1
311 - Medical assist, assist EMS crew	8
320 - Emergency medical service incident, other	1
412 - Gas leak (natural gas or LPG)	1
611 - Dispatched & canceled en route	2
622 - No incident found on arrival at dispatch address	1
700 - False alarm or false call, other	1
735 - Alarm system sounded due to malfunction	1
740 - Unintentional transmission of alarm, other	1
744 - Detector activation, no fire - unintentional	1
745 - Alarm system activation, no fire - unintentional	5
813 - Wind storm, tornado/hurricane assessment	2
Total	28

Respectfully Submitted,

Trevor Lance

Chief Trevor Lance
Skyland Fire Rescue

Biltmore Forest Police
355 Vanderbilt Road
Biltmore Forest, NC 28803
828-274-0822
Chief M. Chris
Beddingfield



George F. Goosmann, III, Mayor
Doris P Loomis, Mayor-Pro Tem
Allan Tarleton, Commissioner
Drew Stephens, Commissioner
Jonathan Kanipe, Town Manager

Biltmore Forest Police Department
July 8th, 2025
Commission Report
June 2025 Data

Total Calls for Service:

841 (910 last month)

Arrests:

0-Felony Arrests

9-Misdemeanor Arrests- Five driving while impaired arrests all from traffic stops, One arrest for out of jurisdiction warrants from a traffic stop, Two arrests for misdemeanor drug violation out of a traffic stop, One arrest for Damage to Property from a call for service.

Citations:

48-Citations for various traffic violations (106 last month)

Time Consumption Summary:

Approximations:

Business Checks- 6 hours

House Checks- 4 hours

Radar Operation- 3 hours

Vehicle Crash Investigation- 5 hours

Notable Calls and Projects:

NC Sheriff Standards audited our telecommunicator certification and training records. We passed with flying colors.

We had two officers graduate from the WNC Law Enforcement Leadership Academy. It was the 16th Session. We have 8 sworn officers and our Communications Director who are graduates. This is a challenging 230 hour 6 month program. We are very proud of them and thankful for the support of our manager and elected officials.

We had another successful Brigade event at the Biltmore Forest Country Club. We have had many issues in the past but the last few events have went very smoothly.

We had a situation where three calls for service were not transferred to us. BCSO responded. We have spoken to both BCSO and EOC. Hopefully the problem is fixed.

**Town of Biltmore Forest
Police Department
355 Vanderbilt Rd
Biltmore Forest , NC 28803**

**Calls for Service
By
Call Type
June 2025**

BILTMORE FOREST POLICE DEPARTMENT	Count	Percent
ALARM	28	3.33%
ANIMAL CONTROL	11	1.31%
ASSIST MOTORIST	12	1.43%
ASSIST NON-RESIDENT	1	0.12%
ASSIST OTHER AGENCY	4	0.48%
ASSIST RESIDENT	6	0.71%
BICYCLIST VIOLATION	1	0.12%
BUSINESS CHECK	404	48.04%
CRIME PREVENTION	1	0.12%
DEBRIS IN ROADWAY	3	0.36%
DEPARTMENT OTHER	2	0.24%
DISTURBANCE	1	0.12%
DOMESTIC	1	0.12%
FIRE	1	0.12%
FIREWORKS COMPLAINT	1	0.12%
FOLLOW UP	1	0.12%
FOLLOW-UP INVESTIGATION	1	0.12%
GAS LEAK	2	0.24%
HOUSE CHECK	119	14.15%
IMPROPER PARKING	3	0.36%
INCOMPLETE 911	1	0.12%
INVESTIGATION	2	0.24%
IVC	1	0.12%
JUVENILE ISSUE	2	0.24%
LARCENY	1	0.12%
LOST AND FOUND	1	0.12%
MAGISTRATE	1	0.12%
MEDICAL EMERGENCY	9	1.07%
No CallType	1	0.12%
NOISE COMPLAINT	2	0.24%
ORDINANCE VIOLATION	2	0.24%
RADAR OPERATION	21	2.50%
ROAD BLOCKED	1	0.12%
SPECIAL ASSIGNMENT	1	0.12%
SPECIAL CHECK	8	0.95%
STOLEN VEHICLE	1	0.12%
SUSPICIOUS ACTIVITY	1	0.12%
SUSPICIOUS PERSON	11	1.31%

SUSPICIOUS VEHICLE	17	2.02%
TALK WITH OFFICER	6	0.71%
TEST CALL	2	0.24%
TOWN HALL BUSINESS	1	0.12%

BILTMORE FOREST POLICE DEPARTMENT-Page2	Count	Percent
TRAFFIC CONTROL	4	0.48%
TRAFFIC STOP	115	13.67%
TREE DOWN	10	1.19%
TRESPASSING	1	0.12%
VANDALISM	1	0.12%
VEHICLE ACCIDENT	6	0.71%
WARRANT SERVICE	3	0.36%
WELFARE CHECK	5	0.59%
Total Records For BILTMORE FOREST POLICE DEPARTMENT	841	Group/Total 100.00%

Total Records 841

**BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM**

July 3, 2025



Agenda Item E-3

Public Works Director Monthly Report

Recurring Activities:

The Public Works Department has completed the following activities during the month of June:

- Collected 33.45 tons of garbage.
- Diverted 12.40 tons of recycled goods from garbage.
- Picked up 37 loads of brush (approximately 1,000 cubic yards) over 11 days.
- Responded to 80 total utility locate requests, comprised of 69 new requests and 11 updates.
- The Town Arborist was unable to update the June site visits for tree removals in time for this report. We will provide this information in the July report.
- Completed daily chlorine residual tests across town and the required two (2) bacteriological tests and two disinfection byproducts tests. All tests were passed.
- Used the Beacon/Badger Meter automated meter reading system to monitor water leaks daily and attempted to contact residents of suspected leaks.
- We continued to perform litter pick-ups as needed, focusing on the entrances.

Miscellaneous Activities for June

- Staff continue to service our thirteen (13) dog waste stations.
- We assisted Ms. Jacobs with the June water billing cycle.
- We are currently having the brush truck serviced at the shop. Due to the recent continual and heavy use, the truck needs repairs to the barn doors used for unloading and the main hinge pin replaced. We are also performing a routine service and inspection.
- Brush collection proceeded on a continuous basis following our regular routes through June 19th, when the South route was completed. The truck is now at the shop. We anticipate starting back on the North Route on July 15th, which is the normal schedule for the North route pick-up. This will be the transition point back to our regular, once-per-month pick-up schedule.
- Staff have used and will continue to use the tractor and blower to keep the roads clear of loose debris.
- Our department continues to mow all public spaces weekly.

- We have executed the contract for guardrail replacement at the I-40 bridge on Vanderbilt Road and anticipate this work to begin in July.
- We continue to replace damaged road signs throughout town.
- We are continuing to review and respond to additional storm drain issues as they are uncovered and reported to the office.
- I received word from the local potential streetlight vendor that they will be unable to help us reconstruct the streetlights. I also forwarded additional information on June 20th to our one out-of-town vendor that has indicated that a reasonable facsimile of the lamps can be recreated, and am awaiting their response.
- The Town's forestry consultant continued invasive plant removal this month in Brooklawn Park as well as Rosebank and Lower Vanderbilt parks.
- We received an initial list of sixteen (16) potential stream restoration projects across Town for our preliminary review and have a meeting scheduled with Jennings Environmental, our stream restoration consultant, on July 15th to go through the potential projects.
- The storm drain replacement on Forest Road between 55 and 57 was completed on June 30th.
- I completed the required Annual Consumer Confidence Report (CCR) for our water system. This report will not be distributed as a hard copy to each customer, but it can be viewed on our website at the following link: <http://bit.ly/3HNPuKX>. Residents were notified that the report could be obtained on-line via their June water bill. The CCR was formally approved by the State on July 2nd, 2025.
- Supervisor Dale and I participated in the planning efforts for the 2025 Independence Day celebration occurring July 4th.

Larger/Capital Projects Updates

Hurricane Helene Response

- Additional information is provided throughout this report and in the Manager's report.
- We continue to meet weekly with the debris removal contractor and monitoring company to review storm clean-up activity.
- Brush collection concluded on the South route on June 19th, and is currently paused to allow us to perform some much needed maintenance on the Town's brush truck. Normal brush collection will start back on the North Route on July 15th. Our regular, once-per-month pick-up schedule will resume from this point forward.
- Residents are reminded that we are working to bring everyone into compliance with our regular brush collection ordinances and restrictions, such as the volume limits, size limitations, outside contractor collection prohibition, keeping debris on the property that it was generated from, and that we cannot remove stumps, bamboo, or grass clippings.
- As of June 2, 2025, the Town has coordinated the removal of the following quantities of vegetative debris:

- approximately 373,000 cubic yards from our twenty-two miles of public rights-of-way
- over 10,300 cubic yards from the Private Property Debris Removal (PPDR) program
- over 10,450 cubic yards from within Town owned property
- over 5,300 cubic yards from waterways throughout Town
- This collected debris has been converted into approximately 163,750 cubic yards of wood chips that have been repurposed as bagged mulch at a facility in Waynesville, North Carolina.
- Work is essentially complete by our outside contractor. There are a few areas where some small amounts of debris needs to be collected, but most activity moving forward will be focused on closure of the Temporary Debris Management Site (TDMS) on the Estate.

Streetlight LED Conversions and Service Upgrades

- All streetlights were inspected for operation on 7/2/2025.
- A total of nine (9) streetlights are structurally damaged or destroyed. Seven (7) have been removed and are at Public Works awaiting replacement or repair.
- Out of the 66 total lamps, thirty-four (34) are not functioning currently. This includes the nine (9) damaged or removed lamps.
- I believe the spike in lamp outages (sixteen additional off since our last overnight check) are due to the severe weather last week, and we will be working to restore as many as possible to service in July.
- The camera system is functional except for the following locations:
 - Stuyvesant Rd. and Parkway Rd. (Pole removed due to damage)
 - 15 Ridgefield Place (Camera inoperable pending lamp removal/repair)
 - Vanderbilt Rd. and Busbee Rd., SE Corner (Pole removed due to damage)
 - Vanderbilt Road and Cedarcliff Road (Needs service from Flock)
- I received word from the local potential streetlight vendor that they will be unable to help us reconstruct the streetlights. I also forwarded additional information on June 20th to our one out-of-town vendor that has indicated that a reasonable facsimile of the lamps can be recreated, and am awaiting their response.

Brooklawn Park Clean-up and Trail Construction

- The outside forestry consultants completed their initial invasive species removals in May with periodic treatments continuing regularly. They are continuing to work on the reforestation plan.
- We are meeting with our stream evaluation consultant, Jennings Environmental, on July 15th to review a total of sixteen (16) possible stream restoration projects throughout Town, at least one of which is through Brooklawn Park. The final report is anticipated to be delivered in August.
- Our staff is working to keep the walking path open by string trimming and spraying weeds along the walking trail.

- Additional trail repairs are planned throughout the summer as staff time is available. The entire trail is currently open for use, however.

Anticipated July Activities

- Staff will complete the required daily chlorine and monthly bacteriological testing.
- Regular brush and leaf collection will resume on July 15th on the North Route, and on July 30th on the South Route .
- We will continue weekly mowing and maintenance activities in all public spaces this month.
- We will continue to replace damaged road signs.
- Staff will begin repairs to our four (4) broken fire hydrants in Town.
- We will order the materials for the wooden guardrail repairs on Arboretum Road.
- Clean-up work will continue throughout Town, including ongoing maintenance on the newly reconstructed road shoulders along the stormwater project area.
- We anticipate replacing a damaged stormwater pipe near 23 Park Road across Park Road this month.

As always, please do not hesitate to contact me with any questions or feedback.



MEMORANDUM

To: Jonathan Kanipe, Town Manager
Mayor and Board of Commissioners

From: Tony Williams, Town Planner

Re: June Monthly Report

Date: July 8, 2025

Recurring

- Check PD reports daily for code violations, make contact as needed to homeowners and contractors.
- Field inspections are conducted multiple times a week.
- Review plans for the Board of Adjustment for meeting packets.
- Conducted site visits with the Board of Adjustment Members for all projects to be heard.
- Communicate weekly with all who submit plans for approval.
- Advising homeowners and contractors of the ordinances.
- Addressing violations as needed.
- Issuing permits as needed.

Monthly Breakdown

- Review of potential subdivisions: 1 (Recombination)
- Land use conferences virtual/on site: 128
- Notice of violations verbal/written: 0
- Resolved violations/complaints: 1
- Complaints: 1
- Plans reviewed: 26
- Plans reviewed for BOA: 2
- Zoning permits issued: 4
- Demo permits issued: 1

BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
JULY 8, 2025



AGENDA ITEM E-5

TOWN MANAGER'S MONTHLY REPORT

FEMA Recovery Process

The Town is nearing completion of the “recovery” stage in the disaster process. This occurs when all projects are identified and submitted for final obligation by the federal government and in review process by the state. Certain debris removal efforts – PPDR and waterways – constitute the bulk of what is left in the recovery process. There will be remaining tasks once these projects are finalized but the bulk of work will be completed. On behalf of all of us, I would like to extend thanks to the town staff, contractors, citizens, and all those who have worked so hard to get us to this point.

FEMA Debris Removal Update

The Town has come so far in the nine months since Hurricane Helene. Over 402,000 cubic yards of vegetative debris were removed from the Town’s public rights of way and park properties. This was transformed into over 163,000 cubic yards of wood chips. Sixty-eight properties within the Town had private property debris removal (PPDR) work performed and the Town’s contractor is currently finalizing the last waterway work within the Town. These are highly significant numbers and represent tremendous progress. My hope is that by next month’s meeting, I will be able to report that the entire debris removal process is complete and the Town’s temporary debris management site (TDMS) has been closed, as this is anticipated to happen by the end of July.

Facility Improvements and Planning

As the Town begins to return attention to pre-Helene issues, we are progressing with the facility improvements for the Police Department and Public Works equipment locations. The Board’s direction to move forward with the Vanderbilt Road parcel is in process and we have renewed conversations with the architect and engineer for this project. I anticipate significant updates on these projects in the coming weeks and months.

FY26 Project Development

Town staff has started the process of implementing projects funded in FY26. In coordination with Commissioner Stephens’s experience, we are standing up our GIS presence and will develop this in the coming months. Similarly, the Town is working on the reforestation and environmental planning that will renew the Town’s public spaces and enhance our parks, and continue to align with the Board’s visioning from the FY26 budget retreat.

REVENUE & EXPENDITURE STATEMENT

07/01/2024 To 06/30/2025

Town of Biltmore Forest

FY 2024-2025

*100 in the % Used column indicates that no budget exists

Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
3010 Ad Valorem Tax						
Revenue						
10 General Fund						
3010 Ad Valorem Tax						
10-3010-0000 AD VALOREM TAXES (PROPERTY)	3,065,586.28	3,065,586.49	3,065,586.49	0.00	-0.21	100
10-3010-0100 AD VALOREM TAXES (DMV)	127,676.96	143,050.69	143,050.69	0.00	-15,373.73	112
10-3010-0200 TAX INTEREST & PENALTIES	7,575.00	8,159.59	8,159.59	0.00	-584.59	108
3010 Ad Valorem Tax Subtotal	\$3,200,838.24	\$3,216,796.77	\$3,216,796.77	\$0.00	-\$15,958.53	100
10 General Fund Subtotal	\$3,200,838.24	\$3,216,796.77	\$3,216,796.77	\$0.00	-\$15,958.53	100
Revenue Subtotal	\$3,200,838.24	\$3,216,796.77	\$3,216,796.77	\$0.00	-\$15,958.53	100
After Transfers	Excess Of Revenue Subtotal	\$3,200,838.24	\$3,216,796.77	\$3,216,796.77	\$0.00	100
3020 Unrestricted Intergovernm						
Revenue						
10 General Fund						
3020 Unrestricted Intergovernm						
10-3020-0000 FRANCHISE & UTILITIES TAX DIST.	233,800.00	282,491.09	282,491.09	0.00	-48,691.09	121
10-3020-0100 ALCOHOL BEVERAGE TAX	6,750.00	5,613.53	5,613.53	0.00	1,136.47	83
10-3020-0200 BUNCOMBE COUNTY 1% TAX	789,576.00	724,601.97	724,601.97	0.00	64,974.03	92
10-3020-0300 1/2 CENT SALES TAX A.40	340,912.00	331,605.73	331,605.73	0.00	9,306.27	97
10-3020-0400 1/2 CENT SALES TAX A.42	419,097.00	386,994.73	386,994.73	0.00	32,102.27	92
10-3020-0600 SALES TAX REFUND	15,000.00	38,557.59	38,557.59	0.00	-23,557.59	257
10-3020-0700 GASOLINE TAX REFUND	0.00	4,667.47	4,667.47	0.00	-4,667.47	*100
3020 Unrestricted Intergovernm Subtotal	\$1,805,135.00	\$1,774,532.11	\$1,774,532.11	\$0.00	\$30,602.89	98
10 General Fund Subtotal	\$1,805,135.00	\$1,774,532.11	\$1,774,532.11	\$0.00	\$30,602.89	98
Revenue Subtotal	\$1,805,135.00	\$1,774,532.11	\$1,774,532.11	\$0.00	\$30,602.89	98
After Transfers	Excess Of Revenue Subtotal	\$1,805,135.00	\$1,774,532.11	\$1,774,532.11	\$0.00	98
3030 Restricted Intergovernmen						
Revenue						
10 General Fund						
3030 Restricted Intergovernmen						
10-3030-0000 SOLID WASTE DISPOSAL TAX	1,093.00	1,093.16	1,093.16	0.00	-0.16	100
10-3030-0100 POWELL BILL	80,773.00	80,773.28	80,773.28	0.00	-0.28	100
3030 Restricted Intergovernmen Subtotal	\$81,866.00	\$81,866.44	\$81,866.44	\$0.00	-\$0.44	100
10 General Fund Subtotal	\$81,866.00	\$81,866.44	\$81,866.44	\$0.00	-\$0.44	100
Revenue Subtotal	\$81,866.00	\$81,866.44	\$81,866.44	\$0.00	-\$0.44	100
After Transfers	Excess Of Revenue Subtotal	\$81,866.00	\$81,866.44	\$81,866.44	\$0.00	100
3040 Permits & Fees						
Revenue						
10 General Fund						
3040 Permits & Fees						

REVENUE & EXPENDITURE STATEMENT

07/01/2024 To 06/30/2025

Town of Biltmore Forest

FY 2024-2025

*100 in the % Used column indicates that no budget exists

Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
10-3040-0000 ZONING PERMITS	43,927.00	45,342.00	45,342.00	0.00	-1,415.00	103
10-3040-0100 DOG LICENSE FEE	1,320.00	1,320.10	1,320.10	0.00	-0.10	100
3040 Permits & Fees Subtotal	\$45,247.00	\$46,662.10	\$46,662.10	\$0.00	-\$1,415.10	103
10 General Fund Subtotal	\$45,247.00	\$46,662.10	\$46,662.10	\$0.00	-\$1,415.10	103
Revenue Subtotal	\$45,247.00	\$46,662.10	\$46,662.10	\$0.00	-\$1,415.10	103
After Transfers	Excess Of Revenue Subtotal	\$45,247.00	\$46,662.10	\$46,662.10	\$0.00	103
3050 Investment Earnings						
Revenue						
10 General Fund						
3050 Investment Earnings						
10-3050-0000 INTEREST EARNED	151,728.67	151,767.44	151,767.44	0.00	-38.77	100
3050 Investment Earnings Subtotal	\$151,728.67	\$151,767.44	\$151,767.44	\$0.00	-\$38.77	100
10 General Fund Subtotal	\$151,728.67	\$151,767.44	\$151,767.44	\$0.00	-\$38.77	100
Revenue Subtotal	\$151,728.67	\$151,767.44	\$151,767.44	\$0.00	-\$38.77	100
After Transfers	Excess Of Revenue Subtotal	\$151,728.67	\$151,767.44	\$151,767.44	\$0.00	100
3060 Miscellaneous						
Revenue						
10 General Fund						
3060 Miscellaneous						
10-3060-0100 AMERICAN TOWER AGREEMENT	35,171.00	35,171.32	35,171.32	0.00	-0.32	100
10-3060-0200 MISCELLANEOUS	168,120.00	168,298.02	168,298.02	0.00	-178.02	100
3060 Miscellaneous Subtotal	\$203,291.00	\$203,469.34	\$203,469.34	\$0.00	-\$178.34	100
10 General Fund Subtotal	\$203,291.00	\$203,469.34	\$203,469.34	\$0.00	-\$178.34	100
Revenue Subtotal	\$203,291.00	\$203,469.34	\$203,469.34	\$0.00	-\$178.34	100
After Transfers	Excess Of Revenue Subtotal	\$203,291.00	\$203,469.34	\$203,469.34	\$0.00	100
3290						
Revenue						
30 Water & Sewer Fund						
3290						
30-3290-0000 INTEREST EARNED	4,590.00	4,594.85	4,594.85	0.00	-4.85	100
3290 Subtotal	\$4,590.00	\$4,594.85	\$4,594.85	\$0.00	-\$4.85	100
30 Water & Sewer Fund Subtotal	\$4,590.00	\$4,594.85	\$4,594.85	\$0.00	-\$4.85	100
Revenue Subtotal	\$4,590.00	\$4,594.85	\$4,594.85	\$0.00	-\$4.85	100
After Transfers	Excess Of Revenue Subtotal	\$4,590.00	\$4,594.85	\$4,594.85	\$0.00	100
3350 Commissions, Sw Chg Coll						
Revenue						
30 Water & Sewer Fund						
3350 Commissions, Sw Chg Coll						
30-3350-0000 COMMISSIONS, SEWER CHARGE COLL	9,635.00	9,637.86	9,637.86	0.00	-2.86	100
3350 Commissions, Sw Chg Coll Subtotal	\$9,635.00	\$9,637.86	\$9,637.86	\$0.00	-\$2.86	100

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Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
30 Water & Sewer Fund Subtotal	\$9,635.00	\$9,637.86	\$9,637.86	\$0.00	-\$2.86	100
Revenue Subtotal	\$9,635.00	\$9,637.86	\$9,637.86	\$0.00	-\$2.86	100
After Transfers	Excess Of Revenue Subtotal	\$9,635.00	\$9,637.86	\$9,637.86	\$0.00	100
3430						
Revenue						
10 General Fund						
3430						
10-3430-0003 GRANTS -POLICE DEPT	6,770.00	0.00	0.00	0.00	6,770.00	0
3430 Subtotal	\$6,770.00	\$0.00	\$0.00	\$0.00	\$6,770.00	0
10 General Fund Subtotal	\$6,770.00	\$0.00	\$0.00	\$0.00	\$6,770.00	0
Revenue Subtotal	\$6,770.00	\$0.00	\$0.00	\$0.00	\$6,770.00	0
After Transfers	Deficiency Of Revenue Subtotal	\$6,770.00	\$0.00	\$0.00	\$0.00	0
3500 Other Financing						
Other Financing Source						
10 General Fund						
3500 Other Financing						
10-3500-0000 SALE OF PERSONAL PROPERTY	14,970.00	0.00	0.00	0.00	14,970.00	0
10-3500-0300 TRANSFER FROM FUND BALANCE	1,577,740.00	0.00	0.00	0.00	1,577,740.00	0
10-3500-0500 GRANT (GOVERNMENTAL) FUNDS	7,500.00	7,500.00	7,500.00	0.00	0.00	100
3500 Other Financing Subtotal	\$1,600,210.00	\$7,500.00	\$7,500.00	\$0.00	\$1,592,710.00	0
10 General Fund Subtotal	\$1,600,210.00	\$7,500.00	\$7,500.00	\$0.00	\$1,592,710.00	0
Other Financing Source Subtotal	\$1,600,210.00	\$7,500.00	\$7,500.00	\$0.00	\$1,592,710.00	0
After Transfers	Excess Of Revenue Subtotal	\$1,600,210.00	\$7,500.00	\$7,500.00	\$0.00	0
3710 Water Sales						
Revenue						
30 Water & Sewer Fund						
3710 Water Sales						
30-3710-0000 WATER CHARGES	709,910.00	589,888.91	589,888.91	0.00	120,021.09	83
30-3710-0100 MSD CHARGES	564,000.00	481,329.58	481,329.58	0.00	82,670.42	85
30-3710-0200 AMI TRANSMITTER CHARGES	8,687.00	8,386.72	8,386.72	0.00	300.28	97
3710 Water Sales Subtotal	\$1,282,597.00	\$1,079,605.21	\$1,079,605.21	\$0.00	\$202,991.79	84
30 Water & Sewer Fund Subtotal	\$1,282,597.00	\$1,079,605.21	\$1,079,605.21	\$0.00	\$202,991.79	84
Revenue Subtotal	\$1,282,597.00	\$1,079,605.21	\$1,079,605.21	\$0.00	\$202,991.79	84
After Transfers	Excess Of Revenue Subtotal	\$1,282,597.00	\$1,079,605.21	\$1,079,605.21	\$0.00	84
3730 Water Tap & Connect Fees						
Revenue						
30 Water & Sewer Fund						
3730 Water Tap & Connect Fees						
30-3730-0000 WATER TAP AND CONNECTION FEES	28,840.00	28,870.00	28,870.00	0.00	-30.00	100

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Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
3730 Water Tap & Connect Fees Subtotal	\$28,840.00	\$28,870.00	\$28,870.00	\$0.00	-\$30.00	100
30 Water & Sewer Fund Subtotal	\$28,840.00	\$28,870.00	\$28,870.00	\$0.00	-\$30.00	100
Revenue Subtotal	\$28,840.00	\$28,870.00	\$28,870.00	\$0.00	-\$30.00	100
After Transfers Excess Of Revenue Subtotal	\$28,840.00	\$28,870.00	\$28,870.00	\$0.00		100
3900						
Other Financing Source						
10 General Fund						
3900						
10-3900-4000 FINANCING PROCEEDS-LEASES	264,557.29	264,557.29	264,557.29	0.00	0.00	100
3900 Subtotal	\$264,557.29	\$264,557.29	\$264,557.29	\$0.00	\$0.00	100
10 General Fund Subtotal	\$264,557.29	\$264,557.29	\$264,557.29	\$0.00	\$0.00	100
40 Capital Project Fund						
3900						
40-3900-4000 FINANCING PROCEEDS-CASHFLOW LO/	0.00	1,028,198.10	1,028,198.10	0.00	-1,028,198.10	*100
3900 Subtotal	\$0.00	\$1,028,198.10	\$1,028,198.10	\$0.00	-\$1,028,198.10	*100
40 Capital Project Fund Subtotal	\$0.00	\$1,028,198.10	\$1,028,198.10	\$0.00	-\$1,028,198.10	*100
Other Financing Source Subtotal	\$264,557.29	\$1,292,755.39	\$1,292,755.39	\$0.00	-\$1,028,198.10	489
After Transfers Excess Of Revenue Subtotal	\$264,557.29	\$1,292,755.39	\$1,292,755.39	\$0.00		489
4000						
Revenue						
40 Capital Project Fund						
4000						
40-4000-1100 ARP DISTRIBUTION	451,275.58	177,658.09	177,658.09	0.00	273,617.49	39
4000 Subtotal	\$451,275.58	\$177,658.09	\$177,658.09	\$0.00	\$273,617.49	39
40 Capital Project Fund Subtotal	\$451,275.58	\$177,658.09	\$177,658.09	\$0.00	\$273,617.49	39
Revenue Subtotal	\$451,275.58	\$177,658.09	\$177,658.09	\$0.00	\$273,617.49	39
After Transfers Excess Of Revenue Subtotal	\$451,275.58	\$177,658.09	\$177,658.09	\$0.00		39
4200 Administration						
Expenditure						
4200 Administration						
10-4200-0200 SALARIES	447,195.91	419,504.51	419,504.51	0.00	27,691.40	94
10-4200-0201 FEMA SALARY REIMBURSEMENT	0.00	-4,307.90	-4,307.90	0.00	4,307.90	*100
10-4200-0500 FICA	33,792.03	31,292.15	31,292.15	0.00	2,499.88	93
10-4200-0600 HEALTH INSURANCE (MEDICAL)	41,747.63	38,957.15	38,957.15	0.00	2,790.48	93
10-4200-0650 DENTAL, VISION, LIFE INSURANCE	10,500.00	8,609.84	8,609.84	0.00	1,890.16	82
10-4200-0675 HEALTH REIMBURSEMENT ACC	7,500.00	6,000.00	6,000.00	0.00	1,500.00	80
10-4200-0700 LGERS RETIREMENT	92,389.28	85,886.81	85,886.81	0.00	6,502.47	93
10-4200-0800 401K SUPP RETIREMENT	21,019.74	20,199.76	20,199.76	0.00	819.98	96
10-4200-1000 ACCOUNTING & TAXES	65,000.00	62,580.67	62,580.67	0.00	2,419.33	96
10-4200-1200 POSTAGE, PRINTING, STATIONARY	8,800.00	9,072.71	10,761.60	1,688.89	-1,961.60	122

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Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
10-4200-1400 MILEAGE & BOARD SALARY	22,000.00	21,652.44	21,652.44	0.00	347.56	98
10-4200-1500 BLDG & GRNDS MAINTENANCE	3,000.00	2,781.14	2,781.14	0.00	218.86	93
10-4200-1700 MAINTENANCE/REPAIRS-VEHICLES	100.00	701.88	701.88	0.00	-601.88	702
10-4200-3300 SUPPLIES AND EQUIPMENT	12,000.00	11,840.40	12,074.73	234.33	-74.73	101
10-4200-5300 DUES & FEES	16,500.00	7,392.45	7,392.45	0.00	9,107.55	45
10-4200-5700 MISCELLANEOUS	350.00	324.60	324.60	0.00	25.40	93
10-4200-6000 CAPITAL OUTLAY	40,000.00	0.00	0.00	0.00	40,000.00	0
10-4200-6500 STAFF DEVELOPMENT	25,000.00	25,549.14	27,976.25	2,427.11	-2,976.25	112
10-4200-8200 DEBT SERVICE LEASES-PRINCIPAL	6,500.00	6,493.20	6,493.20	0.00	6.80	100
10-4200-8201 DEBT SERVICE LEASES-INTEREST	3,000.00	2,692.80	2,692.80	0.00	307.20	90
4200 Administration Subtotal	\$856,394.59	\$757,223.75	\$761,574.08	\$4,350.33	\$94,820.51	89
Expenditure Subtotal	\$856,394.59	\$757,223.75	\$761,574.08	\$4,350.33	\$94,820.51	89
Before Transfers	Deficiency Of Revenue Subtotal	-\$856,394.59	-\$757,223.75	-\$757,223.75	-\$4,350.33	88
After Transfers	Deficiency Of Revenue Subtotal	-\$856,394.59	-\$757,223.75	-\$757,223.75	-\$4,350.33	88
4400						
Revenue						
40 Capital Project Fund						
4400						
40-4400-1200 FEMA GRANT REIMBURSEMENT	9,659,000.00	6,268,071.61	6,268,071.61	0.00	3,390,928.39	65
4400 Subtotal	\$9,659,000.00	\$6,268,071.61	\$6,268,071.61	\$0.00	\$3,390,928.39	65
40 Capital Project Fund Subtotal	\$9,659,000.00	\$6,268,071.61	\$6,268,071.61	\$0.00	\$3,390,928.39	65
Revenue Subtotal	\$9,659,000.00	\$6,268,071.61	\$6,268,071.61	\$0.00	\$3,390,928.39	65
After Transfers	Excess Of Revenue Subtotal	\$9,659,000.00	\$6,268,071.61	\$6,268,071.61	\$0.00	65
5100 Police Department						
Expenditure						
5100 Police Department						
10-5100-0200 SALARIES	1,392,534.98	1,338,889.35	1,338,889.35	0.00	53,645.63	96
10-5100-0201 FEMA SALARY REIMBURSEMENT	0.00	-49,335.15	-49,335.15	0.00	49,335.15	*100
10-5100-0300 OVERTIME	0.00	1,499.94	1,499.94	0.00	-1,499.94	*100
10-5100-0500 FICA	108,640.04	100,639.94	100,639.94	0.00	8,000.10	93
10-5100-0600 HEALTH INSURANCE (MEDICAL)	144,999.54	156,576.12	156,576.12	0.00	-11,576.58	108
10-5100-0650 DENTAL, VISION, LIFE INSURANCE	25,000.00	24,351.31	24,351.31	0.00	648.69	97
10-5100-0675 HRA HEALTH REIMB ACCT	25,500.00	25,500.00	25,500.00	0.00	0.00	100
10-5100-0700 LGERS RETIREMENT	297,802.59	276,803.23	276,803.23	0.00	20,999.36	93
10-5100-0800 401K SUPP RETIREMENT	67,139.81	64,270.07	64,270.07	0.00	2,869.74	96
10-5100-1500 MAINT/REPAIR - BLDG/GROUNDS	2,500.00	2,433.80	3,317.30	883.50	-817.30	133
10-5100-1600 MAINT/REPAIR - EQUIPMENT	7,000.00	9,462.11	10,014.23	552.12	-3,014.23	143
10-5100-1700 MAINT/REPAIR - VEHICLES	32,000.00	30,201.68	31,632.82	1,431.14	367.18	99
10-5100-3100 MOTOR FUELS	22,000.00	20,676.29	20,676.29	0.00	1,323.71	94

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10-5100-3300 SUPPLIES	15,000.00	14,227.44	14,320.94	93.50	679.06	95
10-5100-3600 UNIFORMS	17,000.00	17,221.53	17,983.47	761.94	-983.47	106
10-5100-3700 SOFTWARE	1,000.00	888.00	1,332.00	444.00	-332.00	133
10-5100-3800 TECHNOLOGY	85,000.00	82,463.39	86,727.65	4,264.26	-1,727.65	102
10-5100-4000 RENTALS	505.00	0.00	0.00	0.00	505.00	0
10-5100-5700 MISCELLANEOUS	20,000.00	19,299.01	19,313.01	14.00	686.99	97
10-5100-5800 PHYSICAL EXAMS	2,500.00	2,325.00	2,325.00	0.00	175.00	93
10-5100-6500 STAFF DEVELOPMENT	17,000.00	16,182.08	16,420.16	238.08	579.84	97
10-5100-7400 CAPITAL EQUIPMENT PURCHASES	495,805.00	495,804.35	499,301.06	3,496.71	-3,496.06	101
10-5100-8200 DEBT SERVICE-LEASE	28,000.00	31,107.87	31,107.87	0.00	-3,107.87	111
10-5100-8201 DEBT SERVICE-INTEREST	5,000.00	4,540.44	4,540.44	0.00	459.56	91
5100 Police Department Subtotal	\$2,811,926.96	\$2,686,027.80	\$2,698,207.05	\$12,179.25	\$113,719.91	96
Expenditure Subtotal	\$2,811,926.96	\$2,686,027.80	\$2,698,207.05	\$12,179.25	\$113,719.91	96
Before Transfers	Deficiency Of Revenue Subtotal	-\$2,811,926.96	-\$2,686,027.80	-\$2,686,027.80	-\$12,179.25	96
After Transfers	Deficiency Of Revenue Subtotal	-\$2,811,926.96	-\$2,686,027.80	-\$2,686,027.80	-\$12,179.25	96
5200 Fire Services						
Expenditure						
5200 Fire Services						
10-5200-0000 FIRE CONTRACT	425,000.00	425,000.00	425,000.00	0.00	0.00	100
5200 Fire Services Subtotal	\$425,000.00	\$425,000.00	\$425,000.00	\$0.00	\$0.00	100
Expenditure Subtotal	\$425,000.00	\$425,000.00	\$425,000.00	\$0.00	\$0.00	100
Before Transfers	Deficiency Of Revenue Subtotal	-\$425,000.00	-\$425,000.00	-\$425,000.00	\$0.00	100
After Transfers	Deficiency Of Revenue Subtotal	-\$425,000.00	-\$425,000.00	-\$425,000.00	\$0.00	100
5600 Public Works						
Expenditure						
5600 Public Works						
10-5600-0200 SALARIES	294,508.04	274,204.93	274,204.93	0.00	20,303.11	93
10-5600-0201 FEMA SALARY REIMBURSEMENT	0.00	-2,696.64	-2,696.64	0.00	2,696.64	*100
10-5600-0500 FICA	22,244.90	20,443.84	20,443.84	0.00	1,801.06	92
10-5600-0600 HOSPITAL INSURANCE (MEDICAL)	48,496.37	34,368.08	34,368.08	0.00	14,128.29	71
10-5600-0650 DENTAL, VISION, LIFE INSURANCE	6,000.00	6,062.72	6,062.72	0.00	-62.72	101
10-5600-0675 HRA HEALTH REIMB ACCT	5,000.00	5,500.00	5,500.00	0.00	-500.00	110
10-5600-0700 LGERS RETIREMENT	60,920.24	55,920.98	55,920.98	0.00	4,999.26	92
10-5600-0800 401K SUPP RETIREMENT	13,172.43	12,514.23	12,514.23	0.00	658.20	95
10-5600-1300 STREETLIGHTS ELECTRIC	12,500.00	11,687.93	11,687.93	0.00	812.07	94
10-5600-1500 MAINT/REPAIR - BLDG/GROUNDS	11,100.00	11,012.80	11,639.18	626.38	-539.18	105
10-5600-1600 MAINT/REPAIR- STREETLIGHTS	28,000.00	27,419.89	27,419.89	0.00	580.11	98
10-5600-1700 MAINT/REPAIR - VEHICLES	6,500.00	6,106.52	6,106.52	0.00	393.48	94
10-5600-3100 MOTOR FUELS	17,500.00	16,444.83	16,444.83	0.00	1,055.17	94

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10-5600-3300 SUPPLIES	11,000.00	10,432.44	10,432.44	0.00	567.56	95
10-5600-3400 STREET SIGNS & NUMBERS	1,500.00	1,460.23	1,460.23	0.00	39.77	97
10-5600-3600 UNIFORMS	6,000.00	6,054.24	7,908.09	1,853.85	-1,908.09	132
10-5600-3800 TECHNOLOGY	1,000.00	779.06	779.06	0.00	220.94	78
10-5600-5200 PARKS	35,000.00	32,933.22	34,447.14	1,513.92	552.86	98
10-5600-5202 GREENWOOD PARK STREAM RESTORA	15,000.00	0.00	0.00	0.00	15,000.00	0
10-5600-5900 MISCELLANEOUS	0.00	965.33	965.33	0.00	-965.33	*100
10-5600-6000 CAPITAL OUTLAY	22,800.00	5,397.00	5,397.00	0.00	17,403.00	24
10-5600-6500 STAFF DEVELOPMENT	6,000.00	5,471.74	5,770.74	299.00	229.26	96
40-5600-7401 ARP CAPITAL PROJECTS	451,275.58	177,658.09	177,658.09	0.00	273,617.49	39
40-5600-7402 CATEGORY A- DEBRIS	7,904,000.00	8,500,521.69	8,500,521.69	0.00	-596,521.69	108
40-5600-7403 CATEGORY B- EMERGENCY PROTECTIV	175,000.00	221,510.50	221,510.50	0.00	-46,510.50	127
40-5600-7404 CATEGORY C- ROADS & BRIDGES	50,000.00	61,848.34	61,848.34	0.00	-11,848.34	124
40-5600-7406 CATEGORY E- PUBLIC BUILDINGS & COI	20,000.00	2,649.99	2,649.99	0.00	17,350.01	13
40-5600-7407 CATEGORY F- PUBLIC UTILITIES	200,000.00	0.00	0.00	0.00	200,000.00	0
40-5600-7408 CATEGORY G- PARKS, RECREATION, & C	850,000.00	14,230.90	14,230.90	0.00	835,769.10	2
40-5600-7409 CATEGORY Z- ADMINISTRATIVE COST	460,000.00	0.00	0.00	0.00	460,000.00	0
5600 Public Works Subtotal	\$10,734,517.56	\$9,520,902.88	\$9,525,196.03	\$4,293.15	\$1,209,321.53	89
Expenditure Subtotal	\$10,734,517.56	\$9,520,902.88	\$9,525,196.03	\$4,293.15	\$1,209,321.53	89
Before Transfers	Deficiency Of Revenue Subtotal	-\$10,734,517.56	-\$9,520,902.88	-\$9,520,902.88	-\$4,293.15	89
After Transfers	Deficiency Of Revenue Subtotal	-\$10,734,517.56	-\$9,520,902.88	-\$9,520,902.88	-\$4,293.15	89
5700 Streets & Transportation						
Expenditure						
5700 Streets & Transportation						
10-5700-1700 VEHICLE REPAIRS - STREET DEPT.	8,500.00	8,534.14	8,534.14	0.00	-34.14	100
10-5700-2200 CONTRACTS- PAVING & STRIPING	68,500.00	68,314.87	68,314.87	0.00	185.13	100
10-5700-2300 SUPPLIES	9,600.00	9,024.65	11,861.34	2,836.69	-2,261.34	124
10-5700-2500 STORM WATER DRAINAGE	1,430,433.00	1,242,615.50	1,242,615.50	0.00	187,817.50	87
10-5700-7400 CAPITAL EQUIPMENT PURCHASES	65,000.00	64,728.91	64,728.91	0.00	271.09	100
10-5700-7500 ENGINEERING	115,000.00	114,039.13	114,039.13	0.00	960.87	99
10-5700-8200 DEBT SERVICE LEASES-PRINCIPAL	11,500.00	11,838.93	11,838.93	0.00	-338.93	103
10-5700-8201 DEBT SERVICE LEASES-INTEREST	5,500.00	4,922.30	4,922.30	0.00	577.70	89
5700 Streets & Transportation Subtotal	\$1,714,033.00	\$1,524,018.43	\$1,526,855.12	\$2,836.69	\$187,177.88	89
Expenditure Subtotal	\$1,714,033.00	\$1,524,018.43	\$1,526,855.12	\$2,836.69	\$187,177.88	89
Before Transfers	Deficiency Of Revenue Subtotal	-\$1,714,033.00	-\$1,524,018.43	-\$1,524,018.43	-\$2,836.69	89
After Transfers	Deficiency Of Revenue Subtotal	-\$1,714,033.00	-\$1,524,018.43	-\$1,524,018.43	-\$2,836.69	89
5800 Sanitation & Recycling						
Expenditure						
5800 Sanitation & Recycling						

REVENUE & EXPENDITURE STATEMENT
07/01/2024 To 06/30/2025

Town of Biltmore Forest
FY 2024-2025

*100 in the % Used column indicates that no budget exists

Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
10-5800-0200 SALARIES	185,923.03	179,831.90	179,831.90	0.00	6,091.13	97
10-5800-0201 FEMA SALARY REIMBURSEMENT	0.00	-5,077.45	-5,077.45	0.00	5,077.45	*100
10-5800-0500 FICA	14,525.10	13,675.92	13,675.92	0.00	849.18	94
10-5800-0600 HEALTH INSURANCE (MEDICAL)	27,000.06	26,466.60	26,466.60	0.00	533.46	98
10-5800-0650 DENTAL, VISION, LIFE INSURANCE	4,500.00	4,053.28	4,053.28	0.00	446.72	90
10-5800-0675 HRA HEALTH REIMB ACCT	4,500.00	4,500.00	4,500.00	0.00	0.00	100
10-5800-0700 LGERS RETIREMENT	48,000.24	35,195.53	35,195.53	0.00	12,804.71	73
10-5800-0800 401K SUPP RETIREMENT	11,100.43	8,621.74	8,621.74	0.00	2,478.69	78
10-5800-1500 GENERAL REPAIRS & MAINTENANCE	100.00	100.00	100.00	0.00	0.00	100
10-5800-1700 MAINT/REPAIRS - VEHICLES	30,000.00	29,306.11	29,570.25	264.14	429.75	99
10-5800-3100 MOTOR FUELS	20,000.00	18,557.26	18,557.26	0.00	1,442.74	93
10-5800-3300 SUPPLIES	2,500.00	2,262.63	2,262.63	0.00	237.37	91
10-5800-3800 TECHNOLOGY	1,800.00	1,662.05	1,662.05	0.00	137.95	92
10-5800-8000 TIPPING FEES & BRUSH REMOVAL	21,000.00	20,435.91	20,435.91	0.00	564.09	97
10-5800-8100 RECYCLING	6,500.00	5,544.06	5,544.06	0.00	955.94	85
10-5800-8200 BRUSH & LEAF DISPOSAL FEES	18,000.00	21,475.00	21,475.00	0.00	-3,475.00	119
10-5800-8300 DUMPSTER FEES	28,000.00	26,447.49	26,447.49	0.00	1,552.51	94
5800 Sanitation & Recycling Subtotal	\$423,448.86	\$393,058.03	\$393,322.17	\$264.14	\$30,126.69	93
Expenditure Subtotal	\$423,448.86	\$393,058.03	\$393,322.17	\$264.14	\$30,126.69	93
Before Transfers	Deficiency Of Revenue Subtotal	-\$423,448.86	-\$393,058.03	-\$393,058.03	-\$264.14	93
After Transfers	Deficiency Of Revenue Subtotal	-\$423,448.86	-\$393,058.03	-\$393,058.03	-\$264.14	93
6600 General Government						
Expenditure						
6600 General Government						
10-6600-0400 OUTSIDE PROFESSIONAL SERVICES	50,000.00	2,425.00	2,425.00	0.00	47,575.00	5
10-6600-0401 LEGAL SERVICES	35,000.00	31,716.00	31,716.00	0.00	3,284.00	91
10-6600-1100 TECHNOLOGY	140,000.00	132,334.53	138,194.42	5,859.89	1,805.58	99
10-6600-1300 MUNICIPAL UTILITIES	24,000.00	22,800.67	22,800.67	0.00	1,199.33	95
10-6600-1500 GE. REPS. AND MAINT.	32,000.00	31,325.39	31,325.39	0.00	674.61	98
10-6600-5400 INSURANCE	125,000.00	124,996.84	124,996.84	0.00	3.16	100
10-6600-6000 CONTINGENCY	-72.00	0.00	0.00	0.00	-72.00	0
10-6600-6100 MISCELLANEOUS	5,000.00	5,740.36	7,117.42	1,377.06	-2,117.42	142
10-6600-6201 CORPORATE WELLNESS	2,000.00	1,457.42	1,457.42	0.00	542.58	73
10-6600-6300 COMMUNITY EVENTS	18,000.00	18,753.15	22,639.61	3,886.46	-4,639.61	126
10-6600-6400 WILDLIFE MANAGEMENT	670.00	675.35	675.35	0.00	-5.35	101
10-6600-6500 FOREST MANAGEMENT	20,254.00	33,517.75	33,517.75	0.00	-13,263.75	165
6600 General Government Subtotal	\$451,852.00	\$405,742.46	\$416,865.87	\$11,123.41	\$34,986.13	92
Expenditure Subtotal	\$451,852.00	\$405,742.46	\$416,865.87	\$11,123.41	\$34,986.13	92
Before Transfers	Deficiency Of Revenue Subtotal	-\$451,852.00	-\$405,742.46	-\$405,742.46	-\$11,123.41	90

REVENUE & EXPENDITURE STATEMENT

07/01/2024 To 06/30/2025

Town of Biltmore Forest

FY 2024-2025

*100 in the % Used column indicates that no budget exists

Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
After Transfers	Deficiency Of Revenue Subtotal	-\$451,852.00	-\$405,742.46	-\$405,742.46	-\$11,123.41	90
6700 Debt Service						
Expenditure						
6700 Debt Service						
10-6700-0500 Public Works Building-Principal	84,211.00	84,210.52	84,210.52	0.00	0.48	100
10-6700-0600 NCDEQ LOAN STRM REST	14,600.00	0.00	0.00	0.00	14,600.00	0
10-6700-1500 Public Works Building-Interest	12,025.00	12,025.26	12,025.26	0.00	-0.26	100
6700 Debt Service Subtotal	\$110,836.00	\$96,235.78	\$96,235.78	\$0.00	\$14,600.22	87
Expenditure Subtotal	\$110,836.00	\$96,235.78	\$96,235.78	\$0.00	\$14,600.22	87
Before Transfers	Deficiency Of Revenue Subtotal	-\$110,836.00	-\$96,235.78	-\$96,235.78	\$0.00	87
After Transfers	Deficiency Of Revenue Subtotal	-\$110,836.00	-\$96,235.78	-\$96,235.78	\$0.00	87
8100 Water Dept.						
Expenditure						
8100 Water Dept.						
30-8100-0200 SALARIES	199,205.00	176,614.44	176,614.44	0.00	22,590.56	89
30-8100-0400 PROFESSIONAL SERVICES	22,000.00	21,455.26	22,540.30	1,085.04	-540.30	102
30-8100-0500 FICA	15,239.00	13,218.07	13,218.07	0.00	2,020.93	87
30-8100-0600 HEALTH INSURANCE (MEDICAL)	23,000.00	23,459.04	23,459.04	0.00	-459.04	102
30-8100-0650 DENTAL, VISION, LIFE INSURANCE	5,000.00	4,465.20	4,465.20	0.00	534.80	89
30-8100-0675 HRA HEALTH REIMBURSEMENT ACCT	4,000.00	3,750.00	3,750.00	0.00	250.00	94
30-8100-0700 LGERS RETIREMENT	40,399.00	36,326.09	36,326.09	0.00	4,072.91	90
30-8100-0800 401K SUPP RETIREMENT	12,000.00	10,833.84	10,833.84	0.00	1,166.16	90
30-8100-1500 GENERAL REPAIRS	4,000.00	4,000.00	4,000.00	0.00	0.00	100
30-8100-3300 SUPPLIES & EQUIPMENT	40,000.00	35,444.77	38,932.22	3,487.45	1,067.78	97
30-8100-4800 WATER PURCHASES	215,545.00	173,499.16	173,499.16	0.00	42,045.84	80
30-8100-4900 SEWER PURCHASES	422,240.00	408,729.16	408,729.16	0.00	13,510.84	97
30-8100-5000 AMI TRANSMITTER FEES	8,687.00	7,602.55	7,602.55	0.00	1,084.45	88
30-8100-5700 MISCELLANEOUS	200.00	184.78	184.78	0.00	15.22	92
30-8100-6000 CAPITAL RESERVE	312,647.00	0.00	0.00	0.00	312,647.00	0
30-8100-6500 STAFF DEVELOPMENT	1,500.00	1,627.55	1,627.55	0.00	-127.55	109
8100 Water Dept. Subtotal	\$1,325,662.00	\$921,209.91	\$925,782.40	\$4,572.49	\$399,879.60	70
Expenditure Subtotal	\$1,325,662.00	\$921,209.91	\$925,782.40	\$4,572.49	\$399,879.60	70
Before Transfers	Deficiency Of Revenue Subtotal	-\$1,325,662.00	-\$921,209.91	-\$921,209.91	-\$4,572.49	69
After Transfers	Deficiency Of Revenue Subtotal	-\$1,325,662.00	-\$921,209.91	-\$921,209.91	-\$4,572.49	69
GRAND TOTAL	-\$58,090.19	-\$2,385,631.83	-\$2,425,251.29	-39,619.46	\$2,367,161.10	4,175

BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
JULY 8, 2025



Agenda Item H-1

Ridgefield Place/Hendersonville Road Modification
Discussion

Background

In February 2024, the Board of Commissioners discussed modifying the intersection at Hendersonville Road and Ridgefield Place. Discussion centered on the potential to close the intersection at Hendersonville Road or to create a “right turn in/right turn out” option only. This was in response to both resident concerns for speeding and traffic on this road, as well as concerns related to safety for those making a left hand turn onto Hendersonville Road from Ridgefield Place. The Town conducted an internal survey for residents on this road. Those survey results are attached to this memorandum.

Next Steps

Over the last year, the Town has focused on significant challenges and not moved forward with the discussion and progress – in any direction – on this issue. Staff is bringing this back to the Board for discussion and requests direction on moving forward.

Attachments

1. Prior Meeting Minutes related to Issue
2. Survey results from Ridgefield Place residents – March 2024
3. Prior Staff Memo regarding this issue from February 2024

Name	No Change	Modify	Close	Comments
N/A	3	2	1	Thank you for considering changes being made to Ridgefield/HVL Rd. intersection. I find when traveling north on HVL Rd and turning onto Ridgefield it is often too dangerous as there are cars in the center lane into Valvoline, etc. There was a man on a bike in the center lane the other day. I think it would make the neighborhood much safe (for many reasons) if the entrance to Ridgefield was closed.
N/A	3	2	1	
N/A	3	2	1	
N/A	2	3	1	My wife and I live at 1 Ridgefield Place with out 4 year old daughter, Luna. We have almost been hit by oncoming traffic numerous times while turning left onto HVL Rd. I have also had vehicles run right up my tail when turning right on HVL Rd. Jessie was coming from Fresh Market and about to get into the turning lane to turn left onto Ridgefield when a truck came flying past her in the turning lane. This is a very dangerous intersection. About a month ago, I was driving home and a car was literally on fire right in front of our house. I think it had been in a wreck at the Ridgefield Rd turn off. We love living in Biltmore Forest. It would be so wonderful if the town would close the road right past our house and make cul-de-sac there with large trees blocking off HVL Rd and the flashing billboard. Also, cars sometimes speed down Ridgefield in front of our house and around the blind corner. This is a major safety hazard as we often walk or ride bikes with our young daughter. There are several other young children on this street. Closing off the road would create a safe sanctuary for the children.
N/A	3	2	1	The current situation is too dangerous turning IN OR OUT onto HVL Rd. Traffic would still attempt to turn left into Ridgefield (as they do at PKWY & at McDonalds (right in & right out). There needs to be a closure to stop the thru traffic of speeding cars & large trucks & make our road safe. Also trucks DO NOT NEED to cut thru Hilltop.
N/A	✓			
N/A	3	1	2	I am retired and can adjust to whatever choice is made. However have the residents on Hilltop Rd. been asked about the increased traffic on that road? Also, there needs to be a place to turn around if Ridgefield is closed. Whose property will be taken for that?
N/A	✓			While I do agree that something must be done to stop drivers from turning left out of Ridgefield Pl onto HVL Rd, I feel that closing the entrance at HVL Rd. is very concerning, primarily due to Emergency vehicles having to seek out other ways to Ridgefield Pl, taking more time to get to an emergency. It would also be a great inconvenience to the people going south to all the shopping and such. It is a longer way either to the red light on Eastwood or going to the Parkway entrance. And being able to go out on Ridgefield Pl enables drivers to take advantage of the traffic light. Also, I feel that Ridgefield Pl would be safer if more was done to clear the foliage and overgrowth that is now in the road itself, especially the "L" shaped curve at the top of the hill coming in from HVL Rd. If Biltmore Forest would trim and remove or have the homeowner take care of what is on their property this road would be a safer road with more visibility.
N/A	1	2	3	Ridgefield Pl should have no street parking. Two blind curves at any given time can cause accidents when cars are parked along the street.
N/A			✓	Closing off the intersection would make Ridgefield a much more appealing street to live on. The traffic would be significantly reduced and the street would feel much safer. Property value of the homes would also go up significantly, which is good for everyone. Studies show living on a cul-de-sac street is more appealing to home buyers - increasing value by 20%.
N/A	3	2	1	At first I was attracted to right turns only but I don't think that is enforceable. I think with 3 sharp turns the speed limit is also too high. 15 mph is more appropriate. My only concern about closing Ridgefield is the increased time it might take for an ambulance or fire truck. Eastwood traffic from HVL Rd. will need monitoring for a while. Finally, I am guided by my neighbors mot impacted, the folks on the turns, and hat they feel will best protect their safety & their property. Other questions: Could Dr. Harvey put an entrance to his busine off Eastwood? I hope there would be funds to plant trees/shrubs to screen from HVL Rd. I hope the oaks on the lot at HVL Rd. can be saved - Town buy & turn into an oak grove?
N/A	3	2	1	Living right up from HVL Rd I see and hear accidents often. Having 2 left turns into Bilt Forest (so close together) Ridgefield and Eastwood, is very precarious and add to that the people turning left into the businesses on the opposite side of Ridgefield (they often take the turning lane way before they need it). More kids are living on Ridgefield Rd, very narrow street, speeding cars, a lot of commercial traffic include flat bed semis with large loads and will feel safer out in my own yard if the road was closed.
N/A	No	2	1	Northbound on HVL Rd. and turning into Ridgefield Pl - I was nearly rearended twice (other drivers heading for left onto Eastwood). I was close to being to being hit head-on twice by vehicles southbound on HVL Rd and turning into businesses on east side of HVL Rd. Based on the info above, I do not use the left turns onto Ridgefield but exit HVL Rd. onto Blue Ridge Parkway. Ridgefield Pl and turning north onto HVL Rd - I DON'T. I drive north through Biltmore Forest on Stuyvesant and Vanderbilt and utilize stoplights. Traffic wrecks - I personally heard 2 wrecks in one afternoon. Commercial traffic on Ridgefield - We have experieenced damage to our tree at the curve - low and deep. With Eastwood - MUCH too busy intersections!!
N/A	3	1	2	With the stoplight installation at Eastwood/HVL Rd, commercial traffic to larger trucks with long trailers for construction, lawn services, and deliveries has increased. Ridgefield is challenging for these trucks to maneuver, especially at the turn arounds #4 and #21 Ridgefield, and impossible if a vehicle approaches from the opposite direction at either turn. The speed bumps on Hilltop have also contributed to the issue , as some commercial vehicles are now using Ridgefield as alternate route to avoid the bumps. The wait time at the Eastwood light has also pushed traffic to Ridgefield. A suggestion might be posting "no trucks allowed," "speed bumps, and "no left turn." Not sure what NCDOT allows.
N/A	3	2	1	Safety and traffic calming are the two primary reasons I believe Ridgefield should essentially be closed to through traffic.
N/A	3	2	1	I am the closest property to HVL Rd and I think this is a great idea. However, I would hate to see the cul-de-sac made ABOVE my driveway, essentially "booting" my direct access to the neighborhood.
N/A	2	3	1	We have several newer young families on Ridgefield Pl. With construction traffic and speeding seemingly on the increase, closing the road would increase safety and enhance at least some of the quality of life lost to bright lights and noise. Closing would also provide a calming balance to the sirens, extremely loud vehicles, the flashing billboard, and the bright lights of Ascot Point and the batting cages that many of us have out our windows. Many of us would also like to see a significant planting effort around the closed area, to buffer our homes from the loud and bright HVL Rd.

Prior Meeting Minutes – Ridgefield Place/Hendersonville Road Closure Discussion

Minutes from February 2024 Board of Commissioners Discussion

The next topic of discussion is the Ridgefield and Hendersonville Road intersection. Mr. Kanipe said most recently in 2022, the Town did a transportation study and the issue is the safety is the intersection turning left on Hendersonville Road or turning left onto Ridgefield Place from Hendersonville Road. One option would be to have a right turn out only. This would limit ingress and egress to only turning right out of Ridgefield and only turning right onto Ridgefield.

Commissioner Loomis asked if there was an option to having no entry out and only entry in. Mr. Kanipe said there could be an option for this and asked what Mr. Buckner's perspective on this is.

Ms. Sarah Garland who lives at 6 Ridgefield said there are a variety of issues on Ridgefield. She also said people speed on this road and when traffic on Hendersonville Road is at a standstill, they use Ridgefield as a cut through. Ms. Garland would like to see this closed off and said it is a pointless opening. She also said she would like to see a speed bump in the middle of Ridgefield.

Ms. Penny Branch at 22 Ridgefield said the construction vehicles have done a lot of damage on this road as well. Ms. Garland asked if we could poll the residents on this road and see what people think about the different options.

Mr. Drew Stephens said there is an increased traffic flow on Ridgefield and people do speed down this road. Mr. Stephens said if anyone has been on the North side of the Parkway, there are still no left turns allowed and people still turn left onto Hendersonville Road. He is interested in some form of closure of Ridgefield. We also need to make sure EMS can get down this road.

Mr. Kanipe said they have reached out to Buncombe County EOC and Skyland Fire Department to discuss this access issue and will be meeting with them.

Ms. Newnam also agreed it would make sense to close off Ridgefield. Ms. Newnam used to live on Eastwood and saw all the traffic come through this area.

Minutes from March 2024 Board of Commissioners Meeting

Ridgefield Place/Hendersonville Road intersection survey results were discussed. Mr. Kanipe is looking for direction on how to move forward with this. According to the survey results, the majority of residents would like to see Ridgefield Place closed off. Commissioner Loomis said

she is in favor of closing it. Commissioner Cogburn said at the very least Ridgefield Place should be limited to right turn only ingress and egress.

Mr. Drew Stephens at 4 Hilltop said he would like to encourage a full closure of the road. Ms. Brenda Lilly at 27 Ridgefield said she does not want to see it closed. Mr. Michael Lilly said he does not want to see it closed as well. They both said that if the road were to close, people would still park on the road and delivery trucks would have no way of getting out onto Hendersonville Road. The delivery trucks would have to back up and turn around. They felt like this could be a dangerous situation. There are a vast number of deliveries on Ridgefield and it is a crowded road. The Board will look at this further and discuss more at next month's meeting.

BOARD OF COMMISSIONERS MEETING STAFF MEMORANDUM

February 13, 2024



Agenda Item F-3

Ridgefield Place/Hendersonville Road Intersection Discussion

Background

In 2022, the Town commissioned a Transportation Study. This study was performed by J.M. Teague Engineering and presented to the Town Board of Commissioners in March 2022. The study was incorporated and adopted as part of the Town's overall Comprehensive Plan in May 2022. A portion of the study focused on observations, areas for improvement, and potential improvements within the Town. One specific area noted was the intersection of Hendersonville Road and Ridgefield Place.

Description of Intersection

The intersection lies approximately 175 feet south of the signalized intersection of Eastwood and Hendersonville Roads. This signalization is important to note, as this was not installed until August 2019 when the development on the eastern side of Hendersonville Road reached full build-out and triggered a signal installation. The intersection at Ridgefield Place was noted in the traffic study in multiple places, including citizen comments, and closure or limiting ingress/egress was recommended due to the signalized intersection.

57 CHAPTER FOUR : RECOMMENDATIONS



The Ridgefield Place intersection with Hendersonville Road is unnecessary with the signalized Eastwood Road intersection nearby. Limiting left-turn movements or closing this intersection altogether may be prudent with adjacent resident support if accompanied by adding a designated right-turn lane on Eastwood Road.

*Figure 1.
2022 Transportation Study*

Potential Solutions

1. Closing the Intersection Completely

One solution is to close the intersection at this location to oncoming and outgoing traffic. Ridgefield Place is a Town-owned street and this is allowable. This would result in all traffic accessing Ridgefield Place only at the intersection on Hilltop Road. There are thirty parcels that front Ridgefield Place, some of which likely enter from Hilltop Road and others that utilize Ridgefield Place more frequently. In this instance, or any other potential change to this intersection, the Town would work closely with Buncombe County Emergency Management and Skyland Fire Department to ensure appropriate response time. In fact, the Town and Skyland FD have already planned a full review of this intersection. The 2022 Transportation Study mentioned this as a possibility, but did not include any potential costs for this work.

2. Allowing Only Right Turns (in and out) at the Intersection

In this scenario, only traffic entering Ridgefield Place from the southbound lane of Hendersonville Road would be allowed. Similarly, only traffic exiting Ridgefield Place into the southbound lane of Hendersonville Road would be allowed. NCDOT has previously provided the Town with a copy of their standard design for this type of intersection as shown on the following page. This standard design would need to be modified to fit Ridgefield Place, but provides an example. As an everyday example, this is similar to what exists at the McDonald's location off Hendersonville Road just south of Biltmore Forest near the Racquet Club. The 2022 Transportation Study included a similar design solution and estimated approximately \$10,000 for this work.

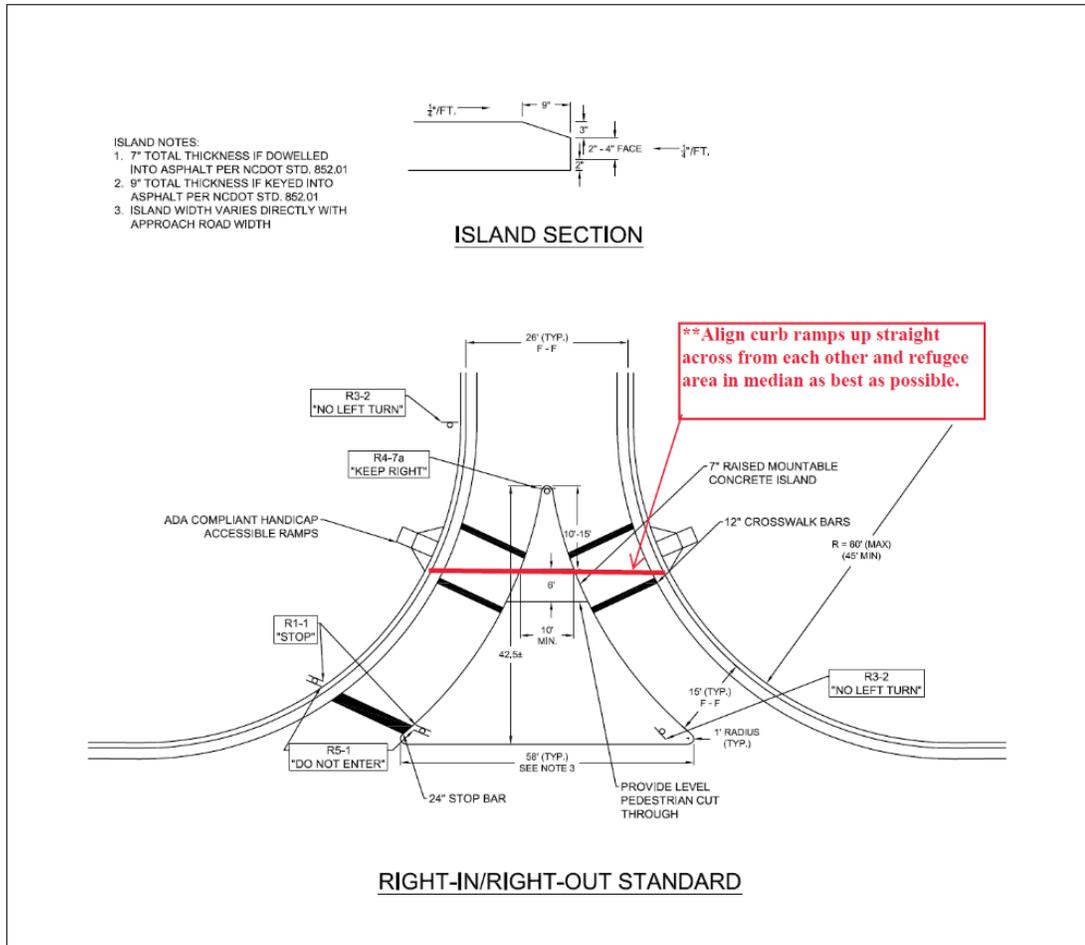


Figure 2.

3. Leave the Intersection As-Is

As noted previously, this is a Town owned street and, as such, is under the purview of the Board. There is nothing requiring the Town to move forward with either above-noted option.

Next Steps

There is no resolution required from the Board if you wish to either close the intersection, alter the intersection, or leave it as-is. Full closure of the road requires a formal notice, public hearing, and ordinance approval, but this is certainly not an option in this situation. Staff requests direction on what, if anything, the Board would like to do moving forward. Once direction is provided, we will proceed with all necessary steps.

BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
JULY 8, 2025



Agenda Item H-2

Stream Restoration Master Plan
Update

Background

In February 2024, the Board of Commissioners approved the Town's application for a North Carolina Land and Water Fund grant application. This application was a 50/50 split for a \$60,000 grant that would provide a full stream restoration master plan for the Town. This came on the heels of the Town's successful stream restoration project at Cedar Hill Drive and Hemlock Road.

Hurricane Helene severely interrupted the timeline for this project but we began in earnest in January 2025. Jennings Environmental is the Town's consultant for this project and has conducted initial assessments throughout the Town. The attached progress report provides information for actions that have occurred and focus areas identified by the consultant.

Next Steps

The consultant's progress report provides a detailed analysis of the sixteen stream locations identified for potential projects. Please note: some of these projects are on private property and the Town cannot mandate work in these areas. However, we can facilitate communication to these property owners about the streams and creeks on their property and encourage them to conduct restoration planning. At this point, the Town will continue working with the consultant to further develop these plans and begin outreach for potential implementation funding. There is the potential for additional funding via Buncombe County as part of the overall Hurricane Helene mitigation funding. This master plan will position the Town well to apply for these grants and have shovel ready projects for consideration.

Attachment

1. Jennings Environmental Progress Report and Project Site List and Map

PROGRESS REPORT

Date: July 1, 2025

To: Town of Biltmore Forest
ATTN: Jonathan Kanipe, Town Manager

From: Jennings Environmental, PLLC
Greg Jennings, PhD, PE, President

Subject: Townwide Stormwater and Stream Restoration Plan
Funded by NC Land and Water Fund Project Number 2023-801



This quarterly progress report describes work completed toward implementing the **Biltmore Forest Townwide Stormwater and Stream Restoration Plan** project funded in part by the NC Land and Water Fund. The contract with Jennings Environmental PLLC extends through December 2025 for a fee of \$60,000.

Following Helene flooding in September 2024, work on this project was paused while assessing damage and planning for repeating the field work to identify new project opportunities in 2025.

Progress on contracted Tasks is as follows:

1. Assist the Town in conducting stakeholder outreach and meetings:
 - a. Initial meetings and field visits (both before and after Hurricane Helene) with Town staff have occurred to identify priority areas within the project area.
2. Compile watershed land-use and resource data:
 - a. Relevant watershed data, including aerial photography, land use, and hydrography data, have been collected.
3. Perform GIS analysis:
 - a. GIS database development is in process and will continue as the scope of potential projects is defined.
4. Conduct on-the-ground assessments:
 - a. Field work was completed during 2025 with support from local stakeholders.
5. Develop prioritized list of future projects:
 - a. Sixteen potential watershed restoration projects have been identified within Town limits. These projects are summarized in the attached Table B1 and Sheet B1.

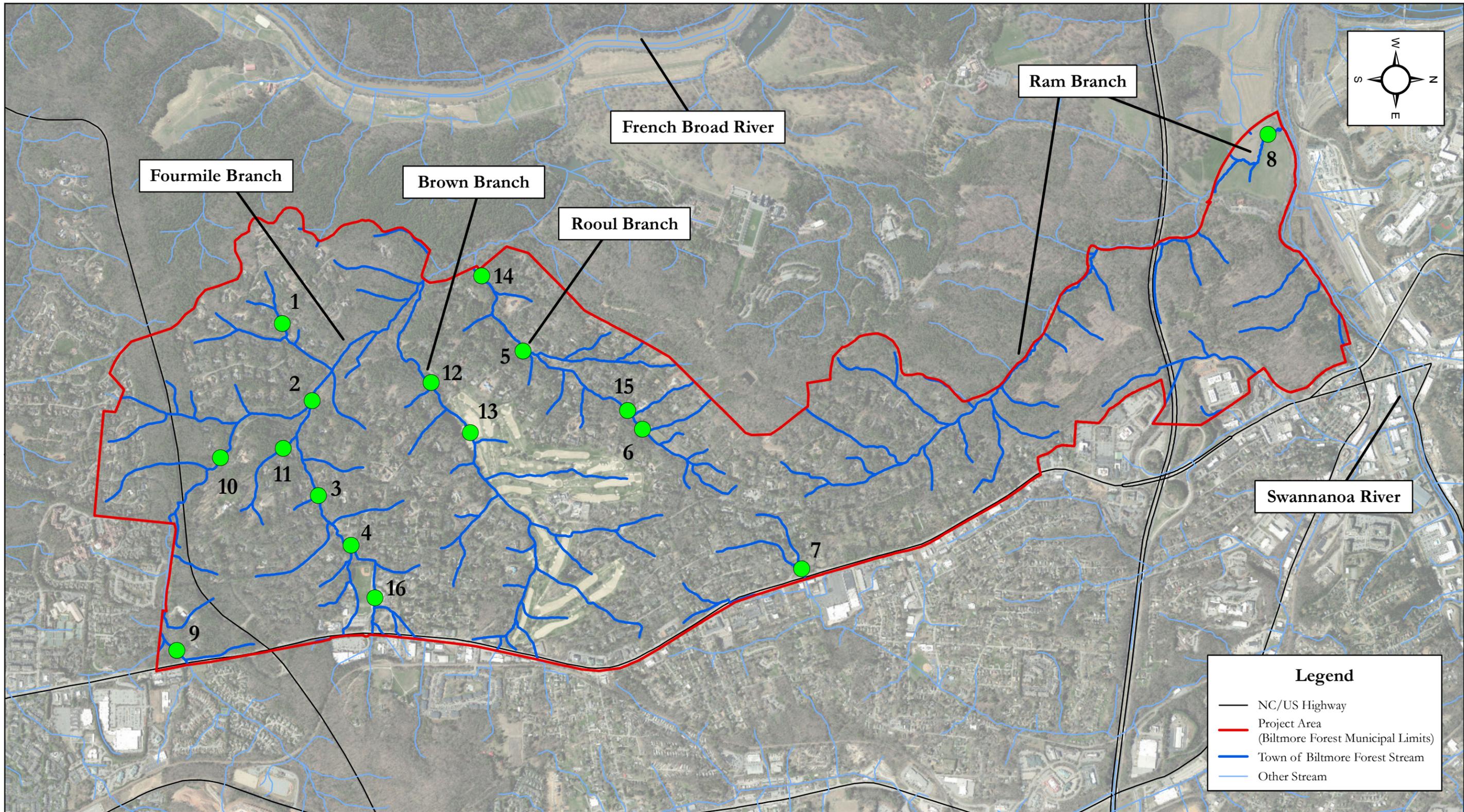
- b. Project prioritization will occur after the scope and estimated costs for each project are defined.
- 6. Develop list of practices and techniques to address watershed issues:
 - a. In process, to be completed in 2025.
- 7. Complete design work on 3 top priority projects to achieve 'shovel ready' status:
 - a. In process, to be completed in 2025.
- 8. Assist the Town in conducting landowner outreach and follow-up meetings:
 - a. In process, to be completed in 2025.
- 9. Assist the Town in managing the project and reporting to the NCLWF:
 - a. In process.

BUDGET:

Description	Authorized	Percent Complete	This Invoice	Total Invoiced to Date
Plan Development	\$48,000.00	50%	\$12,000.00	\$24,000.00
Project Administration	\$12,000.00	50%	\$3,000.00	\$6,000.00
Total	\$60,000.00	50%	\$15,000.00	\$30,000.00

Table B1
Town of Biltmore Forest
Potential Watershed Restoration Projects

Site No.	Description	Latitude	Longitude	Project Approach
1	Cedar Hill Road, upstream of existing project	35.519875	-82.545996	Restore stream channel to the appropriate dimension, pattern, and profile; repair existing bank erosion; plant riparian buffer
2	Brooklawn Park	35.521231	-82.541911	Restore stream channels to the appropriate dimension, pattern, and profile; plant riparian buffer; install stormwater wetland near Cedar Hill Road at downstream end
3	Greenwood Place	35.521573	-82.536854	Restore stream channel to the appropriate dimension, pattern, and profile; plant riparian buffer
4	Upstream of Greenwood Park	35.523029	-82.534224	Restore stream channels to the appropriate dimension, pattern, and profile; plant riparian buffer; create stormwater wetlands
5	Vanderbilt Road	35.530421	-82.544762	Restore stream channel to the appropriate dimension, pattern, and profile; plant riparian buffer
6	Rose Bank Park	35.535715	-82.540651	Daylight existing piped stream; restore stream channel to the appropriate dimension, pattern, and profile; plant riparian buffer
7	Busbee Road	35.542773	-82.533344	Enhance existing swales to create increased storage/infiltration capacity
8	Ram Branch at Biltmore Estate	35.562880	-82.556942	Restore stream channel to the appropriate dimension, pattern, and profile; plant riparian buffer
9	Valley Springs Road	35.515482	-82.528456	Enhance riparian buffer within short reach along road
10	Upstream Brooklawn Lake (Fourmile Creek)	35.517263	-82.538793	Enhance riparian buffer
11	Upstream Brooklawn Lake (tributary)	35.520002	-82.539344	Enhance riparian buffer
12	Brookside Road	35.526423	-82.542984	Enhance and widen riparian buffer
13	Golf course	35.528170	-82.540353	Repair areas of bank erosion, maximize extents of riparian buffer
14	Arboretum Road	35.528562	-82.548737	Enhance riparian buffer
15	Downstream Rose Bank Park	35.535041	-82.541669	Restore stream channel to the appropriate dimension, pattern, and profile; enhance riparian buffer
16	Carolina Day School	35.524110	-82.531439	Enhance riparian buffer within parking area



Jennings
Environmental

Potential Watershed Restoration Projects

0 750 1,500 3,000 4,500 6,000 Feet

Stream Restoration Planning
Town of Biltmore Forest
Buncombe County, North Carolina

Sheet
B1

BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
JULY 8, 2025



Agenda Item H-3

Stream Restoration Master Plan
Update

Background

As part of the Town's forest renewal efforts, the Town engaged local non-profit Eco Foresters to perform non-native invasive species (NNIS) removal from public lands. This was the first prong of the Town's efforts, with a second prong to follow this fall and focused on replanting. Eco-Foresters has finished their NNIS work and the attached progress reports terrific insight into their work and accomplishments. The Town's contract with Eco-Foresters was for \$35,000, and the improvements in our public spaces represent a significant investment in restoring our public spaces after Hurricane Helene.

Next Steps

The next step in this renewal process is replanting in the fall. We are coordinating this work with Eco-Foresters advice and town staff and, hopefully, volunteers will be working to plant these materials. Staff is conducting a review before replanting begins this fall and coordinating with interested citizens to volunteer and physically replant these areas. The stream restoration planning referenced earlier will also be an important cog of this work and will be integrated as part of the review with Eco-Foresters as planning occurs.

EcoForesters Work Accomplished Report

Non-native Invasive Species Control

Biltmore Forest Brooklawn – Biltmore Forest, NC

4/23/25

On April 23rd, an EcoForesters crew of 5 visited the Biltmore Forest Brooklawn site to begin non-native invasive species control for the 2025 season. This is EcoForesters first time performing invasive species control at this site. The goal for this workday was to begin an initial cut-stem treatment of mature woody shrubs and vines in the most severely infested areas at the Brooklawn site. Invasive species observed at this site include autumn olive, multiflora rose, Chinese privet, Japanese barberry, wintergreen barberry (*Berberis julianae* – listed as an invasive species in VA, NJ), leatherleaf Mahonia, Asiatic bittersweet, English ivy, and Japanese honeysuckle.

The crew began work in a significant severity area near the parking spot off of Brookside Rd. The crew used chainsaws and hand tools to cut all mature invasive vines and shrubs that were growing above a reasonable foliar-spray height (~4 feet). Cut stumps of all invasive species were treated with a 50% Triclopyr 3 solution using dauber bottles. Per request of project partner Mike Dale, the crew dragged large woody debris to the roadside or near the parking area to be picked up by Town of Biltmore Forest Public Works staff. In a few areas far away from potential debris drop sites, the crew opted to mulch woody debris instead of spending an excessive amount of time dragging it all out. When mulching some NNIS, especially in wetter areas, there is a risk of resprouting. So, these areas are marked on the map and will be revisited at a later date to treat any potential resprouts with a foliar spray herbicide application. With this in mind, the crew opted to drag out brush whenever feasible. The crew continued approximately northwest along Brookside Rd, focusing on the most severe infestations of woody NNIS. By the end of the day, the crew made it to the thin strip of land between Brookside Rd and Cedar Hill Dr.

In total, the crew used 19 ounces of 50% Triclopyr 3 solution. The crew covered approximately 0.9 acres of land.

*Blue polygons show work completed on 4/23.
Caution symbols show areas with mulched NNIS,
which will need to be inspected for resprouts at a
later date.*





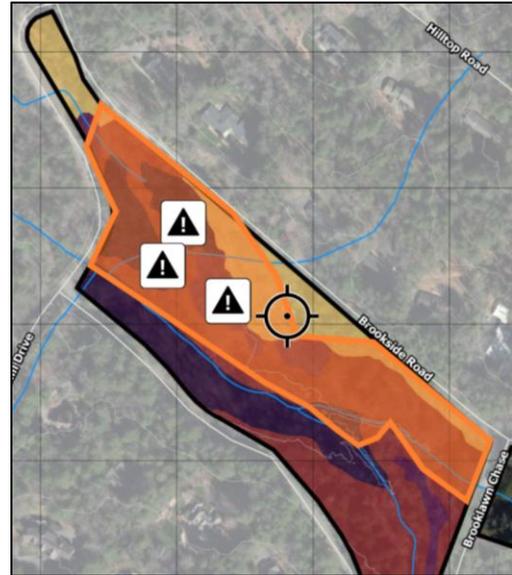
Before and after cut stem treatment – mostly autumn olive and Chinese privet.

4/24/25

On April 24, the EcoForesters restoration crew returned to the Town of Biltmore Village to continue NNIS treatment of Brooklawn park. The goal of this workday was to continue sweeping across the parcel, treating areas of high severity with the goal of preparing the site to be foliar sprayed. NNIS at this property primarily consist of Autumn olive, Chinese privet, Asiatic bittersweet, Japanese barberry, and Multiflora rose.

The crew began at the northwest corner of the property, where the crew left off on the previous workday. The crew dragged all cut shrubs to the roadsides when possible, but mulched up several areas of debris where this was not feasible. These areas are marked with exclamation marks on the adjacent map. The crew swept southeastward, treating all NNIS encountered.

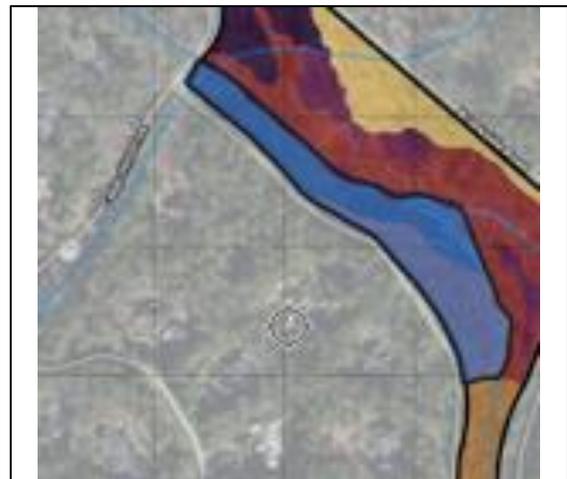
The crew covered 5.82 acres in total, as represented by the orange polygon in the adjacent image. The crew used a total of 30 oz of 50% Triclopyr 3 solution.



4/25/25

On April 25th, the EcoForesters restoration crew returned to the Town of Biltmore Forest to continue NNIS treatment of Brooklawn park. The crew split into 2 groups. Three crew members picked up from the previous day in the southeast portion of the stand at the edge of the moderate/mild severity interface, sweeping northwest in the area south of the creek and north of Hemlock Road. The remaining 4 eco warriors started in the northwest portion of the stand, near the intersection of Hemlock Road and Cedar Hill Drive, and swept southeast through the area south of the creek and north of Hemlock Road.

After lunch the crew mobilized to the nearby Lower Rosebank & Vanderbilt site for continued NNIS mitigation treatment. Here The crew started in the southwest portion of the stand along Arboretum Road and worked easterly through the stand.



Using chainsaws and hand tools, the crew concentrated on cut-stump treatment of large woody invasives and trimming large multiflora rose in preparation for future foliar spray treatment.

Targeted non native invasive species include Autumn olive, Chinese privet, Asiatic bittersweet, Japanese barberry, Multiflora rose, Tree Tree of Heaven and Chocolate Vine.

67.5 ounces of a 50% solution of Triclopyr 3 in water and 29 ounces of a 50% solution of Glyphosate in water was used to treat approximately 3 acres at Brooklawn Park and approximately 0.5 acres at the Lower Rosebank & Vanderbilt site as depicted with the blue polygons in the adjacent images.

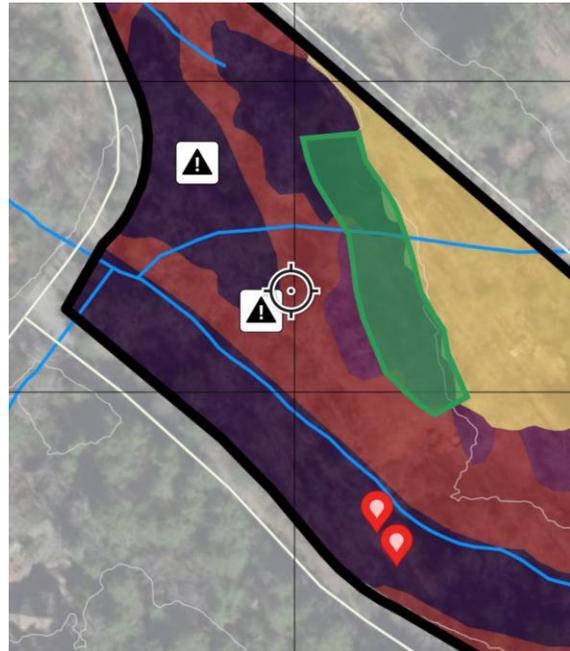


4/28/25

On April 28th, an EcoForesters crew of two returned to the Biltmore Forest Brooklawn property to continue non-native invasive species control. This was a shortened workday—the crew worked at a different site in the morning and arrived at the Biltmore Forest Brooklawn site around 1:55pm. The goal for this workday was to begin foliar spray work in areas previously treated only with cut-stem applications. Invasive species treated on this workday include multiflora rose, Asiatic bittersweet, Chinese privet, autumn olive, Japanese honeysuckle, English ivy, Japanese barberry, wintergreen barberry, Miscanthus, and Trifoliate orange (only one sprout).

The crew began work north of the parking spot in the northern third of the Brooklawn site. The crew used backpack sprayers filled with a 3% glyphosate solution to treat small to mid-sized invasive plants—primarily autumn olive, multiflora rose, Asiatic bittersweet, and Chinese privet. The crew swept through purple “Serious” and “Severe” polygons (shown on the Brooklawn Park Invasive Severity Map), heading approximately north parallel to the gravel walking path. The crew leader left a pink flag where treatment concluded at the end of the workday.

In total, the crew used 1 ounce of 50% triclopyr 3 cut-stem solution and 9 gallons of 3% glyphosate foliar spray solution. The crew treated approximately 0.5 acres of land shown with green polygon in image to the right (acreage was counted on previous cut-stem workday).



4/30/25

On April 30th, an EcoForesters crew of four returned to the Biltmore Forest Rosebank site to continue non-native invasive species control. This was a shortened workday—the crew worked at a different site in the morning and arrived at the Biltmore Forest Rosebank site around 2:15pm. The goal for this workday was to continue cut-stem treatment in the black “Extreme” polygon (shown on the Lower Rosebank & Vanderbilt Invasive Severity Map) in the southwest corner of the Biltmore Forest Rosebank site. Invasive species treated on this workday include autumn olive, multiflora rose, chocolate vine, Chinese privet, and Japanese honeysuckle.

The crew picked up where the previous crew on 4/25 left off, working approximately east along a small creek running through the site. Mature autumn olive, privet, and multiflora rose shrubs were cut-stem treated. When possible, cut shrubs were dragged to the curb—otherwise, cut ends were treated with herbicide and dragged at least to a drier area where resprouting is less likely to occur. Invasive vines were cut high and stump treated if feasible, although most were too small and were laid on the ground in preparation for future foliar spray treatment.



Office: 38 Old Charlotte Hwy Asheville NC 28803 (828)484-6842 info@ecoforesters.org
Mail: PO Box 16007, Asheville NC 28816 www.ecoforesters.org

The crew used 2.5 ounces of 50% triclopyr 3 cut-stem solution and covered approximately 0.1 acres of land.

EcoForesters Work Accomplished Report

Non-native Invasive Species Control

Biltmore Forest Brooklawn – Biltmore Forest, NC

5/5/2025

On May 5th, an EcoForesters crew of five returned to the Biltmore Brooklawn site to continue with non-native invasive species control. The goal for this workday was to continue foliar spray work in areas previously treated only with cut-stem applications. Invasive species treated on this workday include multiflora rose, Asiatic bittersweet, Chinese privet, autumn olive, Japanese honeysuckle, English ivy, Japanese barberry, and Miscanthus.

The crew began work by picking up where the previous crew left off on 4/28/25, northwest of the parking area. The crew sprayed any small sprouts to mid sized shrubs of mainly multiflora rose, autumn olive, and chinese privet. Any larger shrubs that were overlooked during initial treatment were cut and treated with a 50% Triclopyr 3 solution. One patch of Japanese knotweed was discovered growing on the streambank directly across from the parking area and was foliar-sprayed with a Glyphosate + Imox solution (2.5% each). Around 11am, it began sprinkling lightly so the crew paused foliar spray work and cut-stem treated some large snowball viburnum shrubs growing along Hemlock Rd. The crew continued foliar spraying after the risk of any precipitation passed. Mid-afternoon, an unforecasted isolated shower converged on the work area and the crew leader decided to call foliar spray work for the day. Note: foliar spray work done after lunch may need retreatment due to unsatisfactory drying time before rain.

For the last hour of the day, the crew moved to the Rosebank site down the road to continue cut-stem work in the black “extreme” polygon (shown on the Lower Rosebank & Vanderbilt Invasive Severity Map) in the southwest corner of the Biltmore Forest Rosebank site. Invasive species treated on at this site include autumn olive, multiflora rose, chocolate vine, and Chinese privet.

The crew used four ounces of 50% T3 cut stem solution, 0.5 gallons of 2.5% Imox + 2.5% Glyphosate solution, 2 gallons of 3% Triclopyr 3 solution, and 27.5 gallons of 3% Glyphosate solution.

The crew treated approximately 2.1 acres of land at the Brooklawn site and 0.1 acres of land at Rosebank.

Orange polygon to the right shows foliar spray work completed prior to lunch on 5/5. Red polygon shows foliar spray work completed after lunch on 5/5 – this area should be revisited after ~May 20th to ensure treatment efficacy.



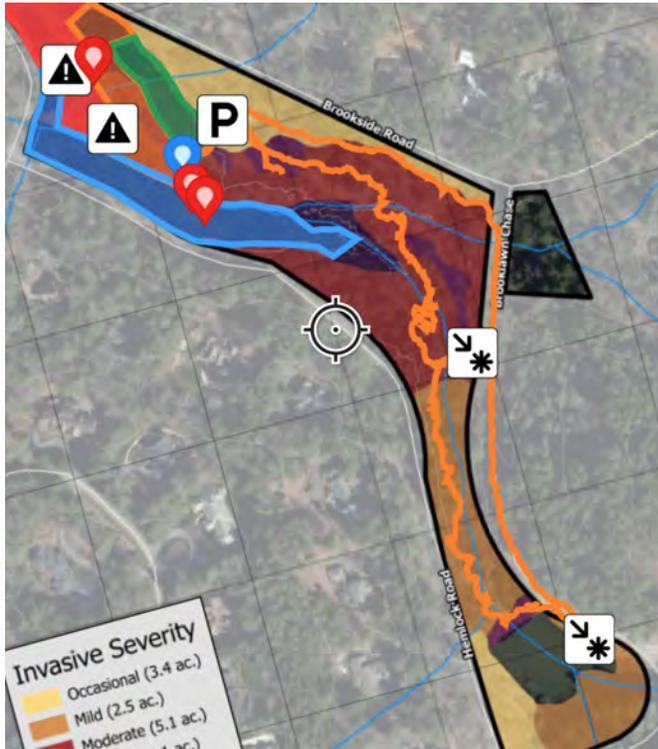
5/8/2025

On May 8th, an EcoForesters crew of three returned to the Biltmore Brooklawn site to continue with non-native invasive species control. The goal for this workday was to continue foliar spray work in areas previously treated only with cut-stem applications. Invasive species treated on this workday include multiflora rose, Asiatic bittersweet, Chinese privet, autumn olive, Japanese honeysuckle, English ivy, Japanese barberry, leatherleaf Mahonia, Japanese pachysandra, and Miscanthus.

The crew began work by picking up where the previous crew left off on 5/5/25, northwest of the parking area. The crew filled in the area below the red polygon (on the 5/5/25 report) and above the creek and then moved to the southern side of the creek, moving approximately southeast parallel to the creek. Any larger shrubs that were overlooked during initial treatment were cut and treated with a 50% Triclopyr 3 solution. Some multiflora shrubs were flowering profusely to the point the crew could not feasibly remove them all before spraying, so the crew opted to cut stem treat them when possible.

The crew continued foliar spray treatment until ~3pm, as a small chance of rain was forecasted for 4:30-5pm. With the remaining time in the day, the crew moved south through the site in areas the crew had not yet cut-stem treated. The crew found a few invasive shrubs along the creek drainage, including some larger shrubs that will require a chainsaw or mini hand saw for efficient treatment (see map below). The crew made it to the northern side of the pond area before the end of the day.

In total, the crew used 33 gallons of 3% Glyphosate foliar spray solution and 2.5 ounces of 50% Triclopyr 3 solution. The crew treated approximately 1.5 acres of land (not including sparse cut-stem treatment to be counted once full area is complete).



Blue polygon shows foliar spray treatment on 5/8/25. Orange track shows approximate cut-stem area on 5/8/25. Point of interest pins (arrow w/asterisk) show areas where chainsaws will be needed for cut-stem treatment.

5/12/2025

On May 12th, an EcoForesters crew of 7 returned to the Biltmore Rosebank site to continue with non-native invasive species control. The goal for this workday was to continue cut-stem work due to the inclement weather. Invasive species treated on this workday include multiflora rose, Asiatic bittersweet, Chinese privet, autumn olive, Japanese honeysuckle, English ivy, Japanese barberry, leatherleaf Mahonia, trifoliolate orange, chocolate vine, and Miscanthus.

The crew swept west to east on either side of the creek, cut-stem treating all NNIS encountered. This day ended early due to rain. The crew covered 0.98 acres in total and used 17 oz of 50% Glyphosate solution. The area covered is represented by the green polygon in the adjacent image.



5/13/2025

NNIS efforts at the Town of Biltmore Forest on May 13th, 2025, began with bamboo removal approximately 0.04 miles down Park Road. A bamboo patch roughly 1/3 acre in size exists along the creekbank. Japanese Wisteria has become entangled with this bamboo in some places making removal challenging. All cut bamboo was stacked next to the road. A crew of three technicians 29 ounces of Imazapyr/Glyphosate solution at a concentration of 50% was dispensed in bamboo treatments.

The afternoon was spent continuing cut-stem operations in the southernmost polygon working north and immediate to the creek. Invasives here were mild to moderate and majority Autumn Olive. The other crew of four technicians joined us at around 2:30 to finish out the day. Altogether we dispensed 4.5 ounces of Triclopyr-3 at 50% solution and 30 ounces of Glyphosate at 50% solution on 3.2 acres. See orange polygon for cut-stem. See blue polygon for bamboo removal.



5/27/2025

On May 27th, the EcoForesters Restoration crew continued NNIS treatment in the Rosebank area of the town of Biltmore Forest. The crew focused efforts completing cut-stem work in the “ankle” area. Then the crew focused efforts on an area along East Forest Road of a severe infestation of climbing NNIS vines. The crew cut-stem treated both areas outlined in orange in the adjacent image. The crew spent the remainder of the workday performing bamboo removal in the patch to the north of this work area. The crew used 11 gallons of 3% Glyphosate solution for foliar spray treatments and 17 oz of 50% Triclopyr 3 solution for cut-stem applications. The crew impacted 1.18 acres in total on this workday.

