

## PROPOSED AGENDA

### Meeting of the Town of Biltmore Forest Board of Commissioners

To be held Tuesday, February 10, 2026 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 January 13, 2026 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. Presentations

1. Mr. Greg Jennings, Jennings Environmental – Stream Restoration Master Plan

H. New Business

1. Consideration of Resolution 2026-01 – A Resolution Adopting the Town of Biltmore Forest Stream Restoration Master Plan
2. Consideration of Approval for Town Manager to Apply for Grant Opportunities Related to the Stream Restoration Master Plan
3. Review Citizen Request regarding Off-Leash Dog Ordinance
4. Streetlight System Evaluation

I. Adjourn

MINUTES OF THE MEETING OF THE MAYOR AND THE TOWN  
COMMISSIONERS OF BILTMORE FOREST HELD JANUARY 13th, 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 Loomis made a motion to approve the consent agenda and the minutes from December 9th, 2025. Commissioner Stephens seconded the motion and was unanimously approved.

PUBLIC COMMENT

There was no public comment.

## DEPARTMENTAL REPORTS

Chief of Skyland Fire and Rescue Chief Trevor Lance presented the December 2025 report, noting a total of 16 calls for the month. Chief Lance explained that one building fire was related to the golf course cart storage fire that had been discussed in the previous month's meeting. There was also a mobile home fire outside of Town limits that Skyland crews responded to as mutual aid.

Chief Lance mentioned their team enjoyed providing Santa Claus escorts throughout the town on Christmas Eve, explaining that they actually had four Santas traveling different routes to maximize coverage. He also provided a follow-up on last month's fire, indicating that the fire marshal believes it was likely caused by a faulty lithium battery that had been charging.

For safety awareness, he reminded everyone to be careful of black ice during the winter months, noting the hazards it presents both for driving and walking.

Chief Beddingfield gave the reported for the Police Department. Chief reported that calls for service remained in the average 700 range for December. He also highlighted several community service activities including a clothing drive for the Blessing Barn in Swannanoa and partnering with Walmart for a toy drive benefiting the Black Mountain Children's Home.

Chief Beddingfield mentioned that one police vehicle had sustained approximately \$10,000 in damage from being struck by a deer.

Next, Chief Beddingfield presented the department's formal 2025 annual report, which included sections on awards and recognition, mission statement, his work with the Chiefs Association, the department's organizational chart, and their accreditation with the North Carolina League of Municipalities. The report also detailed community involvement, training efforts, and educational achievements within the department. He specifically recognized Communications Director Ms. Aslyne Tate for completing her master's degree summa cum laude and Officer Jim Robinson for making the Chancellor's List at Western Carolina University while working on his bachelor's degree.

He also noted that the annual report would be published on the police app and the Town's website for public access.

Mr. Harry Buckner gave the report for the Public Works Department. Mr. Buckner reported that December was a slower month due to holidays. He highlighted several ongoing projects and said the street light repairs were underway with a new electrical contractor, American Electric, focusing on four areas requiring significant repairs.

In response to Commissioner Tarleton's concern about a streetlight outage at Southwood and Vanderbilt, Mr. Buckner explained he had identified significant lightning damage to two trees in that area, which likely blew the fuses to the lamp. Mr. Buckner contacted Duke Energy and they will be removing the damaged Town-owned tree.

Leaf collection season ended, with fewer leaves than typical years. Regular brush pickup would resume on Thursday, starting from the north end. He thanked the Biltmore Estate for allowing the Town to dispose of leaves on their property, where they are recycled into leaf mold, saving the Town considerable travel time and tip fees.

Guardrail replacements were completed at the intersection of Hilltop Road and Eastwood Road, as well as wooden guardrails along Greenwood Place and Arboretum. Upon inspection, the wooden guardrails were found to be significantly deteriorated and were replaced to DOT standards.

Mr. Tony Williams gave the Town Planner report and said he had 102 land use conferences for December, 30 plans reviewed, one complaint received and it was resolved, two cases heard by the Board of Adjustment, two Zoning Permits issued, and one Zoning Clearance letter.

Mr. Williams also addressed the ongoing issue of delineators (spikes or posts) being placed in rights-of-way by residents trying to restore grass or prevent damage during construction. The Town plans to ask residents to remove these once grass is restored or construction is complete, and to notify Town Hall before installing them in the future. The approach will focus on friendly outreach, newsletter announcements, and Code Red notifications.

Mr. Jonathan Kanipe gave the report for the Town Manager's report. Mr. Kanipe said the town facilities construction project is progressing, with schematic designs nearing completion. The next steps involve financing approvals through the Local Government Commission, with Public Hearings anticipated next month. Construction is tentatively scheduled to begin in September or October.

Mr. Kanipe said the AT&T project that began in late December has encountered some issues, including five struck gas lines. Work was temporarily halted during the New Year's week but has resumed. Residents with concerns are being referred to the contact number on AT&T's door hangers.

Regarding Ridgefield Place, Mr. Kanipe met with a property owner about land acquisition needed for a cul-de-sac and is reviewing the owner's concerns before proceeding.

The Town's applications for OSBM grants for the Police Department construction project and a new knuckle boom truck were not approved. Other grant recipients in Buncombe County received funding for storm-damaged infrastructure.

FEMA reimbursements for hurricane recovery (approximately \$4.65 million) are still pending. After reaching out to Congressman Edwards' office, there has been increased attention to the Town's submissions, though the delays relate partly to turnover among FEMA grant administrators.

#### BOARD MEMBER REPORT

Commissioner Tarleton reported on the MSD (Metropolitan Sewerage District) meeting, where the primary discussion concerned a \$168 million solid disposal system to palletize solids. He raised concerns about forever chemicals and was advised that the best approach was to address chemicals upstream rather than after they reach MSD facilities. Commissioner Tarleton expressed appreciation for how well the organization is run.

Commissioner Stephens mentioned his role on the French Broad River Metropolitan Planning Organization board. He noted two major transportation developments: work starting on I-26 to cross the river near the former salvage station, and Buncombe County's pedestrian-friendly program evaluating sites for sidewalk placement around congested stores and schools. Mr. Kanipe added that Mr. Buckner is serving on that committee.

Mr. Tyler Van Hook – Duke Energy TUG Engagement Manager and Ms. Jennifer Bennett, Government Community Relations Manager for Duke Energy, provided an overview of how electricity is delivered to the Town. Ms. Bennett explained that power starts at generation stations, moves through transmission lines (likened to highways), enters substations (like off-ramps), and travels through distribution systems (side roads) to reach homes. She noted that Biltmore Forest is served by the Rock Hill and Biltmore substations.

Ms. Bennett discussed the significant growth in energy needs projected for the next 15 years - eight times the growth rate of the prior 15 years. She outlined Duke's strategy to meet this demand through a diverse mix of power sources including solar, battery storage, combined cycles, and nuclear, and highlighted several battery projects underway in Buncombe County.

Mr. Tyler Van Hook, Lead Stakeholder Engagement Manager, then provided updates on grid improvement work affecting Biltmore Forest. He explained that prior to Hurricane Helene, Duke completed improvements to both substations serving the town, but the hurricane necessitated significant rebuilding efforts. He showed images of the substation that feeds Biltmore Forest filled with flood debris and explained how a temporary mobile substation was deployed while rebuilding occurred.

Regarding the Targeted Underground (TUG) project, Mr. Van Hook explained this initiative aims to reduce outages by moving overhead power lines underground, particularly in hard-to-access areas like back lots. The southern phase of the project was completed between 2021-2023, affecting 205 customers. The larger northern phase, which will affect 316 customers, is currently paused due to supply chain constraints exacerbated by Hurricane Helene.

Mr. Van Hook shared that the project would likely not restart until 2027 at the earliest, possibly 2028, with completion expected to take 2-3 years after restarting. Mayor Goosmann expressed concern about the extended delay, noting that the northern area experiences more outages and was initially told the pause would be only one year. Mr. Van Hook acknowledged this frustration and offered to meet with concerned residents if needed.

The project will involve working with individual property owners on easements, installing equipment through directional boring to minimize disruption, and restoring properties afterward. He assured that while transformers would be placed about one foot outside the town's right-of-way, existing trees would largely be preserved as equipment is installed 3-4 feet underground.

Ms. Fran Noel from Carter P.C. presented the results of the FY25 audit, noting the financial challenges caused by Hurricane Helene. The Town received a clean opinion on its financial statements, and unmodified opinions on both federal and state single audits.

The Net position decreased from \$7.8 million to \$4.2 million due to hurricane recovery costs. The Governmental funds had a combined ending fund balance of \$1.6 million, down \$3.4 million from the prior year. The General Fund had an unassigned fund balance of \$3.2 million. The Hurricane Helene fund showed a negative balance due to the timing of FEMA reimbursements. The total revenues were \$13 million, including \$6.5 million in FEMA reimbursements. The expenses were \$16.5 million, driven by storm recovery and debris removal costs. The debt increased 46% to \$7.9 million.

Ms. Noel reported one significant deficiency: expenditures exceeded appropriations for debt service by \$29,000. A corrective action plan was in place to address this issue. There were no material weaknesses and no questioned costs related to federal and state programs.

### NEW BUSINESS

Consideration of Public Comment Policy and Board Meeting Rules of Decorum  
Town Manager Kanipe presented a draft public comment policy and rules of decorum, based on models from neighboring municipalities and School of Government recommendations. The policy would formalize existing practices, including allowing speakers three minutes during public comment periods, requiring them to state their name and address, and establishing guidelines for civil discourse.

Commissioner Tarleton suggested several amendments, including:

- Changing "register in person" to "appear in person"
- Changing "germane to" to "relevant to" regarding the town's jurisdiction
- Modifying "a copy" to "copies" for written materials
- Replacing "council" with "board" throughout the document
- Clarifying follow-up procedures

The Board discussed how to handle audience participation and questions during meetings, agreeing that while interruptions should not be permitted, the mayor would have discretion to allow relevant comments and exchanges.

A motion was made to adopt the Public Comment policy and board meeting rules of decorum as amended was made by Commissioner Tarleton, seconded by Commissioner Stephens, and passed unanimously.

#### Consideration of Formal Creation for the Town of Biltmore Forest Tree Committee

Mr. Kanipe explained that while the Tree Committee has been meeting since August, it needed to be formally created to support the town's application for Tree City USA designation. He requested formal approval for the committee's creation, noting that he would return later with a list of members for appointment after confirming their interest. A motion was made by Commissioner Loomis to create the Town of Biltmore Forest Tree Committee, seconded by Commissioner Tarleton, and passed unanimously.

#### Consideration of Town Flag Design

Commissioner Stephens presented a proposed town flag design, explaining that the initiative began when resident Carol Coastov approached him about creating a town flag. He worked with Carol and resident OB Morgan on the design, which was then reviewed by the Vexillological Association of America, who provided positive feedback and suggestions that were incorporated.

Commissioner Stephens expressed hope that the town would produce the flag for display and create items like stickers and lapel pins featuring the design. A motion to adopt the proposed Biltmore Forest flag design was made by Commissioner Stephens, seconded by Commissioner Tarleton, and passed unanimously.

The meeting was adjourned at 5:59 pm.

The next meeting is scheduled for Tuesday, February 10<sup>th</sup>, 2026 at 4:30 pm.

ATTEST:

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Laura Jacobs  
Town Clerk

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George F. Goosmann, III  
Mayor

**Biltmore Forest Valley Springs Station**

**Incident Response**

**January 2026**

**PRIMARY INCIDENT TYPE NUMBER OF CALLS**

Fire - Structure Fire - Room and Contents Fire	1
Hazardous Situation - Hazardous Materials - Gas Leak / Gas Odor	4
Medical - Illness - Cardiac Arrest	1
Medical - Illness - Sick Case	2
Medical - Illness - Stroke / CVA	1
Medical - Illness - Well Person Check	1
Medical - Illness - Altered Mental Status	1
Medical - Injury / Trauma - Assault	1
Medical - Injury / Trauma - Motor Vehicle Collision	4
Medical - Other - Standby Request	1
Public Service - Alarms (Non-Medical) - Fire / Smoke Alarm	3
Public Service - Disaster / Weather - Weather Response	1
Public Service - Other - Standby	1
No Emergency - False Alarm - Accidental Alarm	1
<b>Total</b>	<b>23</b>

Respectfully Submitted,

*Zachariah J. Cicillian*

Deputy Chief Zachariah J. Cicillian

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  
February 10th, 2026  
Commission Report  
January 2026 Data**

**Total Calls for Service:**

825 (756 last month)

**Arrests:**

2-Felony Arrests-Both for Possession of Methamphetamine, Marijuana, and Drug Paraphernalia  
Out of a Traffic Stop

4-Misdemeanor Arrests- All for Out of Jurisdiction Warrants, All From Traffic Stops

**Citations:**

29-Citations for various traffic violations (16 last month)

**Time Consumption Summary:**

*Approximations:*

Business Checks- 4 hours

House Checks- 5 hours

Radar Operation- 3 hours

Vehicle Crash Investigation- 2 hours

**Notable Calls and Projects**

We worked through the weather events. Excellent teamwork between all departments and agencies.

Assisted the Biltmore Estate Company Police on a couple of cases. One was a wanted homeless person who was located and arrested in town.

We had a juvenile social media case. Subject was photographed with weapons and posted on social media. Case was solved as a hoax with airsoft weapons. All pertinent entities were notified.

**Biltmore Forest Police Department**  
**355 Vanderbilt Rd**  
**Biltmore Forest , NC 28803**  
**Calls for Service**  
01/01/2026 - 01/31/2026

<b>BILTMORE FOREST POLICE DEPARTMENT</b>	<b>Count</b>	<b>Percent</b>
ALARM	19	2.30%
ANIMAL CONTROL	5	0.61%
ASSIST MOTORIST	8	0.97%
ASSIST OTHER AGENCY	6	0.73%
BUSINESS CHECK	469	56.85%
CHASE	1	0.12%
CRIME PREVENTION	27	3.27%
DEBRIS IN ROADWAY	4	0.48%
DEPARTMENT OTHER	1	0.12%
DISPUTE	1	0.12%
FRAUD	1	0.12%
GAS LEAK	4	0.48%
HOUSE CHECK	115	13.94%
IDENTITY THEFT	1	0.12%
INVESTIGATION	1	0.12%
JUVENILE ISSUE	3	0.36%
LOST AND FOUND	2	0.24%
MEDICAL EMERGENCY	3	0.36%
NOISE COMPLAINT	1	0.12%
ORDINANCE VIOLATION	4	0.48%
PUBLIC ASSIST	7	0.85%
RADAR OPERATION	10	1.21%
ROAD BLOCKED	1	0.12%
SPECIAL ASSIGNMENT	1	0.12%
SPECIAL CHECK	5	0.61%
SUSPICIOUS ACTIVITY	2	0.24%
SUSPICIOUS PERSON	7	0.85%
SUSPICIOUS VEHICLE	16	1.94%
TALK WITH OFFICER	4	0.48%
TEST CALL	1	0.12%
TOWN HALL BUSINESS	2	0.24%
TRAFFIC CONTROL	3	0.36%
TRAFFIC STOP	73	8.85%
TREE DOWN	2	0.24%
TRESPASSING	3	0.36%
VEHICLE ACCIDENT	2	0.24%
WARRANT SERVICE	2	0.24%
WATER LEAK	4	0.48%
WELFARE CHECK	4	0.48%
<b>Total Records For BILTMORE FOREST POLICE DEPARTMENT</b>	<b>825</b>	<b>Group/Total 100.00%</b>

**Total Records 825**

# BOARD OF COMMISSIONERS MEETING STAFF MEMORANDUM

February 3, 2026



## Agenda Item D-3

### Public Works Director Monthly Report

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#### Recurring Activities:

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

- Collected 32.88 tons of garbage.
- Diverted 13.46 tons of recycled goods from garbage.
- Picked up 14 loads of brush (approximately 378 cubic yards) over 7 days.
- Picked up 3 loads of leaves (approximately 81 cubic yards) over 2 days.
- Responded to 228 total utility locate requests comprised of 154 new requests and 74 updates.
- Visited 4 lots in January documenting the removal of 11 trees and requiring 2 replacements. There were no notifications of tree removals in December 2025.
- Completed daily chlorine residual tests across town and the required two (2) bacteriological. 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 January

- Staff continue to service our fourteen (14) dog waste stations weekly.
- We concluded leaf only collection on January 20<sup>th</sup>, and began North route brush collection on January 16<sup>th</sup>.
- Public Works staff removed Christmas decorations on the outside areas around the Town Hall complex.
- We installed two new water services this month, one on Brooklawn Chase and one on Hilltop Road.
- We continue to monitor and clean storm drain inlets throughout town.
- We continue to work on the streetlight and camera at 15 Ridgfield Place as well as the streetlight at 394 Vanderbilt. Both of these lamps are ready for Duke to reconnect power to be operational.
- I worked with the field crew from A-American Electric the week of January 12<sup>th</sup>. They completed their troubleshooting and finished their work at 394 Vanderbilt. They are scheduled to return on February 16-19 and 23-26.

- The custom designed streetlight was delivered on December 9<sup>th</sup>. It is in the Public Works shop for viewing now. We would appreciate Board input on this lamp.
- The Helene-damaged wooden guardrails on Arboretum Road and Greenwood Place were replaced on January 6<sup>th</sup> and January 7<sup>th</sup>, 2026.
- Our entire team participated in a chainsaw safety class with instructors from the NC Department of Labor on January 8, 2026.
- Our department responded to two winter weather events this month. The first occurred on the weekend of January 23 through 25, and the other on the weekend of January 30-February 2. Both events have been the most severe winter weather events to occur in over two years.
- AT&T's subcontractor (ANSCO, Inc.) continued to work on the installation of new fiber optic cable throughout January. We understand that, generally, the north section of Town is complete, with work beginning south as soon as the weather allows.
- Supervisor Dale and I have attempted to observe the AT&T work to make sure disruptions are minimized and the work areas are kept clean and neat. We speak with their representatives regularly.
- I attended the French Broad River MPO Technical Coordinating Committee (TCC) meeting virtually on Thursday, January 15<sup>th</sup>.
- Supervisor Dale continues to participate in the tree committee.
- I had the Town's tree removal contractor remove three (3) hazardous trees near 303 Vanderbilt Road and scheduled the removal of a lightning damaged tree near the intersection of Southwood and Brookside Roads.
- We have taken our two large mowers in for annual service in anticipation of this summer's mowing season.
- Manager Kanipe asked me to represent the Town on the Buncombe County Pedestrian Plan Steering Committee. I was officially appointed on December 2<sup>nd</sup> by the Buncombe County Board of Commissioners. I attended the kick-off meeting on December 4<sup>th</sup> and have been providing feedback on the committee's work. For more information about this project please visit <https://engage.buncombecounty.org/pedestrianplan>

### Larger/Capital Projects Updates

#### *Buncombe-Madison Regional Hazard Mitigation Plan (HMP) Update*

- The next meeting of this group is scheduled for Wednesday, February 11<sup>th</sup>. This meeting is the Risk Assessment and Mitigation Strategy Meeting where we will review initial findings from the updated risk assessment and begin discussions around the Mitigation Strategy. The focus of this meeting is to better identify hazards and the problems they cause in the region and work together to come up with solutions to those problems through mitigation actions.
- The last HMP for Buncombe and Madison County was prepared in 2021, and FEMA requires the plan to be updated every five years. The 2021 plan can be viewed at <https://www.ncdps.gov/media/13258/open>.
- The project website can be viewed at <https://storymaps.arcgis.com/stories/c7ece820a57c4698a9ed87b73e232ca3>.

### Streetlight LED Conversions and Service Upgrades

- All streetlights were inspected for operation on 01/08/2026.
- A total of nine (9) streetlights are structurally damaged or destroyed. Seven (7) of the nine (9) have been removed and are at Public Works awaiting replacement or repair.
- Out of the 66 total lamps, twenty-five (25) are not functioning currently. This includes the nine (9) damaged or removed lamps.
- The camera system is functional except for the following locations:
  - Stuyvesant Rd. and Parkway Rd. (Pole removed due to damage)
  - 15 Ridgefield Place (Camera slated for replacement by Flock)
  - Vanderbilt Rd. and Busbee Rd., SE Corner (Pole removed due to damage)
  - Vanderbilt Rd. and Cedarcliff Road (Damaged power supply cable to be replaced)
  - Southwood Rd and Brookside Rd (Camera damaged by lightning)

### Anticipated February Activities

- Staff will complete the required daily chlorine, monthly bacteriological sampling, and disinfection byproduct testing.
- Brush collection will begin on February 4<sup>th</sup>, 2026 (delayed by two days due to snow) for the South route and February 16<sup>th</sup>, 2026, on the North Route.
- We will perform routine maintenance activities in all public spaces as needed.
- I plan to attend the French Broad River MPO Technical Coordinating Committee (TCC) meeting virtually on Thursday, February 12<sup>th</sup>.
- All-American Electric is scheduled to perform streetlight and camera maintenance on February 16-19 and 23-26.
- I will be meeting with representatives from the Duke Energy-Progress streetlight team to discuss alternatives they may be able to offer for replacing our streetlights on February 4<sup>th</sup>, 2026.
- I will be evaluating our current winter weather readiness considering the two recent winter storm events. These events have depleted our salt reserves to a minimal level.
- Supervisor Dale and I continue to participate with Manager Kanipe and Chief Beddingfield in the Owner-Architect-Contractor (OAC) meetings for the planned new Police and Public Works facilities, twice per 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:** January Monthly Report

**Date:** February 10, 2026

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### 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: 0
- Land use conferences virtual/on site: 106
- Notice of violations verbal/written: 0
- Complaints: 1
- Resolved violations/complaints: 1
- Plans reviewed: 29
- Plans reviewed for BOA: 2
- Zoning permits issued: 2
- Demo permits issued: 0
- Zoning Clearance letters issued: 0

### Miscellaneous

The Board of Adjustment meeting was canceled for January due to weather. Projects submitted for the January meeting will be carried over to the February meeting.

**BOARD OF COMMISSIONERS MEETING  
STAFF MEMORANDUM  
FEBRUARY 10, 2026**



**AGENDA ITEM E-5**

**TOWN MANAGER'S MONTHLY REPORT**

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**Construction Project Update:** Staff met virtually with the architect, DP3, and construction manager at risk, Edifice Construction, last week. We meet bi-weekly – once in person, once virtual – for these meetings to ensure all three parties are on the same page with the process. We anticipate receiving the schematic design phase pricing at our next meeting. This will be our first ground-truthing exercise to see how the project's estimated budget matches with potential sub-contractor's estimates from the "real world". After this round of pricing, the Town will receive two more pricing opinions from Edifice before we enter into a Guaranteed Maximum Price (GMP) for the overall project. These pricing opinions allow the Town, contractor, and architect to make tweaks, if needed, or review potential additions or cost savings.

**FEMA Reimbursement Updates:** Our FEMA reimbursement projects are significantly farther along than they were last month. The short update is that all of our project submissions in September (which we believed were finalized) were re-opened with another project manager in Washington who has been doing a great job facilitating requests from various FEMA departments to us directly. I am hopeful that we see movement on these funds actually being disbursed back to the Town within the next 1-2 months.

**AT&T Fiber Project:** AT&T anticipates wrapping the first phase of their fiber project up by the end of next week and the second phase is scheduled for completion by early to mid-March. During our conversation this week, AT&T continued to indicate that customer transition to this new service would speed up the removal of their aerial lines that are currently served from the rear lot line in most cases.

**Winter Storm Review:** After several years with no appreciable snow or winter weather, we received two significant storms in back-to-back weeks. I am exceptionally thankful for the hard work by our Public Works team members and the Police Department officers who worked so hard to keep the roads clear and safe during the storm. Our command staff of Chief Beddingfield, Public Works Director Harry Buckner, Public Works Supervisor Mike Dale, and Lt. Kenny Merritt did great work ensuring that all staff was prepared and ready to address the issue we faced. My sincere thanks to all our staff members who worked so hard during that time.

**Tree Committee "Reforest the Forest" Speaker Series Event:** On Tuesday, February 17, the Tree Committee will host their next speaker in the "Reforest the Forest" Speaker Series. Dave Ellum, PHD, Dean & Director, The Center for Working Lands at Warren Wilson College will present a discussion

on Post Disturbance Forest Regeneration. This talk will cover the basics of natural regeneration processes in Southern Appalachian forests after disturbances and the role of native tree species in ecological restoration. Attendees will come away with an understanding of how our forests reorganize after disturbances and how that process can be facilitated through native tree plantings.

Dr. Ellum is Dean and Director of the Center for Working Lands at Warren Wilson College. He holds a BS in Wildlife Biology from North Carolina State University and an MF and PhD in Silviculture and Forest Ecology from Yale University. We appreciate Dr. Ellum coming to Biltmore Forest and providing this beneficial information.

**Echoes of the Forest Mantle Unveiling:** Shortly after Dr. Ellum’s presentation, the Town will also unveil and dedicate the “Echoes of the Forest” mantle that will reside in the Town Hall. This project began as Commissioner Drew Stephens saw examples of the Echoes work after Hurricane Helene and brought the idea to the Friends of Biltmore Forest (FOBF) committee. Liisa Andressen, the founder of “Echoes of the Forest” presented the vision for this group and an idea to the committee. Ultimately, a decision was made for a signature “echo” to be created and placed in the Town Hall’s Social Room. Please plan to join the community at 7pm to celebrate community, craftsmanship, and conservation when Echoes of the Forest joins forces with the Town of Biltmore Forest to unveil this stunning black walnut mantel piece, handcrafted from a tree felled by Hurricane Helene, and crafted by Master woodworker Kwadwo Som-Pimpong.

Much more information on the Echoes of the Forest and this specific piece may be found at [echoesoftheforest.org](https://echoesoftheforest.org)



# Monthly Financial Report

## January 2026

CASH ACCOUNTS	
First Citizens Money Market Checking	1,227,123.99
NCCMT General Fund Government	1,526,403.61
NCCMT Water Fund Government	114,429.96
<b>TOTAL</b>	<b>2,867,957.56</b>

NORTH CAROLINA CASH MANAGEMENT TRUST	
<b>GENERAL FUND Government</b>	
Beginning Balance	1,396,292.65
Local Govt Distribution (NCDOR)	125,614.95
Transfer to First Citizens Checking	-
Interest Earned	4,496.01
<b>Ending Balance</b>	<b>1,526,403.61</b>
<b>WATER FUND Government</b>	
Beginning Balance	114,079.81
Interest Earned	350.15
<b>Ending Balance</b>	<b>114,429.96</b>

FIRST CITIZENS CHECKING (Monthly Transaction Report)	
Beginning Balance	1,085,075.38
Cleared Checks	(178,483.92)
Cleared Deposits	891,484.11
Cleared Credits	12,863.85
Cleared Debits	195,511.52
Cleared E-payments	388,303.91
<b>Change in Account Balance</b>	<b>2,394,754.85</b>
<b>Prelim balance</b>	<b>1,181,959.20</b>
<b>Outstanding Items</b>	<b>45,164.79</b>
<b>Ending Balance (F/L Balance)</b>	<b>1,227,123.99</b>

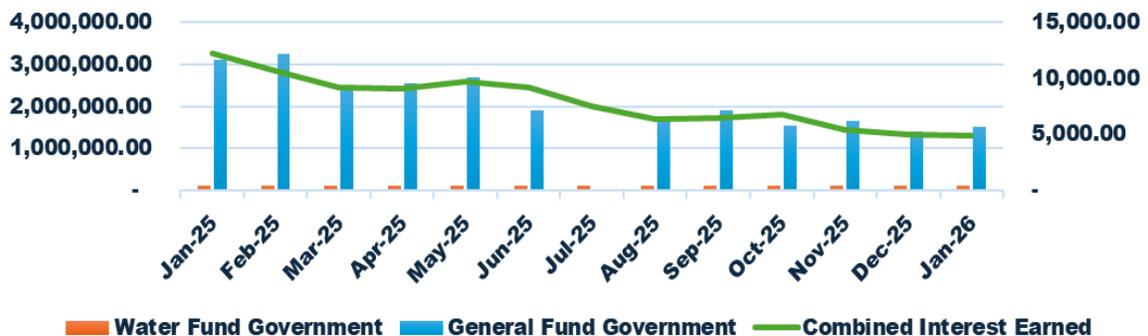
2025 PROPERTY TAXES	
Real Property	872,726,735.00
Personal Property (Including BUS & IND)	8,800,958.00
Personal Property (Public Service Companies)	3,011,916.00
Total Assessed	884,539,609.00
<b>Total Levy</b>	<b>3,051,664.00</b>
Budgeted Levy	3,046,790.00

Tax Collection	Budgeted Levy	Amount Collected
<b>Ad Valorem (2024)</b>	3,046,790.00	<b>2,933,954.09</b>
Unpaid per Levy Type	112,835.91	
Percent Collected	96.297%	
<b>DMV Ad Valorem</b>	135,794.00	84,586.62
Difference	51,207.38	
Percent Collected	62.29%	

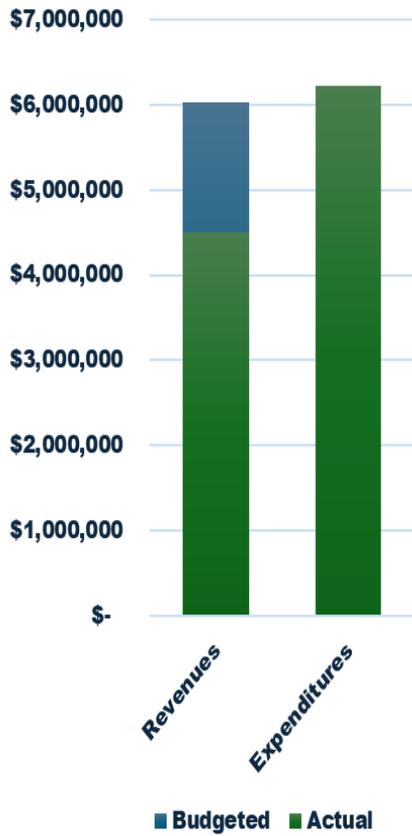
**13 Month Cash and Investment Flow Comparison**



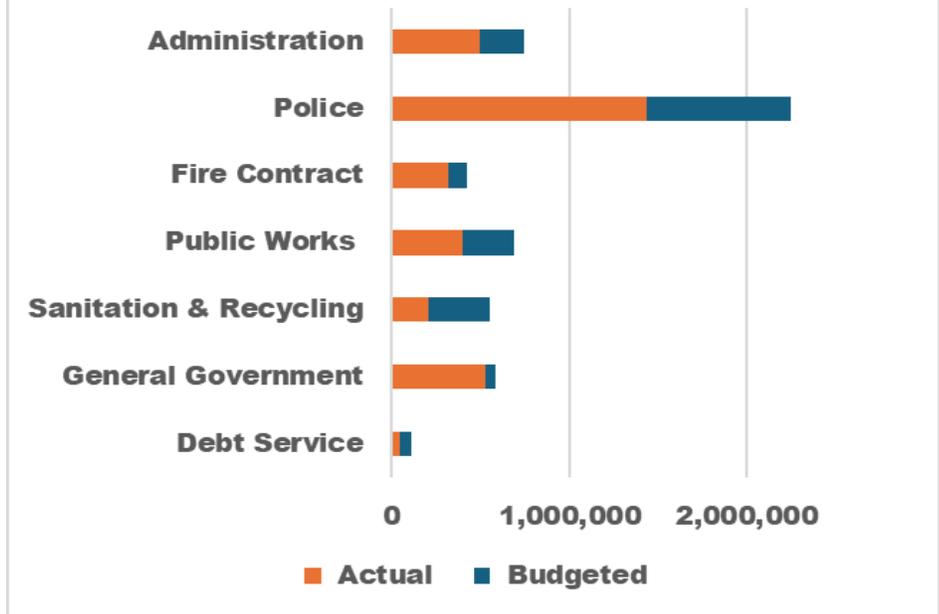
**Investment Balances**



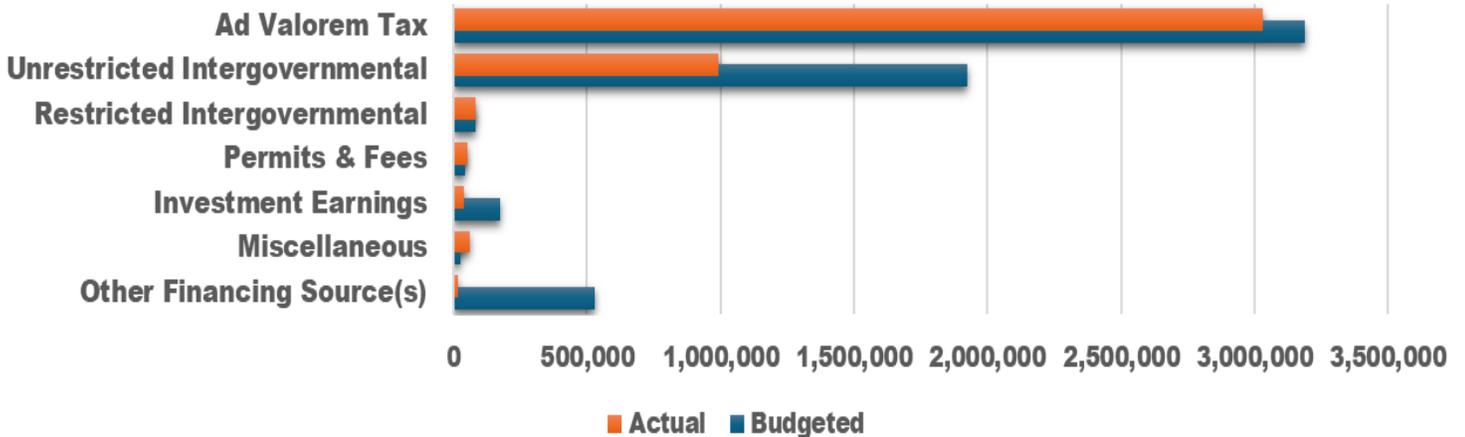
### Budget to Actual Revenues vs Expenditures FY 2025-2026



### Budget to Actual Expenditures FY 2025-2026



### Budget to Actual Revenues FY 2025-2026



**REVENUE & EXPENDITURE STATEMENT**

07/01/2025 To 01/31/2026

Town of Biltmore Forest

FY 2025-2026

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

Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
<b>3010 Ad Valorem Tax</b>						
<b>Revenue</b>						
<b>10 General Fund</b>						
<b>3010 Ad Valorem Tax</b>						
10-3010-0000 AD VALOREM TAXES (PROPERTY)	3,046,790.00	3,057,337.77	3,057,337.77	0.00	-10,547.77	100
10-3010-0100 AD VALOREM TAXES (DMV)	135,794.00	84,586.62	84,586.62	0.00	51,207.38	62
10-3010-0200 TAX INTEREST & PENALTIES	5,000.00	5,022.66	5,022.66	0.00	-22.66	100
<b>3010 Ad Valorem Tax Subtotal</b>	<b>\$3,187,584.00</b>	<b>\$3,146,947.05</b>	<b>\$3,146,947.05</b>	<b>\$0.00</b>	<b>\$40,636.95</b>	<b>99</b>
<b>10 General Fund Subtotal</b>	<b>\$3,187,584.00</b>	<b>\$3,146,947.05</b>	<b>\$3,146,947.05</b>	<b>\$0.00</b>	<b>\$40,636.95</b>	<b>99</b>
<b>Revenue Subtotal</b>	<b>\$3,187,584.00</b>	<b>\$3,146,947.05</b>	<b>\$3,146,947.05</b>	<b>\$0.00</b>	<b>\$40,636.95</b>	<b>99</b>
After Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$3,187,584.00</b>	<b>\$3,146,947.05</b>	<b>\$3,146,947.05</b>	<b>\$0.00</b>	<b>99</b>
<b>3020 Unrestricted Intergovernm</b>						
<b>Revenue</b>						
<b>10 General Fund</b>						
<b>3020 Unrestricted Intergovernm</b>						
10-3020-0000 FRANCHISE & UTILITIES TAX DIST.	268,000.00	126,804.31	126,804.31	0.00	141,195.69	47
10-3020-0100 ALCOHOL BEVERAGE TAX	6,500.00	0.00	0.00	0.00	6,500.00	0
10-3020-0200 BUNCOMBE COUNTY 1% TAX	833,595.00	436,932.82	436,932.82	0.00	396,662.18	52
10-3020-0300 1/2 CENT SALES TAX A.40	349,435.00	196,698.82	196,698.82	0.00	152,736.18	56
10-3020-0400 1/2 CENT SALES TAX A.42	429,574.00	232,911.25	232,911.25	0.00	196,662.75	54
10-3020-0600 SALES TAX REFUND	30,000.00	0.00	0.00	0.00	30,000.00	0
10-3020-0700 GASOLINE TAX REFUND	5,000.00	0.00	0.00	0.00	5,000.00	0
<b>3020 Unrestricted Intergovernm Subtotal</b>	<b>\$1,922,104.00</b>	<b>\$993,347.20</b>	<b>\$993,347.20</b>	<b>\$0.00</b>	<b>\$928,756.80</b>	<b>52</b>
<b>10 General Fund Subtotal</b>	<b>\$1,922,104.00</b>	<b>\$993,347.20</b>	<b>\$993,347.20</b>	<b>\$0.00</b>	<b>\$928,756.80</b>	<b>52</b>
<b>Revenue Subtotal</b>	<b>\$1,922,104.00</b>	<b>\$993,347.20</b>	<b>\$993,347.20</b>	<b>\$0.00</b>	<b>\$928,756.80</b>	<b>52</b>
After Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$1,922,104.00</b>	<b>\$993,347.20</b>	<b>\$993,347.20</b>	<b>\$0.00</b>	<b>52</b>
<b>3030 Restricted Intergovernmen</b>						
<b>Revenue</b>						
<b>10 General Fund</b>						
<b>3030 Restricted Intergovernmen</b>						
10-3030-0000 SOLID WASTE DISPOSAL TAX	1,000.00	541.82	541.82	0.00	458.18	54
10-3030-0100 POWELL BILL	81,000.00	79,742.12	79,742.12	0.00	1,257.88	98
10-3030-0200 ILLICIT SUBSTANCE TAX	0.00	162.92	162.92	0.00	-162.92	*100
<b>3030 Restricted Intergovernmen Subtotal</b>	<b>\$82,000.00</b>	<b>\$80,446.86</b>	<b>\$80,446.86</b>	<b>\$0.00</b>	<b>\$1,553.14</b>	<b>98</b>
<b>10 General Fund Subtotal</b>	<b>\$82,000.00</b>	<b>\$80,446.86</b>	<b>\$80,446.86</b>	<b>\$0.00</b>	<b>\$1,553.14</b>	<b>98</b>
<b>Revenue Subtotal</b>	<b>\$82,000.00</b>	<b>\$80,446.86</b>	<b>\$80,446.86</b>	<b>\$0.00</b>	<b>\$1,553.14</b>	<b>98</b>
After Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$82,000.00</b>	<b>\$80,446.86</b>	<b>\$80,446.86</b>	<b>\$0.00</b>	<b>98</b>
<b>3040 Permits &amp; Fees</b>						
<b>Revenue</b>						

**REVENUE & EXPENDITURE STATEMENT**

07/01/2025 To 01/31/2026

Town of Biltmore Forest

FY 2025-2026

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Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
<b>10 General Fund</b>						
<b>3040 Permits &amp; Fees</b>						
10-3040-0000 ZONING PERMITS	42,000.00	52,075.00	52,075.00	0.00	-10,075.00	124
10-3040-0100 DOG LICENSE FEE	1,500.00	1,350.00	1,350.00	0.00	150.00	90
<b>3040 Permits &amp; Fees Subtotal</b>	<b>\$43,500.00</b>	<b>\$53,425.00</b>	<b>\$53,425.00</b>	<b>\$0.00</b>	<b>-\$9,925.00</b>	<b>123</b>
<b>10 General Fund Subtotal</b>	<b>\$43,500.00</b>	<b>\$53,425.00</b>	<b>\$53,425.00</b>	<b>\$0.00</b>	<b>-\$9,925.00</b>	<b>123</b>
<b>Revenue Subtotal</b>	<b>\$43,500.00</b>	<b>\$53,425.00</b>	<b>\$53,425.00</b>	<b>\$0.00</b>	<b>-\$9,925.00</b>	<b>123</b>
After Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$43,500.00</b>	<b>\$53,425.00</b>	<b>\$53,425.00</b>	<b>\$0.00</b>	<b>123</b>
<b>3050 Investment Earnings</b>						
<b>Revenue</b>						
<b>10 General Fund</b>						
<b>3050 Investment Earnings</b>						
10-3050-0000 INTEREST EARNED	175,000.00	40,196.43	40,196.43	0.00	134,803.57	23
<b>3050 Investment Earnings Subtotal</b>	<b>\$175,000.00</b>	<b>\$40,196.43</b>	<b>\$40,196.43</b>	<b>\$0.00</b>	<b>\$134,803.57</b>	<b>23</b>
<b>10 General Fund Subtotal</b>	<b>\$175,000.00</b>	<b>\$40,196.43</b>	<b>\$40,196.43</b>	<b>\$0.00</b>	<b>\$134,803.57</b>	<b>23</b>
<b>Revenue Subtotal</b>	<b>\$175,000.00</b>	<b>\$40,196.43</b>	<b>\$40,196.43</b>	<b>\$0.00</b>	<b>\$134,803.57</b>	<b>23</b>
After Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$175,000.00</b>	<b>\$40,196.43</b>	<b>\$40,196.43</b>	<b>\$0.00</b>	<b>23</b>
<b>3060 Miscellaneous</b>						
<b>Revenue</b>						
<b>10 General Fund</b>						
<b>3060 Miscellaneous</b>						
10-3060-0100 AMERICAN TOWER AGREEMENT	38,000.00	33,570.17	33,570.17	0.00	4,429.83	88
10-3060-0200 MISCELLANEOUS	25,000.00	61,370.57	61,742.56	-371.99	-36,742.56	247
10-3060-0300 INSURANCE REIMBURSEMENT	0.00	1,000.00	1,000.00	0.00	-1,000.00	*100
<b>3060 Miscellaneous Subtotal</b>	<b>\$63,000.00</b>	<b>\$95,940.74</b>	<b>\$96,312.73</b>	<b>-\$371.99</b>	<b>-\$33,312.73</b>	<b>153</b>
<b>10 General Fund Subtotal</b>	<b>\$63,000.00</b>	<b>\$95,940.74</b>	<b>\$96,312.73</b>	<b>-\$371.99</b>	<b>-\$33,312.73</b>	<b>153</b>
<b>Revenue Subtotal</b>	<b>\$63,000.00</b>	<b>\$95,940.74</b>	<b>\$96,312.73</b>	<b>-\$371.99</b>	<b>-\$33,312.73</b>	<b>153</b>
After Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$63,000.00</b>	<b>\$95,940.74</b>	<b>\$95,940.74</b>	<b>-\$371.99</b>	<b>152</b>
<b>3290</b>						
<b>Revenue</b>						
<b>30 Water &amp; Sewer Fund</b>						
<b>3290</b>						
30-3290-0000 INTEREST EARNED	4,000.00	2,653.90	2,653.90	0.00	1,346.10	66
<b>3290 Subtotal</b>	<b>\$4,000.00</b>	<b>\$2,653.90</b>	<b>\$2,653.90</b>	<b>\$0.00</b>	<b>\$1,346.10</b>	<b>66</b>
<b>30 Water &amp; Sewer Fund Subtotal</b>	<b>\$4,000.00</b>	<b>\$2,653.90</b>	<b>\$2,653.90</b>	<b>\$0.00</b>	<b>\$1,346.10</b>	<b>66</b>
<b>Revenue Subtotal</b>	<b>\$4,000.00</b>	<b>\$2,653.90</b>	<b>\$2,653.90</b>	<b>\$0.00</b>	<b>\$1,346.10</b>	<b>66</b>
After Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$4,000.00</b>	<b>\$2,653.90</b>	<b>\$2,653.90</b>	<b>\$0.00</b>	<b>66</b>
<b>3350 Commissions, Sw Chg Coll</b>						
<b>Revenue</b>						

REVENUE & EXPENDITURE STATEMENT

Town of Biltmore Forest

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<b>30 Water &amp; Sewer Fund</b>						
<b>3350 Commissions, Sw Chg Coll</b>						
30-3350-0000 COMMISSIONS, SEWER CHARGE COLL	10,000.00	7,796.12	7,796.12	0.00	2,203.88	78
<b>3350 Commissions, Sw Chg Coll Subtotal</b>	<b>\$10,000.00</b>	<b>\$7,796.12</b>	<b>\$7,796.12</b>	<b>\$0.00</b>	<b>\$2,203.88</b>	<b>78</b>
<b>30 Water &amp; Sewer Fund Subtotal</b>	<b>\$10,000.00</b>	<b>\$7,796.12</b>	<b>\$7,796.12</b>	<b>\$0.00</b>	<b>\$2,203.88</b>	<b>78</b>
<b>Revenue Subtotal</b>	<b>\$10,000.00</b>	<b>\$7,796.12</b>	<b>\$7,796.12</b>	<b>\$0.00</b>	<b>\$2,203.88</b>	<b>78</b>
After Transfers <b>Excess Of Revenue Subtotal</b>	<b>\$10,000.00</b>	<b>\$7,796.12</b>	<b>\$7,796.12</b>	<b>\$0.00</b>		<b>78</b>
<b>3500 Other Financing</b>						
<b>Other Financing Source</b>						
<b>10 General Fund</b>						
<b>3500 Other Financing</b>						
10-3500-0000 SALE OF PERSONAL PROPERTY	15,000.00	18,150.00	18,150.00	0.00	-3,150.00	121
10-3500-0300 TRANSFER FROM FUND BALANCE	500,000.00	0.00	0.00	0.00	500,000.00	0
10-3500-0500 GRANT (GOVERNMENTAL) FUNDS	30,000.00	0.00	0.00	0.00	30,000.00	0
10-3500-0700 INTERGOVERNMENTAL LOAN (RESTRIC	0.00	15,000.00	15,000.00	0.00	-15,000.00	*100
<b>3500 Other Financing Subtotal</b>	<b>\$545,000.00</b>	<b>\$33,150.00</b>	<b>\$33,150.00</b>	<b>\$0.00</b>	<b>\$511,850.00</b>	<b>6</b>
<b>10 General Fund Subtotal</b>	<b>\$545,000.00</b>	<b>\$33,150.00</b>	<b>\$33,150.00</b>	<b>\$0.00</b>	<b>\$511,850.00</b>	<b>6</b>
<b>Other Financing Source Subtotal</b>	<b>\$545,000.00</b>	<b>\$33,150.00</b>	<b>\$33,150.00</b>	<b>\$0.00</b>	<b>\$511,850.00</b>	<b>6</b>
After Transfers <b>Excess Of Revenue Subtotal</b>	<b>\$545,000.00</b>	<b>\$33,150.00</b>	<b>\$33,150.00</b>	<b>\$0.00</b>		<b>6</b>
<b>3710 Water Sales</b>						
<b>Revenue</b>						
<b>30 Water &amp; Sewer Fund</b>						
<b>3710 Water Sales</b>						
30-3710-0000 WATER CHARGES	641,000.00	383,332.63	383,332.63	0.00	257,667.37	60
30-3710-0100 MSD CHARGES	439,130.00	254,689.55	254,689.55	0.00	184,440.45	58
30-3710-0200 AMI TRANSMITTER CHARGES	9,000.00	4,195.10	4,195.10	0.00	4,804.90	47
<b>3710 Water Sales Subtotal</b>	<b>\$1,089,130.00</b>	<b>\$642,217.28</b>	<b>\$642,217.28</b>	<b>\$0.00</b>	<b>\$446,912.72</b>	<b>59</b>
<b>30 Water &amp; Sewer Fund Subtotal</b>	<b>\$1,089,130.00</b>	<b>\$642,217.28</b>	<b>\$642,217.28</b>	<b>\$0.00</b>	<b>\$446,912.72</b>	<b>59</b>
<b>Revenue Subtotal</b>	<b>\$1,089,130.00</b>	<b>\$642,217.28</b>	<b>\$642,217.28</b>	<b>\$0.00</b>	<b>\$446,912.72</b>	<b>59</b>
After Transfers <b>Excess Of Revenue Subtotal</b>	<b>\$1,089,130.00</b>	<b>\$642,217.28</b>	<b>\$642,217.28</b>	<b>\$0.00</b>		<b>59</b>
<b>3730 Water Tap &amp; Connect Fees</b>						
<b>Revenue</b>						
<b>30 Water &amp; Sewer Fund</b>						
<b>3730 Water Tap &amp; Connect Fees</b>						
30-3730-0000 WATER TAP AND CONNECTION FEES	10,000.00	10,750.00	10,750.00	0.00	-750.00	108
<b>3730 Water Tap &amp; Connect Fees Subtotal</b>	<b>\$10,000.00</b>	<b>\$10,750.00</b>	<b>\$10,750.00</b>	<b>\$0.00</b>	<b>-\$750.00</b>	<b>108</b>
<b>30 Water &amp; Sewer Fund Subtotal</b>	<b>\$10,000.00</b>	<b>\$10,750.00</b>	<b>\$10,750.00</b>	<b>\$0.00</b>	<b>-\$750.00</b>	<b>108</b>
<b>Revenue Subtotal</b>	<b>\$10,000.00</b>	<b>\$10,750.00</b>	<b>\$10,750.00</b>	<b>\$0.00</b>	<b>-\$750.00</b>	<b>108</b>
After Transfers <b>Excess Of Revenue Subtotal</b>	<b>\$10,000.00</b>	<b>\$10,750.00</b>	<b>\$10,750.00</b>	<b>\$0.00</b>		<b>108</b>

**REVENUE & EXPENDITURE STATEMENT**

07/01/2025 To 01/31/2026

Town of Biltmore Forest

FY 2025-2026

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Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
<b>3900</b>						
<b>Other Financing Source</b>						
<b>40 Capital Project Fund</b>						
<b>3900</b>						
40-3900-4000 FINANCING PROCEEDS-CASHFLOW LO/	0.00	1,335,763.62	1,335,763.62	0.00	-1,335,763.62	*100
<b>3900 Subtotal</b>	<b>\$0.00</b>	<b>\$1,335,763.62</b>	<b>\$1,335,763.62</b>	<b>\$0.00</b>	<b>-\$1,335,763.62</b>	<b>*100</b>
<b>40 Capital Project Fund Subtotal</b>	<b>\$0.00</b>	<b>\$1,335,763.62</b>	<b>\$1,335,763.62</b>	<b>\$0.00</b>	<b>-\$1,335,763.62</b>	<b>*100</b>
<b>Other Financing Source Subtotal</b>	<b>\$0.00</b>	<b>\$1,335,763.62</b>	<b>\$1,335,763.62</b>	<b>\$0.00</b>	<b>-\$1,335,763.62</b>	<b>*100</b>
After Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>\$1,335,763.62</b>	<b>\$1,335,763.62</b>	<b>\$0.00</b>	<b>*100</b>
<b>4200 Administration</b>						
<b>Expenditure</b>						
<b>4200 Administration</b>						
10-4200-0200 SALARIES	383,791.00	267,232.41	267,232.41	0.00	116,558.59	70
10-4200-0500 FICA	29,360.00	20,972.52	20,972.52	0.00	8,387.48	71
10-4200-0600 HEALTH INSURANCE (MEDICAL)	41,748.00	20,694.61	20,694.61	0.00	21,053.39	50
10-4200-0650 DENTAL, VISION, LIFE INSURANCE	13,125.00	4,575.32	4,575.32	0.00	8,549.68	35
10-4200-0675 HEALTH REIMBURSEMENT ACC	7,500.00	3,000.00	3,000.00	0.00	4,500.00	40
10-4200-0700 LGERS RETIREMENT	80,712.00	58,738.96	58,738.96	0.00	21,973.04	73
10-4200-0800 401K SUPP RETIREMENT	19,190.00	12,763.18	12,763.18	0.00	6,426.82	67
10-4200-1000 ACCOUNTING & TAXES	60,000.00	61,551.30	61,551.30	0.00	-1,551.30	103
10-4200-1200 POSTAGE, PRINTING, STATIONARY	12,500.00	8,356.00	8,356.00	0.00	4,144.00	67
10-4200-1400 MILEAGE & BOARD SALARY	21,600.00	12,825.00	12,825.00	0.00	8,775.00	59
10-4200-1500 BLDG & GRNDS MAINTENANCE	15,000.00	0.00	0.00	0.00	15,000.00	0
10-4200-1700 MAINTENANCE/REPAIRS-VEHICLES	0.00	5,412.01	5,412.01	0.00	-5,412.01	*100
10-4200-3300 SUPPLIES AND EQUIPMENT	15,000.00	3,567.44	4,720.89	1,153.45	10,279.11	31
10-4200-5300 DUES & FEES	12,000.00	6,333.25	6,883.25	550.00	5,116.75	57
10-4200-5700 MISCELLANEOUS	5,000.00	247.09	247.09	0.00	4,752.91	5
10-4200-6500 STAFF DEVELOPMENT	25,000.00	9,021.00	10,769.00	1,748.00	14,231.00	43
10-4200-6600 CAPITAL IMPROVEMENT & AMORT	20,000.00	0.00	0.00	0.00	20,000.00	0
10-4200-8200 DEBT SERVICE LEASES-PRINCIPAL	6,600.00	5,358.50	5,358.50	0.00	1,241.50	81
10-4200-8201 DEBT SERVICE LEASES-INTEREST	2,400.00	0.00	0.00	0.00	2,400.00	0
<b>4200 Administration Subtotal</b>	<b>\$770,526.00</b>	<b>\$500,648.59</b>	<b>\$504,100.04</b>	<b>\$3,451.45</b>	<b>\$266,425.96</b>	<b>65</b>
<b>Expenditure Subtotal</b>	<b>\$770,526.00</b>	<b>\$500,648.59</b>	<b>\$504,100.04</b>	<b>\$3,451.45</b>	<b>\$266,425.96</b>	<b>65</b>
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$770,526.00</b>	<b>-\$500,648.59</b>	<b>-\$500,648.59</b>	<b>-\$3,451.45</b>	<b>65</b>
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$770,526.00</b>	<b>-\$500,648.59</b>	<b>-\$500,648.59</b>	<b>-\$3,451.45</b>	<b>65</b>

<b>4400</b>						
<b>Revenue</b>						
<b>40 Capital Project Fund</b>						
<b>4400</b>						

**REVENUE & EXPENDITURE STATEMENT**

07/01/2025 To 01/31/2026

Town of Biltmore Forest

FY 2025-2026

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

Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
40-4400-1200 FEMA GRANT REIMBURSEMENT	0.00	216,816.83	216,816.83	0.00	-216,816.83	*100
<b>4400 Subtotal</b>	<b>\$0.00</b>	<b>\$216,816.83</b>	<b>\$216,816.83</b>	<b>\$0.00</b>	<b>-\$216,816.83</b>	<b>*100</b>
<b>40 Capital Project Fund Subtotal</b>	<b>\$0.00</b>	<b>\$216,816.83</b>	<b>\$216,816.83</b>	<b>\$0.00</b>	<b>-\$216,816.83</b>	<b>*100</b>
<b>Revenue Subtotal</b>	<b>\$0.00</b>	<b>\$216,816.83</b>	<b>\$216,816.83</b>	<b>\$0.00</b>	<b>-\$216,816.83</b>	<b>*100</b>
After Transfers	<b>Excess Of Revenue Subtotal</b>	<b>\$0.00</b>	<b>\$216,816.83</b>	<b>\$216,816.83</b>	<b>\$0.00</b>	<b>*100</b>

**5100 Police Department**

**Expenditure**

<b>5100 Police Department</b>						
10-5100-0200 SALARIES	1,257,901.00	873,327.16	873,327.16	0.00	384,573.84	69
10-5100-0300 OVERTIME	0.00	923.04	923.04	0.00	-923.04	*100
10-5100-0400 SEPARATION ALLOWANCE	32,000.00	0.00	0.00	0.00	32,000.00	0
10-5100-0500 FICA	96,229.00	69,010.85	69,010.85	0.00	27,218.15	72
10-5100-0600 HEALTH INSURANCE (MEDICAL)	141,944.00	78,780.17	78,780.17	0.00	63,163.83	56
10-5100-0650 DENTAL, VISION, LIFE INSURANCE	35,700.00	13,070.52	13,070.52	0.00	22,629.48	37
10-5100-0675 HRA HEALTH REIMB ACCT	25,500.00	12,250.00	12,250.00	0.00	13,250.00	48
10-5100-0700 LGERS RETIREMENT	286,298.00	192,010.37	192,010.37	0.00	94,287.63	67
10-5100-0800 401K SUPP RETIREMENT	62,895.00	41,170.86	41,170.86	0.00	21,724.14	65
10-5100-1500 MAINT/REPAIR - BLDG/GROUNDS	10,000.00	1,935.64	1,935.64	0.00	8,064.36	19
10-5100-1600 MAINT/REPAIR - EQUIPMENT	5,000.00	2,280.82	4,655.72	2,374.90	344.28	93
10-5100-1700 MAINT/REPAIR - VEHICLES	25,000.00	19,130.00	19,824.89	694.89	5,175.11	79
10-5100-3100 MOTOR FUELS	21,000.00	12,056.05	12,056.05	0.00	8,943.95	57
10-5100-3300 SUPPLIES	10,000.00	6,001.72	6,161.04	159.32	3,838.96	62
10-5100-3600 UNIFORMS	25,000.00	4,758.24	6,310.91	1,552.67	18,689.09	25
10-5100-3700 SOFTWARE	15,000.00	6,097.42	10,361.68	4,264.26	4,638.32	69
10-5100-3800 TECHNOLOGY	100,000.00	40,679.46	76,529.66	35,850.20	23,470.34	77
10-5100-5700 MISCELLANEOUS	1,000.00	8,593.53	8,593.53	0.00	-7,593.53	859
10-5100-5800 PHYSICAL EXAMS	5,000.00	1,009.78	2,269.78	1,260.00	2,730.22	45
10-5100-6500 STAFF DEVELOPMENT	15,000.00	10,733.49	14,114.10	3,380.61	885.90	94
10-5100-7400 CAPITAL EQUIPMENT PURCHASES	75,000.00	40,316.40	44,316.40	4,000.00	30,683.60	59
10-5100-8200 DEBT SERVICE-LEASE	72,000.00	39,690.30	39,690.30	0.00	32,309.70	55
10-5100-8201 DEBT SERVICE-INTEREST	4,800.00	0.00	0.00	0.00	4,800.00	0
<b>5100 Police Department Subtotal</b>	<b>\$2,322,267.00</b>	<b>\$1,473,825.82</b>	<b>\$1,527,362.67</b>	<b>\$53,536.85</b>	<b>\$794,904.33</b>	<b>66</b>
<b>Expenditure Subtotal</b>	<b>\$2,322,267.00</b>	<b>\$1,473,825.82</b>	<b>\$1,527,362.67</b>	<b>\$53,536.85</b>	<b>\$794,904.33</b>	<b>66</b>
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$2,322,267.00</b>	<b>-\$1,473,825.82</b>	<b>-\$1,473,825.82</b>	<b>-\$53,536.85</b>	<b>63</b>
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$2,322,267.00</b>	<b>-\$1,473,825.82</b>	<b>-\$1,473,825.82</b>	<b>-\$53,536.85</b>	<b>63</b>

**5200 Fire Services**

**Expenditure**

<b>5200 Fire Services</b>						
10-5200-0000 FIRE CONTRACT	425,000.00	318,750.00	318,750.00	0.00	106,250.00	75

**REVENUE & EXPENDITURE STATEMENT**

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Town of Biltmore Forest

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Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
<b>5200 Fire Services Subtotal</b>	<b>\$425,000.00</b>	<b>\$318,750.00</b>	<b>\$318,750.00</b>	<b>\$0.00</b>	<b>\$106,250.00</b>	<b>75</b>
<b>Expenditure Subtotal</b>	<b>\$425,000.00</b>	<b>\$318,750.00</b>	<b>\$318,750.00</b>	<b>\$0.00</b>	<b>\$106,250.00</b>	<b>75</b>
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$425,000.00</b>	<b>-\$318,750.00</b>	<b>-\$318,750.00</b>	<b>\$0.00</b>	<b>75</b>
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$425,000.00</b>	<b>-\$318,750.00</b>	<b>-\$318,750.00</b>	<b>\$0.00</b>	<b>75</b>
<b>5600 Public Works</b>						
<b>Expenditure</b>						
<b>5600 Public Works</b>						
10-5600-0200 SALARIES	286,246.00	207,016.08	207,016.08	0.00	79,229.92	72
10-5600-0500 FICA	21,898.00	16,116.60	16,116.60	0.00	5,781.40	74
10-5600-0600 HOSPITAL INSURANCE (MEDICAL)	41,748.00	21,884.63	21,884.63	0.00	19,863.37	52
10-5600-0650 DENTAL, VISION, LIFE INSURANCE	10,500.00	3,701.11	3,701.11	0.00	6,798.89	35
10-5600-0675 HRA HEALTH REIMB ACCT	9,000.00	3,375.00	3,375.00	0.00	5,625.00	38
10-5600-0700 LGERS RETIREMENT	60,198.00	44,882.77	44,882.77	0.00	15,315.23	75
10-5600-0800 401K SUPP RETIREMENT	14,312.00	9,302.71	9,302.71	0.00	5,009.29	65
10-5600-1300 STREETLIGHTS ELECTRIC	15,000.00	8,782.08	8,782.08	0.00	6,217.92	59
10-5600-1500 MAINT/REPAIR - BLDG/GROUNDS	10,000.00	43,482.49	63,458.57	19,976.08	-53,458.57	635
10-5600-1600 MAINT/REPAIR- STREETLIGHTS	50,000.00	8,038.25	8,038.25	0.00	41,961.75	16
10-5600-1700 MAINT/REPAIR - VEHICLES	10,000.00	3,984.24	3,984.24	0.00	6,015.76	40
10-5600-3100 MOTOR FUELS	18,750.00	9,644.70	9,644.70	0.00	9,105.30	51
10-5600-3300 SUPPLIES	10,000.00	3,307.87	3,564.99	257.12	6,435.01	36
10-5600-3400 STREET SIGNS & NUMBERS	1,000.00	831.56	1,481.56	650.00	-481.56	148
10-5600-3600 UNIFORMS	10,000.00	1,610.75	5,424.50	3,813.75	4,575.50	54
10-5600-3800 TECHNOLOGY	2,000.00	1,100.66	1,100.66	0.00	899.34	55
10-5600-5200 PARKS	50,000.00	3,073.47	5,448.87	2,375.40	44,551.13	11
10-5600-5202 GREENWOOD PARK STREAM RESTORA	30,000.00	0.00	0.00	0.00	30,000.00	0
10-5600-5800 PHYSICAL EXAMS	1,000.00	0.00	0.00	0.00	1,000.00	0
10-5600-5900 MISCELLANEOUS	5,000.00	5.00	5.00	0.00	4,995.00	0
10-5600-6000 CAPITAL OUTLAY	25,000.00	0.00	0.00	0.00	25,000.00	0
10-5600-6500 STAFF DEVELOPMENT	5,000.00	8,114.14	8,114.14	0.00	-3,114.14	162
40-5600-7402 CATEGORY A- DEBRIS	0.00	2,429,275.13	2,429,275.13	0.00	-2,429,275.13	*100
<b>5600 Public Works Subtotal</b>	<b>\$686,652.00</b>	<b>\$2,827,529.24</b>	<b>\$2,854,601.59</b>	<b>\$27,072.35</b>	<b>-\$2,167,949.59</b>	<b>416</b>
<b>Expenditure Subtotal</b>	<b>\$686,652.00</b>	<b>\$2,827,529.24</b>	<b>\$2,854,601.59</b>	<b>\$27,072.35</b>	<b>-\$2,167,949.59</b>	<b>416</b>
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$686,652.00</b>	<b>-\$2,827,529.24</b>	<b>-\$2,827,529.24</b>	<b>-\$27,072.35</b>	<b>412</b>
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$686,652.00</b>	<b>-\$2,827,529.24</b>	<b>-\$2,827,529.24</b>	<b>-\$27,072.35</b>	<b>412</b>
<b>5700 Streets &amp; Transportation</b>						
<b>Expenditure</b>						
<b>5700 Streets &amp; Transportation</b>						
10-5700-1600 MAINT / REPAIR-EQUIPMENT	5,000.00	1,192.59	1,192.59	0.00	3,807.41	24
10-5700-1700 VEHICLE REPAIRS - STREET DEPT.	1,000.00	60,006.19	60,006.19	0.00	-59,006.19	6,001

**REVENUE & EXPENDITURE STATEMENT**

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Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
10-5700-2200 CONTRACTS- PAVING & STRIPING	200,000.00	146,406.25	146,406.25	0.00	53,593.75	73
10-5700-2300 SUPPLIES	10,000.00	4,807.87	6,521.84	1,713.97	3,478.16	65
10-5700-2400 TRAFFIC SIGNS	500.00	0.00	0.00	0.00	500.00	0
10-5700-2500 STORM WATER DRAINAGE	200,000.00	18,513.93	21,056.25	2,542.32	178,943.75	11
10-5700-6500 STAFF DEVELOPMENT	5,000.00	0.00	0.00	0.00	5,000.00	0
10-5700-7400 CAPITAL EQUIPMENT PURCHASES	30,000.00	6,748.65	6,748.65	0.00	23,251.35	22
10-5700-7500 ENGINEERING	25,000.00	33,389.25	33,389.25	0.00	-8,389.25	134
10-5700-8200 DEBT SERVICE LEASES-PRINCIPAL	10,800.00	17,051.21	17,051.21	0.00	-6,251.21	158
10-5700-8201 DEBT SERVICE LEASES-INTEREST	4,800.00	0.00	0.00	0.00	4,800.00	0
<b>5700 Streets &amp; Transportation Subtotal</b>	<b>\$492,100.00</b>	<b>\$288,115.94</b>	<b>\$292,372.23</b>	<b>\$4,256.29</b>	<b>\$199,727.77</b>	<b>59</b>
<b>Expenditure Subtotal</b>	<b>\$492,100.00</b>	<b>\$288,115.94</b>	<b>\$292,372.23</b>	<b>\$4,256.29</b>	<b>\$199,727.77</b>	<b>59</b>
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$492,100.00</b>	<b>-\$288,115.94</b>	<b>-\$288,115.94</b>	<b>-\$4,256.29</b>	<b>59</b>
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$492,100.00</b>	<b>-\$288,115.94</b>	<b>-\$288,115.94</b>	<b>-\$4,256.29</b>	<b>59</b>
<b>5800 Sanitation &amp; Recycling</b>						
<b>Expenditure</b>						
<b>5800 Sanitation &amp; Recycling</b>						
10-5800-0200 SALARIES	153,718.00	104,701.23	104,701.23	0.00	49,016.77	68
10-5800-0500 FICA	11,759.00	8,480.85	8,480.85	0.00	3,278.15	72
10-5800-0600 HEALTH INSURANCE (MEDICAL)	25,012.00	13,479.87	13,479.87	0.00	11,532.13	54
10-5800-0650 DENTAL, VISION, LIFE INSURANCE	6,300.00	2,010.99	2,010.99	0.00	4,289.01	32
10-5800-0675 HRA HEALTH REIMB ACCT	4,500.00	2,250.00	2,250.00	0.00	2,250.00	50
10-5800-0700 LGERS RETIREMENT	60,198.00	21,976.63	21,976.63	0.00	38,221.37	37
10-5800-0800 401K SUPP RETIREMENT	14,312.00	4,900.01	4,900.01	0.00	9,411.99	34
10-5800-1700 MAINT/REPAIRS - VEHICLES	50,000.00	15,751.39	19,239.54	3,488.15	30,760.46	38
10-5800-3100 MOTOR FUELS	31,200.00	9,975.84	9,975.84	0.00	21,224.16	32
10-5800-3300 SUPPLIES	1,500.00	1,070.74	1,070.74	0.00	429.26	71
10-5800-3800 TECHNOLOGY	1,000.00	1,891.96	1,891.96	0.00	-891.96	189
10-5800-6000 CAPITAL OUTLAY	150,000.00	0.00	0.00	0.00	150,000.00	0
10-5800-8000 TIPPING FEES & BRUSH REMOVAL	33,750.00	15,155.41	15,155.41	0.00	18,594.59	45
10-5800-8100 RECYCLING	10,000.00	5,133.02	5,133.02	0.00	4,866.98	51
10-5800-8200 BRUSH & LEAF DISPOSAL FEES	54,000.00	23,511.64	23,511.64	0.00	30,488.36	44
10-5800-8300 DUMPSTER FEES	26,400.00	15,733.49	15,733.49	0.00	10,666.51	60
<b>5800 Sanitation &amp; Recycling Subtotal</b>	<b>\$633,649.00</b>	<b>\$246,023.07</b>	<b>\$249,511.22</b>	<b>\$3,488.15</b>	<b>\$384,137.78</b>	<b>39</b>
<b>Expenditure Subtotal</b>	<b>\$633,649.00</b>	<b>\$246,023.07</b>	<b>\$249,511.22</b>	<b>\$3,488.15</b>	<b>\$384,137.78</b>	<b>39</b>
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$633,649.00</b>	<b>-\$246,023.07</b>	<b>-\$246,023.07</b>	<b>-\$3,488.15</b>	<b>39</b>
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$633,649.00</b>	<b>-\$246,023.07</b>	<b>-\$246,023.07</b>	<b>-\$3,488.15</b>	<b>39</b>
<b>6600 General Government</b>						
<b>Expenditure</b>						
<b>6600 General Government</b>						

**REVENUE & EXPENDITURE STATEMENT**  
07/01/2025 To 01/31/2026

Town of Biltmore Forest  
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Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
10-6600-0400 OUTSIDE PROFESSIONAL SERVICES	0.00	149,255.78	149,255.78	0.00	-149,255.78	*100
10-6600-0401 LEGAL SERVICES	30,000.00	42,975.00	42,975.00	0.00	-12,975.00	143
10-6600-0402 ARCHITECTURAL SERVICES	0.00	27,401.00	27,401.00	0.00	-27,401.00	*100
10-6600-1100 TECHNOLOGY	150,000.00	94,381.17	94,381.17	0.00	55,618.83	63
10-6600-1300 MUNICIPAL UTILITIES	26,000.00	12,156.47	12,156.47	0.00	13,843.53	47
10-6600-1500 GE. REPS. AND MAINT.	35,000.00	16,616.83	16,819.93	203.10	18,180.07	48
10-6600-5400 INSURANCE	131,250.00	127,278.30	127,278.30	0.00	3,971.70	97
10-6600-6000 CONTINGENCY	62,707.00	0.00	0.00	0.00	62,707.00	0
10-6600-6100 MISCELLANEOUS	5,000.00	5,008.78	5,008.78	0.00	-8.78	100
10-6600-6200 EMERGENCY EXPENSES	5,000.00	0.00	0.00	0.00	5,000.00	0
10-6600-6201 CORPORATE WELLNESS	12,000.00	420.00	420.00	0.00	11,580.00	4
10-6600-6300 COMMUNITY EVENTS	50,000.00	19,981.40	20,289.03	307.63	29,710.97	41
10-6600-6400 WILDLIFE MANAGEMENT	5,000.00	1,046.08	1,046.08	0.00	3,953.92	21
10-6600-6500 FOREST MANAGEMENT	75,000.00	33,928.87	33,928.87	0.00	41,071.13	45
<b>6600 General Government Subtotal</b>	<b>\$586,957.00</b>	<b>\$530,449.68</b>	<b>\$530,960.41</b>	<b>\$510.73</b>	<b>\$55,996.59</b>	<b>90</b>
<b>Expenditure Subtotal</b>	<b>\$586,957.00</b>	<b>\$530,449.68</b>	<b>\$530,960.41</b>	<b>\$510.73</b>	<b>\$55,996.59</b>	<b>90</b>
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$586,957.00</b>	<b>-\$530,449.68</b>	<b>-\$530,449.68</b>	<b>-\$510.73</b>	<b>90</b>
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$586,957.00</b>	<b>-\$530,449.68</b>	<b>-\$530,449.68</b>	<b>-\$510.73</b>	<b>90</b>
<b>6700 Debt Service</b>						
<b>Expenditure</b>						
<b>6700 Debt Service</b>						
10-6700-0500 Public Works Building-Principal	84,211.00	42,105.26	42,105.26	0.00	42,105.74	50
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	9,500.00	4,951.59	4,951.59	0.00	4,548.41	52
<b>6700 Debt Service Subtotal</b>	<b>\$108,311.00</b>	<b>\$47,056.85</b>	<b>\$47,056.85</b>	<b>\$0.00</b>	<b>\$61,254.15</b>	<b>43</b>
<b>Expenditure Subtotal</b>	<b>\$108,311.00</b>	<b>\$47,056.85</b>	<b>\$47,056.85</b>	<b>\$0.00</b>	<b>\$61,254.15</b>	<b>43</b>
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$108,311.00</b>	<b>-\$47,056.85</b>	<b>-\$47,056.85</b>	<b>\$0.00</b>	<b>43</b>
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$108,311.00</b>	<b>-\$47,056.85</b>	<b>-\$47,056.85</b>	<b>\$0.00</b>	<b>43</b>
<b>8100 Water Dept.</b>						
<b>Expenditure</b>						
<b>8100 Water Dept.</b>						
30-8100-0200 SALARIES	215,843.00	112,374.87	112,374.87	0.00	103,468.13	52
30-8100-0400 PROFESSIONAL SERVICES	5,000.00	12,910.00	14,796.00	1,886.00	-9,796.00	296
30-8100-0500 FICA	16,512.00	8,991.35	8,991.35	0.00	7,520.65	54
30-8100-0600 HEALTH INSURANCE (MEDICAL)	0.00	12,351.20	12,351.20	0.00	-12,351.20	*100
30-8100-0650 DENTAL, VISION, LIFE INSURANCE	0.00	2,401.53	2,401.53	0.00	-2,401.53	*100
30-8100-0675 HRA HEALTH REIMBURSEMENT ACCT	0.00	1,875.00	1,875.00	0.00	-1,875.00	*100
30-8100-0700 LGERS RETIREMENT	43,773.00	25,184.84	25,184.84	0.00	18,588.16	58
30-8100-0800 401K SUPP RETIREMENT	10,792.00	6,980.28	6,980.28	0.00	3,811.72	65

**REVENUE & EXPENDITURE STATEMENT**

07/01/2025 To 01/31/2026

Town of Biltmore Forest

FY 2025-2026

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

Account	Budget (\$)	Current Period (\$)	YTD With Encumbrance (\$)	Encumbrance (\$)	Remaining Balance (\$)	% Used
30-8100-1200 POSTAGE, PRINTING,& STATIONARY	2,000.00	588.24	588.24	0.00	1,411.76	29
30-8100-1500 GENERAL REPAIRS	10,000.00	1,426.98	1,426.98	0.00	8,573.02	14
30-8100-3300 SUPPLIES & EQUIPMENT	15,000.00	14,074.40	15,694.94	1,620.54	-694.94	105
30-8100-4800 WATER PURCHASES	256,748.00	135,499.70	135,499.70	0.00	121,248.30	53
30-8100-4900 SEWER PURCHASES	439,130.00	334,441.67	334,441.67	0.00	104,688.33	76
30-8100-5000 AMI TRANSMITTER FEES	9,000.00	5,342.44	5,342.44	0.00	3,657.56	59
30-8100-5700 MISCELLANEOUS	2,500.00	1,125.61	1,125.61	0.00	1,374.39	45
30-8100-6500 STAFF DEVELOPMENT	2,500.00	754.80	754.80	0.00	1,745.20	30
30-8100-7400 CAPITAL IMPROVEMENT	84,331.00	0.00	0.00	0.00	84,331.00	0
<b>8100 Water Dept. Subtotal</b>	<b>\$1,113,129.00</b>	<b>\$676,322.91</b>	<b>\$679,829.45</b>	<b>\$3,506.54</b>	<b>\$433,299.55</b>	<b>61</b>
<b>Expenditure Subtotal</b>	<b>\$1,113,129.00</b>	<b>\$676,322.91</b>	<b>\$679,829.45</b>	<b>\$3,506.54</b>	<b>\$433,299.55</b>	<b>61</b>
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$1,113,129.00</b>	<b>-\$676,322.91</b>	<b>-\$676,322.91</b>	<b>-\$3,506.54</b>	<b>61</b>
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	<b>-\$1,113,129.00</b>	<b>-\$676,322.91</b>	<b>-\$676,322.91</b>	<b>-\$3,506.54</b>	<b>61</b>

**BOARD OF COMMISSIONERS MEETING  
STAFF MEMORANDUM  
FEBRUARY 10, 2026**



**AGENDA ITEM G-1**

**PRESENTATION – GREG JENNINGS  
STREAM RESTORATION MASTER PLAN**

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**Background**

The Town engaged with Jennings Environmental in February 2024 to perform a stream restoration master planning document. This project was funded with a fifty (50) percent matching grant from the NC Land and Water Fund, with a total cost to the Town of \$30,000 and total project cost of \$60,000.

Mr. Jennings will present the findings from this report and provide additional information to the Board regarding potential restoration projects and other grant opportunities.

**Attachments**

1. Biltmore Forest Townwide Stormwater and Stream Restoration Plan, January 2026

# Biltmore Forest Townwide Stormwater and Stream Restoration Plan



**Funded by:**



**North Carolina Land and Water Fund  
Project Number 2023-801**

**Prepared by:**



**Jennings Environmental, PLLC  
Asheville, NC**

**January 2026**

## 1. INTRODUCTION

The Town of Biltmore Forest contracted with Jennings Environmental PLLC to complete a study of the 24 miles of streams within its jurisdiction to identify potential projects for ecosystem restoration and protection. Stream restoration and stormwater management projects have the potential to improve water quality and ecological conditions, protect public and private infrastructure from erosion and flood impacts, and enhance community nature-based recreation opportunities.

Streams in the Town of Biltmore Forest have been affected by historical land use changes including residential development, piping, and damming. These changes in rainfall-runoff response have caused streambank erosion, downcutting, tree fall, and threats to community infrastructure over the past century. The NC Department of Environmental Quality (NCDEQ) French Broad River Basinwide Water Quality Plan (2011) describes water quality impairments in the French Broad River and provides recommendations related to stormwater treatment, reduction of streambank erosion, and land conservation. The plan recommends that communities implement flood resilience projects to address erosion control and stormwater management.

Hurricane Helene in September 2024 caused catastrophic flooding and wind damage to forests throughout the Town. The resulting stream erosion problems and loss of streamside vegetation will continue cause impacts to water quality and infrastructure during future storm events. Comprehensive watershed planning to address erosion and sedimentation is important for protecting Town infrastructure and quality of life.

This project evaluated streams throughout the Town to identify opportunities for improvements associated with streambank stabilization, habitat enhancements, floodplain access, stormwater management, and healthy forested riparian buffers. The list of 16 potential projects includes recommended restoration measures and estimated costs of implementation. Concept plans for four of the highest-priority projects were developed to support implementation planning, including possible grant applications.

Recommendations developed in this study will be used in planning for watershed restoration projects to improve water quality and natural ecosystem health in the Town's streams and the Swannanoa and French Broad Rivers. This information is valuable for grant applications to support future ecosystem restoration work in the Town.

## 2. WATERSHED CHARACTERIZATION

Streams flowing through the Town of Biltmore Forest are mapped on Figure 1. The Fourmile Branch watershed, including Brown Branch, Raoul Branch, and several unnamed tributaries (UTs), drains 3 square miles of the southern part of town west toward French Broad River. The Ram Branch watershed drains 0.7 square miles of the northern part of town north toward Swannanoa River. A small tributary of Sweeten Creek drains 40 acres east toward Hendersonville Road at Busbee Road. Land use throughout the Town's watersheds is primarily urban forest with about 10% impervious surface associated with roads, parking, and buildings.

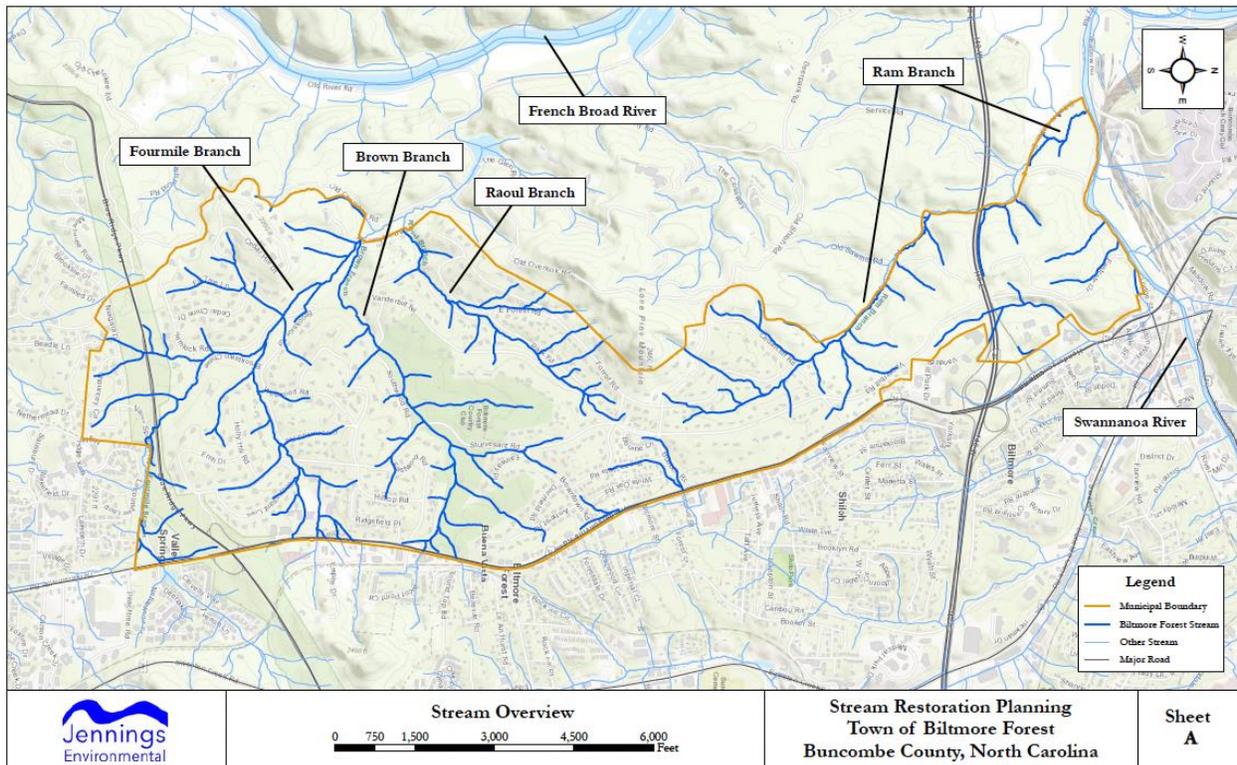


Figure 1. Streams in the Town of Biltmore Forest.

All streams flowing through the Town are classified by NCDEQ as Class C surface waters, meaning that they are “protected for uses such as aquatic life propagation, survival and maintenance of biological integrity (including fishing and fish), wildlife, secondary contact recreation, and agriculture. Secondary contact recreation means wading, boating, other uses not involving human body contact with water, and activities involving human body contact with water where such activities take place on an infrequent, unorganized, or incidental basis.” (<https://www.deq.nc.gov/about/divisions/water-resources/water-planning/classification-standards/classifications>)

### 3. WATERSHED RESTORATION PROJECTS

The project team evaluated potential projects identified from GIS data review, field reconnaissance, landowner contacts, and Town staff suggestions. Potential projects were visited by engineers and scientists to ground-truth baseline information and evaluate restoration opportunities. The 16 potential restoration projects with estimated costs are listed in Table 1 and described in more detail below. The map in Figure 2 shows project locations. Concept plans for four high-priority projects at Sites 2, 3, 7, and 15 are shown in the Appendix.

*Table 1. Potential Watershed Restoration Projects.*

Site	Description	Project Approach	Estimated Cost ^
1	Cedar Hill Road, upstream of existing project	Stream restoration, riparian buffer	\$200,000
2 *	Brooklawn Park	Stream restoration, riparian buffer	\$900,000
3 *	Greenwood Place	Stream restoration, riparian buffer	\$400,000
4	Upstream of Greenwood Park	Stream restoration, riparian buffer, stormwater wetlands	\$300,000
5	Vanderbilt Road	Stream restoration, riparian buffer	\$300,000
6	Rose Bank Park	Daylight existing piped stream, riparian buffer	\$1,800,000
7 *	Busbee Road	Stormwater Control Measure	\$300,000
8	Ram Branch at Biltmore Estate	Stream restoration, riparian buffer	\$300,000
9	Valley Springs Road	Riparian buffer	\$50,000
10	Upstream Brooklawn Lake (Fourmile Creek)	Riparian buffer	\$50,000
11	Upstream Brooklawn Lake (tributary)	Riparian buffer	\$50,000
12	Brookside Road	Riparian buffer	\$50,000
13	Golf course	Stream restoration, Riparian buffer	\$300,000
14	Arboretum Road	Riparian buffer	\$50,000
15 *	Downstream Rose Bank Park	Stream restoration, Riparian buffer	\$500,000
16	Carolina Day School	Riparian buffer	\$50,000

\* Priority projects with concept plans shown in the Appendix.

^ Estimated planning-level costs are based on 2026 costs for similar projects, including design, permitting, construction, and planting. Additional costs may be required for infrastructure improvements associated with stream crossings or utilities. Costs will be refined during design.

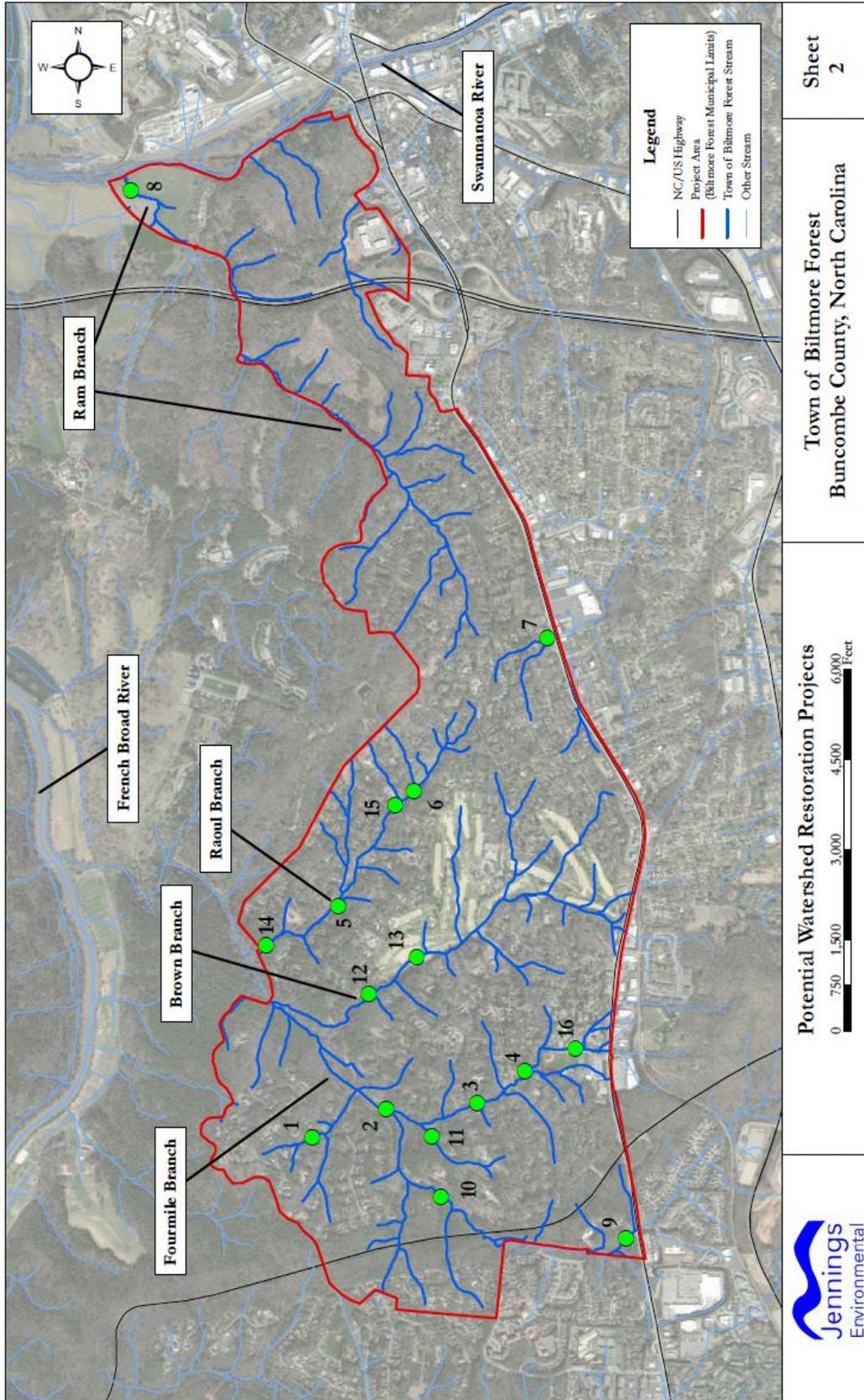


Figure 2. Locations of 16 Potential Restoration Projects.

Recommended design approaches and photos for the 16 restoration projects are listed below.

1. Cedar Hill Road, upstream of existing stream restoration project (coordinates 35.519875, -82.545996): Restore the stream channel to the appropriate dimension, pattern, and profile to carry anticipated streamflow; repair existing bank erosion; plant native riparian buffer.



2. Brooklawn Park (coordinates 35.521231, -82.541911): Restore the stream channel to the appropriate dimension, pattern, and profile to carry anticipated streamflow; repair existing bank erosion; plant native riparian buffer. Install stormwater wetland near Cedar Hill Road at downstream end of valley.



3. Greenwood Place (coordinates 35.521573, -82.536854): Restore the stream channel to the appropriate dimension, pattern, and profile to carry anticipated streamflow; repair existing bank erosion; plant native riparian buffer.



4. Upstream of Greenwood Park (coordinates 35.523029, -82.534224): Restore the stream channel to the appropriate dimension, pattern, and profile to carry anticipated streamflow; repair existing bank erosion; plant native riparian buffer. Install stormwater wetland.



5. Vanderbilt Road (coordinates 35.530421, -82.544762): Restore the stream channel to the appropriate dimension, pattern, and profile to carry anticipated streamflow; repair existing bank erosion; plant native riparian buffer.



6. Rose Bank Park (coordinates 35.535715, -82.540651): Daylight existing piped stream; restore stream channel to the appropriate dimension, pattern, and profile; plant riparian buffer.



7. Busbee Road (coordinates 35.542773, -82.533344): Install stormwater control measure to improve water quality and aesthetics.



8. Ram Branch at Biltmore Estate (coordinates 35.562880, -82.556942): Restore the stream channel to the appropriate dimension, pattern, and profile to carry anticipated streamflow; repair existing bank erosion; plant native riparian buffer.
9. Valley Springs Road (coordinates 35.515482, -82.528456): Enhance riparian buffer with native planting along road.



10. Upstream Brooklawn Lake, Fourmile Creek (coordinates 35.517263, -82.538793): Enhance riparian buffer with native planting.
11. Upstream Brooklawn Lake, tributary (coordinates 35.520002, -82.539344): Enhance riparian buffer with native planting.
12. Brookside Road (coordinates 35.526423, -82.542984): Enhance riparian buffer with native planting.

13. Golf course (coordinates 35.528170, -82.540353): Repair areas of bank erosion, maximize extents of riparian buffer.



14. Arboretum Road (coordinates 35.528562, -82.548737): Enhance riparian buffer with native planting.
15. Downstream Rose Bank Park (coordinates 35.535041, -82.541669): Restore the stream channel to the appropriate dimension, pattern, and profile to carry anticipated streamflow; repair existing bank erosion; plant native riparian buffer.



16. Carolina Day School (coordinates 35.524110, -82.531439): Enhance riparian buffer.



Funding opportunities for these projects are listed below. Based on the specific details of the potential projects, a variety of funding sources would likely be required to achieve restoration goals. Potential funding sources include the following grant programs, most of which require local matching funds:

NC Land and Water Fund:

<https://nclwf.nc.gov/>

Applications are due annually in February.

NC DEQ Water Resources Development Grant Program:

<https://deq.nc.gov/about/divisions/water-resources/water-resources-grants/financial-assistance>

Applications are due semi-annually in June and December.

NC DEQ 319 Grant Program:

<https://deq.nc.gov/about/divisions/water-resources/planning/nonpoint-source-management/319-grant-program>

Applications are due annually in May.

NC Streamflow Rehabilitation Assistance Program (StRAP):

<https://www.ncagr.gov/SWC/watershed/StRAP.html>

Current application window is January 24 – March 31, 2022.

USFWS Partners for Fish and Wildlife Program:

<https://www.fws.gov/southeast/our-services/partners-program/>

The application process can be initiated by contacting USFWS.

NRCS Environmental Quality Incentives Program (EQIP):

<https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/financial/eqip/>

The application process can be initiated by contacting the local NRCS conservationist.

NC Community Conservation Assistance Program (CCAP):

<http://www.ncagr.gov/SWC/costshareprograms/CCAP/index.html>

The current application window is until March 25, 2022.

Other private foundation grants available for watershed restoration are described on the NC Department of Environmental Quality web site:

<https://deq.nc.gov/about/divisions/water-resources/planning/basin-planning/use-restoration-watershed-programs/funding>

## **APPENDIX**

SHEET 1. Site 2 Brooklawn Park Concept Plan

SHEET 2. Site 15 Rose Bank Park Concept Plan

SHEET 3. Site 3 Greenwood Place Concept Plan

SHEET 4. Site 7 Busbee Road Stormwater Concept Plan

SHEETS 5-7. Typical Details for Restoration Projects Specified for Brooklawn Park





REV	DESCRIPTION	APPROVED BY: XX	CHECKED BY: XX	DRAWN BY: DJS	APPRA

UT FOURMILE BRANCH - GREENWOOD PLACE  
 BUNCOMBE COUNTY, NORTH CAROLINA  
 SITE 3  
 CONCEPT PLAN  
 PROPOSED PROJECT SITE  
 NOT FOR CONSTRUCTION



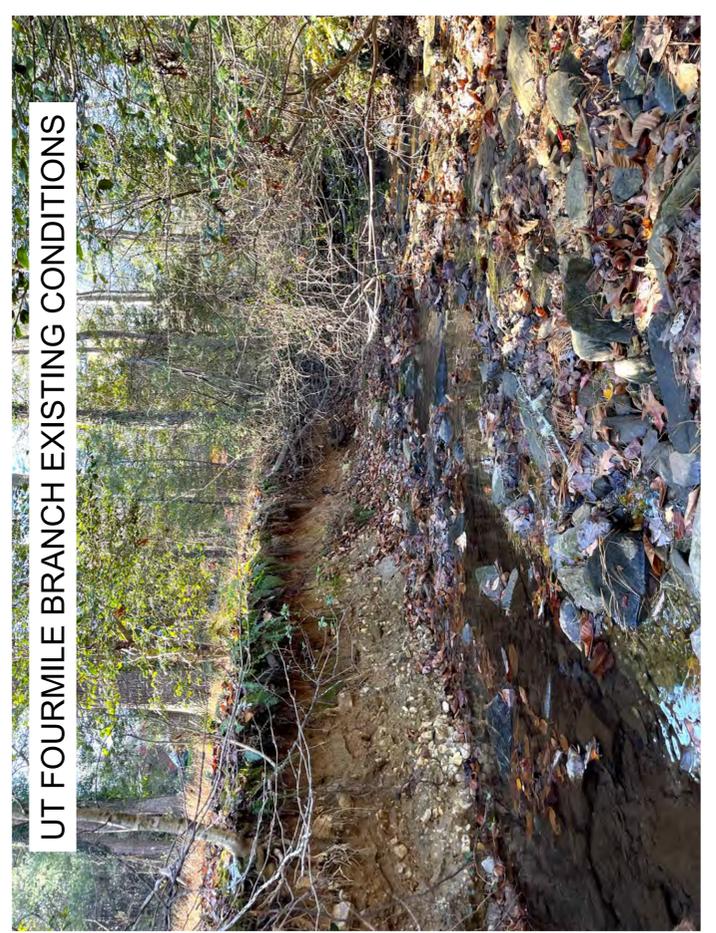
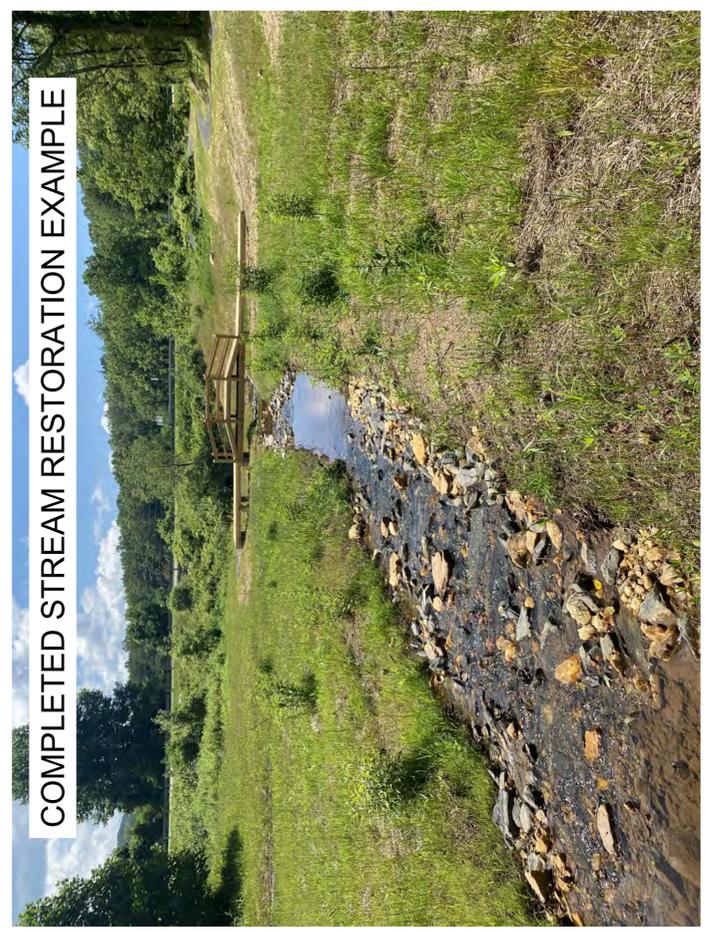
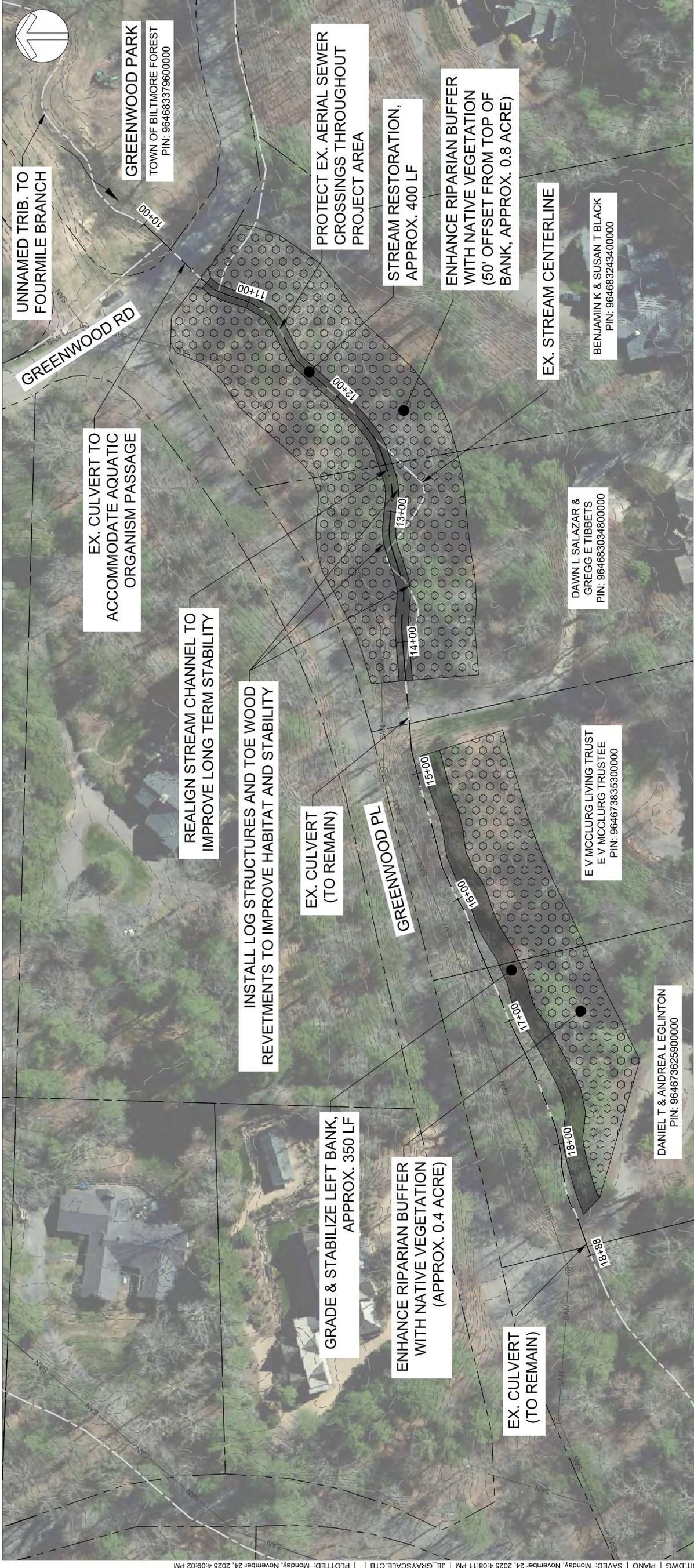
JENNINGS ENVIRONMENTAL,  
 PLLC  
 7 SAMUEL ASHE DRIVE  
 ASHEVILLE, NC 28805  
 LICENSE: P-1932

DATE: 11/24/2025  
 SCALE (34"x22"): 1" = 40'  
 SCALE (17"x11"): 1" = 80'



0 40 80  
 SCALE IN FEET

SHEET NUMBER  
 3





**STREAMBANK GRADING SPECIFICATIONS**

1. ALL BANK GRADING WORK SHALL TAKE PLACE DURING DRY WORKING CONDITIONS. THE CONTRACTOR SHALL MINIMIZE THE EXPORT OF SEDIMENT TO ADJACENT SURFACE WATERS. TO THE MAXIMUM EXTENT PRACTICABLE BY USING ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AS NEEDED OR AS DIRECTED BY THE ENGINEER ONSITE.
2. FOR IMPLEMENTATION, THE CONTRACTOR SHALL GRADE THE RIVER BANK FROM THE EXISTING TOE OF SLOPE AT 3:1 TRANSITIONING TO A 10:1 SLOPE (OR FLATTER) TO THE ELEVATIONS AND GRADES MATCHING THE SURROUNDING AREA. ALL EXCAVATED MATERIAL SHALL BE HAULED AND PLACED IN DESIGNATED AREAS ONSITE.
3. IF STREAMBANK MATERIAL IS NOT SUITABLE FOR PLANTING AND RE-VEGETATION, INSTALL LIVE TRANSPLANTS AS DIRECTED BY THE ENGINEER ONSITE.
4. TRANSPLANTS AVAILABLE ONSITE MAY BE INSTALLED IN THE TOPSOIL AS DIRECTED BY THE ENGINEER ONSITE.
5. THE SURFACE OF THIS FEATURE SHALL BE FINISHED TO A SMOOTH AND COMPACT SURFACE IN ACCORDANCE WITH THE LINES, GRADES, AND CROSS-SECTIONS OR ELEVATIONS SHOWN ON THE DRAWINGS.
6. STABILIZATION OF THE WORK AREA WITH TEMPORARY AND PERMANENT SEEDING AND MULCHING IS REQUIRED FOLLOWING GRADING OF THE STREAMBANK. INSTALL WOODY PLANTING AND VEGETATION AS SHOWN ON THE APPROVED RE-VEGETATION PLAN.

FOURMILE BRANCH - BROOKLAWN PARK  
 BUNCOMBE COUNTY, NORTH CAROLINA  
 CONCEPT PLAN  
 STREAM RESTORATION DETAILS  
 NOT FOR CONSTRUCTION

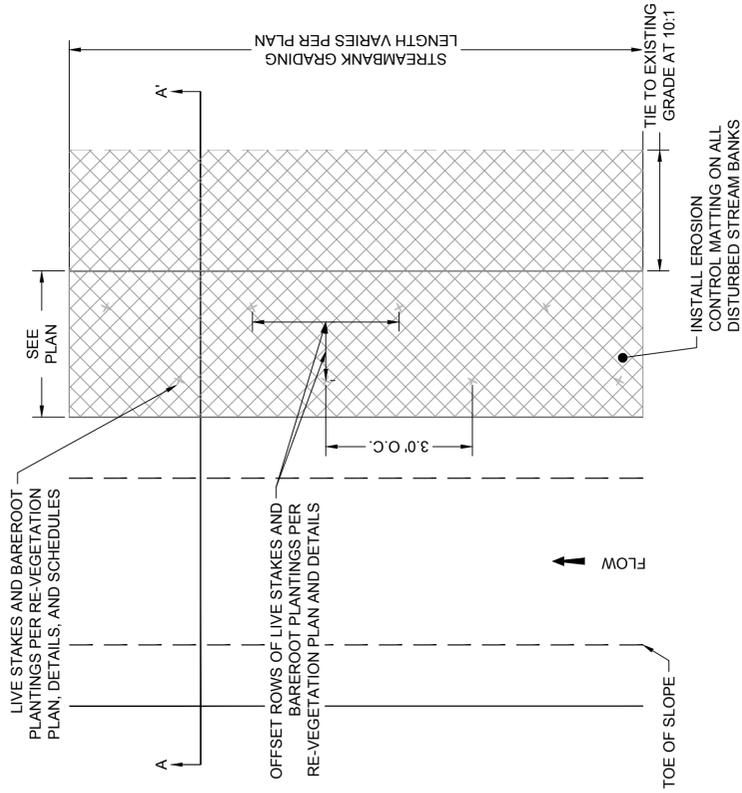
APPROVED BY: XX	DESCRIPTION	APPN
CHECKED BY: XX		
DRAWN BY: DJS		



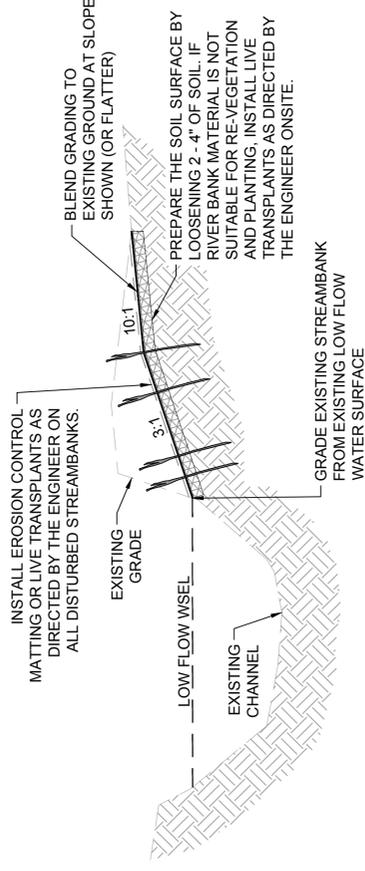
DATE:	11/25/2025
SCALE (84"X22"):	NTS
SCALE (17"X11"):	NTS

NOT TO SCALE

SHEET NUMBER  
5



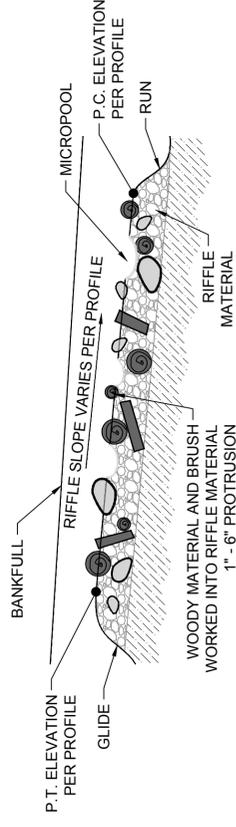
**DETAILED PLAN**



**DETAILED SECTION A - A'**

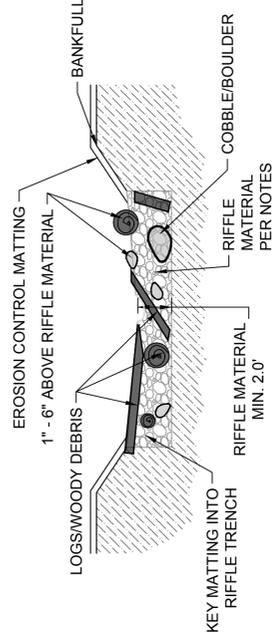
NOT TO SCALE

**STREAMBANK GRADING**



**DETAILED SECTION A - A'**

NOT TO SCALE



**DETAILED SECTION B - B'**

NOT TO SCALE

**DETAILED PLAN**

NOT TO SCALE

**ENHANCED HABITAT RIFLE SPECIFICATIONS**

1. FOR INSTALLATION, THE CONTRACTOR SHALL OVER EXCAVATE THE LENGTH OF THE RIFLE AND BACKFILL THE TRENCH WITH THE SPECIFIED RIFLE SUBSTRATE MATERIAL TO THE ELEVATIONS SHOWN ON THE PROPOSED PROFILE.
2. RIFLE MATERIAL SHALL EXTEND A MINIMUM OF  $\frac{1}{3} W_{BKF}$  U/S OF THE P.T. INTO THE GLIDE AND A MINIMUM OF  $\frac{1}{3} W_{BKF}$  D/S OF THE P.C. INTO THE RUN.
3. ENHANCED HABITAT RIFLES SHALL BE BACKFILLED WITH RIFLE MATERIAL CONSISTING OF QUARRIED STONE. RIFLE MATERIAL SHALL BE COMPACTED USING AN EXCAVATOR BUCKET SUCH THAT FUTURE SETTLEMENT OF THE MATERIAL IS KEPT TO A MINIMUM.
4. ENHANCED HABITAT RIFLE MATERIAL SPECIFICATIONS:
  - NCDOT CLASS 1 - 70%
  - NCDOT CLASS B - 30%
5. RIFLE MATERIAL SHALL CONSIST OF LARGE LOGS, BRUSH, AND BOULDERS EMBEDDED IN COBBLE AND GRAVEL SUBSTRATE IN A DISORGANIZED MANNER, WITHIN THE STREAM CHANNEL. THE LOGS AND ROCKS CREATE SMALL IRREGULAR DROPS, POOLS, AND TURBULENT FLOW.
6. WOODY MATERIAL 3" - 9" IN SIZE SHALL BE INTEGRATED INTO THE RIFLE SUBSTRATE TO ENHANCE FLOW DIVERSITY AND HYPERHEIC EXCHANGE. WOODY MATERIAL SHALL PROTRUDE 1" - 6" ABOVE THE FINISHED RIFLE SUBSTRATE. LOGS SHALL BE ANCHORED WITH PLACEMENT OF OTHER LOGS, ROCKS, OR BY HAVING 1/3 OF THEIR LENGTH BURIED IN THE CHANNEL BOTTOM OR BANKS.
7. THE SURFACE OF THIS STRUCTURE SHALL BE FINISHED TO A COMPACT SURFACE IN ACCORDANCE WITH THE LINES, GRADES, AND CROSS-SECTIONS OR ELEVATIONS SHOWN ON THE DRAWINGS. THE DEGREE OF FINISH FOR INVERT ELEVATIONS SHALL BE WITHIN 0.1 FT OF THE GRADES AND ELEVATIONS INDICATED.
8. RE-DRESSING OF CHANNEL AND BANKFULL BENCH/FLOODPLAIN WILL LIKELY BE REQUIRED FOLLOWING INSTALLATION OF IN-STREAM STRUCTURES AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
9. THE END OF RIFLE CONTROL POINT MAY TIE INTO OTHER IN-STREAM STRUCTURE (E.G. - J-HOOK VANE, LOG STEP, ETC.)

**ENHANCED HABITAT RIFLE**





**BOARD OF COMMISSIONERS MEETING  
STAFF MEMORANDUM  
FEBRUARY 10, 2026**



**AGENDA ITEM H-1**

**CONSIDERATION OF ADOPTION OF STREAM  
RESTORATION MASTER PLAN**

---

**Background**

The Board received the formal presentation and report from Mr. Greg Jennings regarding the stream restoration master plan. As a means to formalize the Town's acceptance of this plan, staff requests formal approval by the Board of this plan.

**Recommendation**

1. Adoption of Stream Restoration Master Plan

STATE OF NORTH CAROLINA )  
 )  
COUNTY OF BUNCOMBE )

TOWN OF BILTMORE FOREST  
BOARD OF COMMISSIONERS

\*\*\*\*\*

**RESOLUTION 2026-01**

\*\*\*\*\*

**A RESOLUTION ADOPTING THE TOWN OF BILTMORE FOREST STREAM RESTORATION MASTER PLAN**

**WHEREAS**, the Board of Commissioners of the Town of Biltmore Forest recognizes the importance of healthy streams and riparian corridors to water quality, flood resilience, ecological integrity, and the long-term protection of community and natural resources; and

**WHEREAS**, the Town of Biltmore Forest experiences ongoing challenges related to streambank erosion, stormwater impacts, aging infrastructure, and increasing frequency and intensity of storm events; and

**WHEREAS**, the Town has undertaken the development of a Stream Restoration Master Plan to assess existing stream conditions, identify priority restoration opportunities, and establish a strategic, long-range framework for stream and watershed improvements within the Town; and

**WHEREAS**, preparation of the Stream Restoration Master Plan was made possible through grant funding provided by the North Carolina Land and Water Fund, and the Town of Biltmore Forest appreciates the State's investment in local planning efforts that support water quality and natural resource protection; and

**WHEREAS**, the Stream Restoration Master Plan provides guidance for prioritizing projects, pursuing future grant funding, coordinating with state and federal agencies, and integrating stream restoration efforts with the Town's stormwater management, capital planning, and land stewardship programs; and

**WHEREAS**, adoption of the Stream Restoration Master Plan does not establish new regulatory requirements, but serves as a policy and planning document to guide future decision-making and investment; and

**WHEREAS**, the Board of Commissioners finds that adoption of the Stream Restoration Master Plan is in the best interest of the Town of Biltmore Forest and its residents;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Town of Biltmore Forest that:

1. The Town of Biltmore Forest Stream Restoration Master Plan, dated January 2026, is hereby adopted by resolution as a guiding policy and planning document.
  
2. The Stream Restoration Master Plan shall be used to inform future capital planning, grant applications, intergovernmental coordination, and prioritization of stream restoration and watershed improvement projects within the Town.
  
3. Adoption of this Plan does not obligate the Town to undertake any specific project, and implementation shall be subject to the availability of funding and separate authorization by the Board of Commissioners.
  
4. The Town Manager and staff are authorized to take actions consistent with this resolution to advance the goals and recommendations of the Stream Restoration Master Plan.

This, the 10<sup>th</sup> day of February, 2026.

---

George F. Goosmann, III  
Mayor

Attest:

---

Laura Jacobs  
Town Clerk

**BOARD OF COMMISSIONERS MEETING  
STAFF MEMORANDUM  
FEBRUARY 10, 2026**



**AGENDA ITEM H-2**

**CONSIDERATION OF APPROVAL FOR TOWN  
MANAGER TO APPLY FOR GRANT OPPORTUNITIES  
RELATED TO THE STREAM RESTORATION MASTER  
PLAN**

---

**Background**

As the Town continues to move forward with our recovery from Hurricane Helene, one significant focus will be on revitalizing the streams and wetlands that exist within the Town. As shown by the Mr. Jennings's presentation and the associated documentation, there is significant need for the Town to embark boldly upon this strategy. There are significant grant opportunities available for this work and staff requests permission to apply for these grant opportunities as they become available.

**Recommendation**

Approval for the Town Manager to apply for grant opportunities related to the stream restoration master plan.

**BOARD OF COMMISSIONERS MEETING  
STAFF MEMORANDUM  
FEBRUARY 10, 2026**



**AGENDA ITEM H-3**

**REVIEW CITIZEN REQUEST REGARDING OFF-LEASH DOG ORDINANCE**

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**Background**

During the December 2024 meeting, resident Walker Kehner asked the Board to consider allowing dogs to be off-leash if they were certified to be under voice command and had other certifications indicating they met certain training standards. Staff indicated they would review Mr. Kehrer’s request and provide information to the Board regarding the request.

**Current Ordinance**

The Town’s current ordinance is straightforward and requires all dogs to be on leash when off their private premises. This includes parks, public spaces, and roads. Per the Board’s direction at that meeting, staff reviewed other municipal ordinances where something similar to this is allowed.

**§ 90.36 RESTRAINT OF DOGS.**

- (A) Every person owning or having possession, charge, care, custody, or control of any dog shall keep such dog exclusively upon his or her premises; however, such dog may be off premises if it is under the physical control of a competent person and physically restrained by a chain, leash, or harness, not to exceed eight feet in length and held in the hand of said person.
- (B) At all times dogs shall be under sufficient control so as not to disturb neighbors by barking excessively, and more particularly after dark.

**Staff Review**

Mr. Kehrer provided several examples of other jurisdictions where dogs are either allowed off-leash in specific areas (trails, parks, etc.) or off-leash more widely when they are utilizing an “e-collar”. An e-collar is “a remote-controlled, wearable training device that delivers, upon signal from a handler, a mild stimulation or tone to a dog's neck, facilitating remote behavioral correction, obedience training, and off-leash control ... that serves as a "virtual leash" for managing distance.” Park City, UT allows dogs to be restrained via an e-collar and Snowmass, CO allows for dogs to be restrained via e-collar or verbal command. Snowmass does not allow this within high traffic areas, however. The City of Boulder, CO allows dogs to be off-leash in certain public recreational areas (e.g. trails, parks) when after the dog has passed a training and certification course (once every five years). The dog must also have a green tag on their collar indicating they are allowed to be off-leash in this area.

My review from North Carolina communities did not find any explicit “e-collar” or “voice command” allowances. The most common areas where other jurisdictions explicitly allows dogs off-leash are in designated dog parks or on beaches, at certain times of the year. The information above is not meant to be exhaustive, but rather, is indicative of my review and discussion with other local government managers.

Again, this information is being provided as a follow-up to Mr. Kehrer’s request from December. Please let me know if you have any further questions or would like additional information.

# BOARD OF COMMISSIONERS MEETING STAFF MEMORANDUM

February 4, 2026



## Agenda Item H-4 Street Light System Evaluation

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### **Background**

The Town of Biltmore Forest owns and operates a network of 66 streetlights throughout the Town. Most of these lights were installed about 100 years ago shortly after the incorporation of the Town. The lights are very decorative and unique by today's standards, and were originally manufactured by General Electric during the 1920s. Over the years, the lamps have been modified and repaired as needed, including replacement of all of the original glass panels with plexiglass panels, updated electrical components, and replacement of all the original porcelain street names with Department of Transportation compliant signage.

Our specific lamps, the "GE - Novalux Form 19 Large Pendant Lantern" and related poles are made with cast iron bases, galvanized steel poles wrapped in copper tubes embellished with solid bronze castings and finished with a cast bronze lamp head, have been out of production for decades, and the original manufacturer no longer supports them. The last time street lamps were needed (I understand this to be during the late 1980s), a local manufacturer was hired to create new molds that allowed them to cast reproduction lamps and lamp parts in bronze. That company has also since gone out of business and, while we do still have the handmade wooden molds, we have been unable to find a company willing to cast new lamp parts.

The Town does possess many salvaged parts and pieces from previously damaged lamps. This does allow us to maintain the lamp heads themselves, but we are unable to source the necessary materials to work on the decorative poles. Specifically, we cannot source the odd sized copper tubing used to wrap the steel poles. This has presented a significant challenge after Hurricane Helene, when nine different lights were knocked down from trees falling during the extreme winds of the hurricane. We also experience routine damage from vehicle accidents that break poles, vandalism to the plexiglass lenses and bulbs, and electrical failures due to extreme age.

Some additional factors beyond sourcing repair parts and materials that complicate the ongoing maintenance of the lamps include the lack of convenient and safe access to the lamp wiring (the whole pole has to be removed to access it as there is no access into the cast iron bases) the extreme weight of the lamp heads (over 100 lbs just for the lamp head), and the weight of the pole itself.

The installation of security cameras throughout Town in conjunction with the streetlights has also added an additional challenge in that the cameras are mounted to and power provided to the

cameras from the existing streetlights. Integrating the camera installation with all its technology into the existing streetlight system has been challenging from an installation and ongoing maintenance perspective.

Based on these facts (the age of the lamps, lack of availability of repair parts, difficult maintenance requirements, and need to integrate security cameras), Staff has decided to explore alternatives for the ongoing maintenance of the streetlight system.

### **Evaluation Plan**

Town Staff is currently exploring three primary options for the ongoing maintenance and management of the streetlamp system.

1. Continue to maintain the existing poles and lamps as-is.  
This option will involve our continued pursuit of repair parts and strategies for replacing the current streetlights and poles with identical (or as nearly identical as possible) parts and materials. All maintenance would continue to be the responsibility of the Public Works department. Note that this option may result in a reduction of the total number of streetlights over time as damages continue and repair parts exhaust.
2. Have Duke Energy-Progress replace existing non-functional poles and lamps with new lamps through their municipal streetlight program .  
This option will involve the Town removing existing streetlights and Duke Energy-Progress installing new streetlights from their existing catalog of lamps and poles, only as streetlights need to be replaced or substantially repaired. We had an initial inquiry meeting with representatives from Duke's streetlight team on February 4<sup>th</sup>, and are awaiting their feedback and available options. Potential phasing options for additional streetlights may be coordinated with the future Targeted Underground (TUG) project.
3. Replace all the existing poles and lamps with new, but have the Town maintain ownership maintenance.  
This option involves the Town replacing the existing streetlights with commercially available new lights and poles. This would most likely involve the Town hiring an outside electrical contractor to design, plan, and install the new system to our specifications, but the ongoing system maintenance would continue to be a Public Works Department function. This will also include an evaluation of potential phasing options.

At this time we do not require any action from the Board, rather this Agenda Item serves as an update to the Staff's ongoing work efforts on the streetlight system. The intent is to bring this issue to the forefront and receive input from the Board, and then continue to provide updates monthly at Board meetings. When the evaluation is complete, we will make a formal presentation on all three options and ask for direction from the Board.