

PROPOSED AGENDA

Meeting of the Town of Biltmore Forest Board of Commissioners

To be held Tuesday, May 12, 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 April 14, 2026 Special Call Meeting Minutes
3. Approval of April 14, 2026 Regular Meeting Minutes

D. Public Comment

E. Departmental & Town Manager 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. Business Matters

1. Ridgefield Place/Hendersonville Road Intersection Plan Review
Mr. Ben Cathey, McGill
2. Consideration of Resolution 2026-02 – A Resolution Awarding the Service Weapon and Badge to Retiring Officer Jim Robinson
3. Consideration of Resolution 2026-03 – A Resolution Declaring Certain Town Property as Surplus
4. Review of Deerfield Episcopal Retirement Community Proposed Crosswalk on Valley Springs Road

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

Meeting ID: 822 2845 5470

Passcode: 966757

5. Review LEADS Committee Presentation and Town Hall Meeting
6. FY26-27 Budget Message Presentation
Mr. Jonathan Kanipe, Town Manager

H. Adjourn

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Meeting ID: 822 2845 5470

Passcode: 966757

MINUTES OF SPECIAL CALL MEETING OF THE MAYOR AND TOWN COMMISSIONERS OF
BILTMORE FOREST HELD TUESDAY, APRIL 14, 2026 at 1:00PM

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:

Those present:

Mayor George F. Goosmann, III

Commissioner, Doris P. Loomis

Commissioner, Allan Tarleton

Commissioner, Drew Stephens

Town Manager, Mr. Jonathan Kanipe was also present. The purpose of this meeting is to discuss the Police Department and Public Works building projects. DP3 architects were selected by the Town. In April/May 2025, the Board of Commissioners agreed to move forward with the design. Edifice Construction was also selected.

Since September 2024 until the present, the pricing has increased. Representatives from DP3 and Edifice presented an architectural overview of both the Police Department and Public Works plans. Ms. Amy Vitner from First Tryon Advisors was also present to explain the financial analysis. She said the Town has very little debt outstanding. The current project budget is estimated to be between \$16.5 and \$20 million. In order to fund the projects, the Town anticipates utilizing a combination of debt and Town fund balance. The Town intends to amortize the proposed debt on a 20-year, level principal basis. Debt service would be repaid from property tax revenues and will likely require a property tax adjustment to cover the payments. The loan would be secured by a Deed of Trust on the Police Department and/or Public Works facilities.

The new Police Department headquarters will be located on the existing Town Hall complex and the new Public Works facility will be located on a separate 10.3 acre parcel.

Phase 1 of the project would be to construct the new Public Works facility(plans attached). Phase 2 would be to demolish the existing Public Works shed on the Town Hall site and construct the new Police Department building. Phase 3 would include demolishing the existing Police Department building and construct a new parking lot. Additional renovations may be made to the Town Hall building during this time.

The fueling station would be at the Public Works site behind the gate. There will also be secure staff parking at the Police Department.

On the Public Works site, vehicles and equipment to be enclosed to ensure longevity. There will also be office space, lift areas, and wash bays. There will also be 2-3 supply rooms. The cost for the site work and erosion control measures is higher than it was 10-15 years ago. We have changed the plan so the parking is tucked in a bit and is tighter. Aesthetics of the building were discussed and gables on the outside were discussed.

Future tax rates were also discussed. In the future, there will be a Public Hearing and final approval for the project which the public is also invited to attend.

The meeting adjourned at 2:29 pm

ATTEST:

Laura Jacobs, Town Clerk

George F. Goosmann, III, Mayor

MINUTES OF THE MEETING OF THE MAYOR AND THE TOWN
COMMISSIONERS OF BILTMORE FOREST HELD APRIL 14TH, 2026

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

Mayor Goosmann indicated that both the agenda and the March 10, 2026 minutes could be approved in one motion. Commissioner Loomis made a motion to approve the revised consent agenda. Commissioner Tarleton seconded the motion and was unanimously approved.

PUBLIC COMMENT

There was no public comment

DEPARTMENTAL REPORTS

Chief Trevor Lance gave the report for the Skyland Fire Department. There were a total of 20 calls for the month of March, noting it was a low-volume month. Chief Lance clarified that the one reported structure fire was a mutual aid response outside of Town involving a gas leak and was not an in-town incident. The majority of calls consisted of standard medical responses and public service assists.

Chief Lance noted that the current burn ban remains in effect, and crews have been responding to a number of illegal burns. He expressed concern that downed trees and power lines from wind events could ignite larger fires. The Board acknowledged some smoke observed in the area near the parkway and golf course.

Chief Lance concluded with seasonal fire safety reminders, advising residents to clean dryer vents through to the exterior duct, inspect gas grill hoses for dry rot and cracking, address grease buildup in kitchen exhaust systems, and check windowsills for black mold accumulation resulting from moisture trapped by window coverings. He also noted the prevalence of mold in bathrooms with poor ventilation.

Chief Chris Beddingfield gave the report for the Police Department. Chief Beddingfield reported 916 calls for the month, up from 738 the prior month, attributing the increase to warmer weather and increased activity.

Chief Beddingfield highlighted an ongoing technology upgrade at Carolina Day School involving a grid-coordinate mapping system. The Chief explained that the school's unconventional terminology for its campus areas—"lower school," "middle school," and "upper school"—has historically caused confusion for responding units, particularly during mutual aid calls. The new mapping system will allow responders to navigate directly to a grid coordinate, eliminating that ambiguity.

Chief Beddingfield also addressed speeding complaints related to a paving project at the country club. He noted that while radar enforcement showed the construction vehicles were not actually exceeding the speed limit, their large size created a perception of excessive speed. The department conducted high-visibility

enforcement and worked directly with club management and the construction company to manage the concern. The paving phase of the project appeared to be complete.

Chief Beddingfield recognized Communications Director Ms. Aslyne Tate, presenting her with an advanced certification from the State of North Carolina. The certification is based on a point system encompassing education, years of experience, and in-service training. Chief Beddingfield noted that the certification has a practical benefit for the town, as advanced certifications in the department contribute to reduced insurance rates. He offered extensive personal praise for Ms. Tate, noting that she completed her associate's, bachelor's, and master's degrees while employed full time with the department. The Board joined in recognizing her achievement.

Director of Public Works, Mr. Harry Buckner gave the report for the Public Works Department. Mr. Buckner reported that the department has transitioned into its spring and summer routine of park maintenance, road shoulder upkeep, and managing seasonal growth and pollen.

Notable activities from the prior month included pothole repairs by a paving contractor, with a significant repair completed on Valley Springs Drive. Public Works staff has also been working to vacate the existing Town shed to allow the contractor to take it over sooner, with the goal of compressing the construction schedule and reducing contractor general conditions costs. Remaining equipment and materials are being relocated to the Town Hall building or to a longer-term storage location to be determined.

Mr. Buckner also reported that the department completed a significant pruning of the fir tree hedgerow on the west side of Rosebank Park along Park Road, removing dead wood and addressing storm damage from the prior hurricane in preparation for the summer park season.

Regarding ongoing leaf pickup issues, Mr. Buckner noted that the north route brush pickup was set to begin the following day, and drivers would be distributing door hangers to residents with sizable leaf piles, reminding them of the town's limitations in picking up loose leaves.

Commissioner Loomis suggested the Town consider a postcard mailing to all residents explaining proper brush pile procedures and pickup schedules, arguing the cost of a bulk mailing would be offset by staff time savings. Mr. Buckner received the suggestion favorably, and Town Manager Jonathan Kanipe agreed to follow up.

Mr. Tony Williams gave the Planning report for the Town. Town Planner Williams reported the following activity for the prior month: 131 land use conferences, 1 complaint resolved, 36 plans reviewed, 3 plans reviewed by the Board of Adjustment, 6 permits issued, and 2 zoning clearance letters issued. He clarified, in response to a question from Commissioner Loomis, that zoning clearance letters apply to projects—such as interior work—that do not require a formal zoning permit but allow the applicant to obtain a building permit.

Mr. Jonathan Kanipe gave the Town Manager's report.

FEMA Reimbursement Update: Town Manager Kanipe reported that the Town is very close to completing its Hurricane Helene debris removal reimbursement. Recent receipts include nearly \$1,600,000 for the Town's 90% right-of-way removal project and just under \$1,000,000 across two other projects. The largest distribution was also received. In total, debris removal costs across rights-of-way and parks reached approximately \$9,200,000 of a total \$10,600,000 program. The final reimbursement, expected before the end of April, will bring the total recovery to approximately \$10,580,000. Manager Kanipe clarified that the 100% and 90% payment designations referred to the federal-versus-state share and did not represent costs borne by the town. A minor reduction in the final reimbursement was attributed to three duplicate invoices identified during the closeout process.

Manager Kanipe also reported the opening of a Category Z project, which provides for up to 5% reimbursement of the town's administrative costs related to the storm. The current maximum budgeted amount is \$757,722.42, and staff will work to document all qualifying meetings, staff time, and administrative activities since Helene in order to recover as much of that amount as possible.

Ridgefield Place and Hendersonville Road Intersection: McGill Engineers are developing drawings for a right-turn-in/right-turn-out alignment at the intersection. Manager Kanipe anticipated the drawings would be ready for the Board's review at the following month's meeting.

Financial Software Conversion: Administration staff is progressing through the transition to new financial software supported by the League of Municipalities, at no cost to the town. Manager Kanipe advised the Board that budget line item numbers will change in next month's budget presentation to conform to the League's standardized coding system. The anticipated benefits include improved support and a more streamlined system.

BOARD MEMBER REPORTS

Commissioner Tarleton reported on a recent Metropolitan Sewer District (MSD) board meeting, which continued discussion about a potential removal of the dam. The board agreed to commission an independent appraisal of the dam and to defer any significant improvements while awaiting that appraisal. Commissioner Tarleton noted he has ongoing questions about the utility of the MSD potentially relinquishing title or ownership of the dam and what that would mean for control over future decisions.

Commissioner Stephens reported on a recent French Broad River Metropolitan Planning Organization (MPO) board meeting. The primary business involved votes on the redistribution of returned funding pools. Commissioner Loomis noted a clear geographic pattern in the voting—Asheville and Buncombe County members tended to vote for pools benefiting their area, while Haywood and Transylvania members opposed those same pools and vice versa. Commissioner Loomis indicated that he voted in favor of all funding redistribution items. He also noted ongoing updates regarding the I-26 connector project, with the question of whether the roadway would pass over or under the Patton Avenue area remaining unresolved.

BUSINESS MATTERS

Consideration of Resolution 2026-02-A Resolution Requesting Direct Stakeholder Engagement from HCA. This item was removed from the agenda prior to the meeting at the request of Mr. Kanipe.

Consideration of Ordinance 2026-01-An Ordinance to Amend the Town of Biltmore Forest Code of Ordinances, Chapter 92. Town Manager Kanipe presented Ordinance 2026-01, which amends Chapter 92 of the Town Code. The ordinance adds a new Section 92.06 addressing nuisance conditions, with particular emphasis on the accumulation of vegetative waste, and incorporates provisions related to unsafe and unfit structures. Mr. Kanipe noted the Ordinance was reviewed by the Planning Commission the prior week, which provided a recommendation of approval. Because this amendment falls within the Town Code rather than the Zoning Ordinance, no public hearing was required, and the Board could act on it the same evening.

The practical purpose of the ordinance is to provide the town with an enforcement mechanism to compel removal of storm debris—particularly large accumulations of vegetative material—that remain on properties more than a year after Hurricane Helene. The Ordinance includes a 30-day compliance period before the town may abate the nuisance and place the cost as a tax lien on the property. Mr. Kanipe emphasized that the town's approach would remain personal and collaborative rather than punitive, beginning with informal outreach to affected property owners.

Commissioner Loomis and Commissioner Stephens asked clarifying questions about the enforcement process and timeline. Town Attorney Billy Clarke confirmed the process would allow ample due process. Commissioner Stephens noted that during the Planning Commission review, the language in Section 92.06 declaring certain conditions as nuisances should be softened from "are declared nuisances" to "may be declared nuisances" to avoid overly broad application. Commissioner Tarleton agreed with the change.

A motion was initially made to adopt new Section 92.06 only, but Mr. Clarke advised that the motion should reference the Ordinance in its entirety to capture all amended sections, including those related to unsafe and unfit structures.

Motion to adopt Ordinance 2026-01 in its entirety, with the amendment changing the preamble language in Section 92.06 from "are declared" to "may be declared" nuisances, was made by Commissioner Tarleton and seconded by Commissioner Stephens. The motion was approved unanimously.

Planning Commissioner Zoning Text Amendment Recommendations. Mr. Kanipe summarized recommendations forwarded by the Planning Commission for Zoning Text Amendments in two areas. The first addresses exterior lighting standards, prompted in large part by increased light pollution complaints following the loss of tree canopy from Hurricane Helene. The second establishes setback definitions for large, irregularly shaped parcels that lack a clearly defined front, basing setback lines on proximity to roadways or private property lines rather than a traditional front-yard orientation. Kanipe clarified that the setback changes do not reduce existing setbacks for any property.

Additionally, the Planning Commission recommended Town Code amendments to separate the existing "Sounds Impacting Residential Life" Ordinance into distinct construction activity hours and noise ordinance sections, and to more clearly define the circumstances under which enforcement personnel may act on a noise complaint—specifically requiring that the sound be audible from the exterior of a property.

As these are Zoning Text Amendments, a Public Hearing is required. Mr. Kanipe noted this item is informational only at this meeting, with a Public Hearing and potential adoption scheduled for the following month's meeting.

The next topic of discussion is Dog Park Feasibility. Commissioner Stephens introduced a conceptual discussion regarding the potential development of a dog park on approximately seven acres of town-owned land below the new public works campus. He shared research on successful municipal dog park programs across the country and noted the availability of matching grant programs, suggesting that the town's land ownership could serve as its matching contribution toward the cost of fencing, estimated at up to \$100,000 for a seven-acre enclosure.

Commissioner Stephens described a conceptual layout including a loop trail, a vestibule-style double-gate entry to prevent escapes, and a separate small dog area—all common standards in municipal dog park design. He acknowledged that the lower portion of the property is prone to wetness and that parking and access from Vanderbilt Road would need to be carefully considered.

Commissioner Stephens noted that a quote per linear foot for fencing may already be available through the Public Works construction project.

Commissioner Loomis supported the concept but recommended broader resident engagement before making further investment in planning, and expressed concern about parking impacts. Commissioner Tarleton also raised access and parking concerns, and suggested the discussion be placed in the context of a more comprehensive assessment of all Town park facilities, including potential recreational improvements at Goosmann Park and Rosebank Park. He also raised liability considerations relating to dog attacks at off-leash facilities.

Mr. Kanipe offered to consolidate these ideas into a parks inventory and feasibility study to be brought back to the Board within one to two months, inclusive of a public survey and an opportunity for resident input at a Town meeting. The Board received this proposal favorably.

Mr. Kanipe discussed Health and Ancillary Insurance Benefits for Elected Officials. In the course of transitioning to new financial software, the Town's contact at the North Carolina League of Municipalities identified that elected officials had been classified as 1099 vendors rather than employees. IRS and State Treasurer documentation requires that elected officials be treated as employees for tax purposes. Under North Carolina General Statute § 160(A)-162(B) employees—including the Mayor and Commissioners in their employee capacity—may be offered access to the Town's health and ancillary insurance benefits.

Commissioner Stephens, who brought this item forward, disclosed that his personal insurance premiums had increased significantly and that access to the town's

plan would represent a meaningful cost reduction. He clarified that he was not requesting the Town to pay for the coverage; rather, he would pay the full premium himself. Mr. Clarke confirmed this arrangement is permissible and recommended the Board adopt a formal motion to that effect. He further confirmed that this change constitutes a qualifying event, meaning Commissioner Stephens would not be required to wait for open enrollment.

Commissioner Stephens recused himself from the vote. Commissioner Loomis made a motion on behalf of the Board.

A motion was made that the Mayor and all members of the Board of Commissioners be eligible to purchase health insurance and all other insurance benefits available to town employees, provided that each elected official pays the full cost of such coverage personally, was made by Commissioner Loomis and seconded by Commissioner Tarleton. The motion carried, with Commissioner Stephens abstaining.

Following the conclusion of formal business, Mr. Kanipe presented the prototype of the Town's new flag, which had recently arrived. He acknowledged the artistic contributions of Commissioner Stephens' Nephew, and Mr. Oby Morgan to the design. Mr. Kanipe noted some variation in the green color from the intended shade and indicated the prototype would inform a corrected final production run. The Board expressed interest in making flags and related merchandise available for purchase.

A motion was made to enter Closed Session at 5:39pm for Attorney-Client privilege by Commissioner Tarleton and seconded by Commissioner Loomis. The motion was approved unanimously.

Mayor Goosmann adjourned the meeting at 6:10pm.

The next meeting is scheduled for Tuesday, May 12th, 2026 at 4:30 pm.

ATTEST:

Laura Jacobs
Town Clerk

George F. Goosmann, III
Mayor



Skyland Fire & Rescue

Biltmore Forest Valley Springs Station

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



Biltmore Forest Valley Springs Station

Incident Response

April 2026

Primary Incident Type

| | |
|--|-----------|
| Medical - Illness - Breathing Problems | 1 |
| Medical - Illness - Chest Pain (Non-Trauma) | 1 |
| Medical - Illness - Convulsions / Seizures | 1 |
| Medical - Illness - Heart Problems | 2 |
| Medical - Illness - Stroke / CVA | 3 |
| Medical - Illness - Unconscious Victim | 2 |
| Medical - Injury / Trauma - Fall | 5 |
| Medical - Injury / Trauma - Motor Vehicle Collision | 3 |
| Medical - Injury / Trauma - Hemorrhage / Laceration | 1 |
| Public Service - Citizen Assist - Citizen Assist / Service Call | 1 |
| Public Service - Alarms (Non-Medical) - Fire / Smoke Alarm | 5 |
| Public Service - Disaster / Weather - Weather Response | 1 |
| Public Service - Other - Standby | 1 |
| No Emergency - False Alarm - Other False Call | 1 |
| No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error | 1 |
| Law Enforcement Support | 1 |
| Total | 30 |

Respectfully Submitted,

Trevor Lance

Chief Trevor Lance
Skyland Fire Rescue

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



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

Biltmore Forest Police Department
May 12, 2026
Commission Report
April 2026 Data

Total Calls for Service:

845 (916 last month)

Arrests:

6-Felony Arrests-Multiple felony drug and weapon arrests out of traffic stops. Substances were Fentanyl, Methamphetamine, Cocaine and Marijuana

8-Misdemeanor Arrests-Several alcohol and impaired driving violations out of traffic stops.

Citations:

46-Citations for various traffic violations (56 last month)

Time Consumption Summary:

Approximations:

Business Checks- 4 hours

House Checks- 5 hours

Radar Operation- 4 hours

Vehicle Crash Investigation- 5 hours

Notable Calls and Projects

Large number of arrests for the month due to proactive policing on our perimeter. Great job by several of our newer officers. A large amount of drugs and weapons taken off the street.

Several incidents of door to door solicitation by AT&T. We believe the problem is solved now.

Increase in interaction with homeless population. We always offer assistance and resources but many times the individual refuses those and depending on the situation it ends in the subject moving to another area or an arrest.

Biltmore Forest Police Department
355 Vanderbilt Rd
Biltmore Forest , NC 28803
Calls for Service 04/01/2026 - 04/30/2026

| BILTMORE FOREST POLICE DEPARTMENT | Count | Percent |
|--|--------------|----------------------------|
| ABANDONED VEHICLE | 1 | 0.12% |
| ALARM | 21 | 2.49% |
| ANIMAL CONTROL | 2 | 0.24% |
| ASSIST MOTORIST | 9 | 1.07% |
| ASSIST OTHER AGENCY | 9 | 1.07% |
| BUSINESS CHECK | 426 | 50.41% |
| CHECK POINT | 2 | 0.24% |
| COMMUNICATING THREATS | 1 | 0.12% |
| CRIME PREVENTION | 37 | 4.38% |
| DEPARTMENT OTHER | 3 | 0.36% |
| DOMESTIC | 2 | 0.24% |
| EXTRA PATROL | 1 | 0.12% |
| GAS LEAK | 1 | 0.12% |
| HOUSE CHECK | 115 | 13.61% |
| IMPROPER PARKING | 4 | 0.47% |
| INCOMPLETE 911 | 2 | 0.24% |
| IVC | 1 | 0.12% |
| JUVENILE ISSUE | 3 | 0.36% |
| MEDICAL EMERGENCY | 10 | 1.18% |
| MENTAL SUBJECT | 1 | 0.12% |
| NOISE COMPLAINT | 1 | 0.12% |
| ORDINANCE VIOLATION | 2 | 0.24% |
| PUBLIC ASSIST | 10 | 1.18% |
| RADAR OPERATION | 7 | 0.83% |
| SEARCH WARRANT | 1 | 0.12% |
| SPECIAL ASSIGNMENT | 2 | 0.24% |
| SPECIAL CHECK | 4 | 0.47% |
| SUSPICIOUS ACTIVITY | 1 | 0.12% |
| SUSPICIOUS PERSON | 11 | 1.30% |
| SUSPICIOUS VEHICLE | 9 | 1.07% |
| TALK WITH OFFICER | 6 | 0.71% |
| TOWN HALL BUSINESS | 4 | 0.47% |
| TRAFFIC CONTROL | 6 | 0.71% |
| TRAFFIC STOP | 102 | 12.07% |
| TREE DOWN | 1 | 0.12% |
| TRESPASSING | 1 | 0.12% |
| VEHICLE ACCIDENT | 7 | 0.83% |
| WARRANT SERVICE | 2 | 0.24% |
| WELFARE CHECK | 7 | 0.83% |
| Total Records For BILTMORE FOREST POLICE DEPARTMENT | 845 | Group/Total 100.00% |

**BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM**

May 6, 2026



Agenda Item D-3

Public Works Director Monthly Report

Recurring Activities:

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

- Collected 35.91 tons of garbage.
- Diverted 12.98 tons of recycled goods from garbage.
- Picked up 18 loads of brush (approximately 486 cubic yards) over 9 days.
- Responded to 134 total utility locate requests.
- Visited 5 lots documenting the removal of 14 trees and requiring 4 replacements.
- Completed daily chlorine residual tests across town and the required two (2) bacteriological tests. All tests were passed.
- Used the Beacon/Badger Meter automated meter reading system to monitor water leaks daily and attempted to contact residents of suspected leaks.
- We continued to perform litter pick-ups as needed, focusing on the entrances.
- Staff continue to service our fourteen (14) dog waste stations weekly.

Miscellaneous Activities for April

- South route brush collection began on March 30, 2026 and North Route collection began on April 15, 2026. We have created and are now distributing door hangers notifying residents of any non-compliant debris in their brush piles. This includes leaf piles that we are unable to dispose of.
- We continue to monitor and clean storm drain inlets throughout town.
- We rebuilt and reinstalled the streetlight at Parkway and Stuyvesant Roads.
- I have scheduled the directional drilling contractor to reestablish the power service to the lamp and camera at Cedarcliff and Vanderbilt Roads. We anticipate this occurring on Monday May 11.
- I have scheduled the same contractor to install new power lines to the lamps at Vanderbilt/Lone Pine and Vanderbilt/Stuyvesant as well as the lamps at Vanderbilt/Busbee, anticipated to occur later in May, and likely having the lamps working in June.
- AT&T's subcontractors remain in town burying service lines to new or upgraded customers. There continue to be many locations where temporary service drops are located on top of the ground.

- I was unable to attend the French Broad River MPO Technical Coordinating Committee (TCC) on Thursday, April 9 due to a meeting conflict with a resident.
- Supervisor Dale continues to participate on the tree committee.
- We are continuing weekly mowing activities throughout Town.
- Supervisor Dale coordinated the removal of two (2) large, dead trees in Greenwood Park . We additionally coordinated the removal fourteen (14) other dead trees from Town-controlled spaces a the same time.
- Our team continues to perform repairs to water system meters and replace undersized meter boxes throughout Town.
- Our crews continue to trim overhanging vegetative growth from road shoulders. We cleared the following road segments this month:
- We are performing maintenance on the road shoulders on Brookside Road from Southwood Road to Cedar Hill to improve pedestrian access and safety.
 - Both sides of the entirety of East Forest Road
 - Both sides of the entirety of Deerfield Road
 - Stuyvesant Road between Eastwood Road and the Golf Course
 - Brookside Road between 19 and 45
 - At 6,8, and 14 Frith
 - At 340 Vanderbilt
 - At 18 Buena Vista
 - At 5 Lone Pine
 - At the Lone Pine and Forest Road intersection
 - Several locations along Busbee and Cedarcliff Roads
 - Along several portions of Amherst Road

I anticipate that we will continue to move through Town working on areas of concern during the time between the South and North brush routes.

- I contacted our contractor about completing the storm drain improvements project in the vicinity of 11-14 Hilltop Road, and am waiting to hear the Contractor's schedule for this work.

Larger/Capital Projects Updates

Buncombe County Pedestrian Plan Steering Committee

- Manager Kanipe asked me to represent the Town on the Buncombe County Pedestrian Plan Steering Committee. I was officially appointed on December 2nd by the Buncombe County Board of Commissioners. I attended the kick-off meeting on December 4th and have been providing feedback on the committee's work For more information about this project please visit <https://engage.buncombecounty.org/pedestrianplan>.
- The first public meeting took place on March 9th from 4:30 pm until 7:30 pm at the Land of Sky Regional Council offices at 339 Leicester Highway.
- I attended a virtual steering committee meeting on April 22, 2026.

Buncombe-Madison Regional Hazard Mitigation Plan (HMP) Update

- I received the first draft of the updated plan on April 30, 2026 and anticipate reviewing and providing comments during May.
- The final draft is scheduled to be available later in May, with adoption occurring before June 20, 2026. .
- 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 May 7, 2026.
- Out of the 66 total lamps, seventeen (17) total lamps are not currently functioning.
 - Six (6) entire lamps are removed and are awaiting pole rebuilds (Helene damage).
 - Six (6) lamps need the power lines feeding them to be replaced.
 - Two (2) lamps need rebuilding.
 - Three (3) lamps are awaiting repairs from Duke Energy on their power supplies.
- There are two (2) non-functional cameras in the 13-camera system.
 - Stuyvesant Rd. and Parkway Rd. (awaiting camera installation by Flock)
 - Vanderbilt Rd. and Cedarcliff Road (Damaged power supply cable scheduled to be replaced).

Anticipated May Activities

- Staff will complete the required daily chlorine, monthly bacteriological sampling, and quarterly disinfection byproducts testing requirements.
- Brush collection began on April 30, 2026 for the South route and will begin May 18, 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, April 10.
- I will complete the required annual Local Water Supply Plan and submit it to the State Public Water Supply section this month.
- Work will continue to keep as many street lights operable as possible.
- The team will continue to replace meter boxes and perform water system maintenance throughout Town this month.
- 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.
- I will be working with Manager Kanipe as we develop the 2026-2027 public works department budget.
- We are scheduling work to begin on significant storm drain improvements in the vicinity of 11-14 Hilltop Road.

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

BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
MAY 12, 2026



AGENDA ITEM E-4

TOWN PLANNER MONTHLY REPORT

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: 119
- Notice of violations verbal/written: 3
- Complaints: 4
- Resolved violations/complaints: 3
- Plans reviewed: 34
- Plans reviewed for BOA: 2
- Zoning permits issued: 5
- Demo permits issued: 0
- Zoning Clearance letters issued: 0

Miscellaneous

I attended the UNC School of Government planning workshop at Biltmore Park along with two members of the planning board.

BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
MAY 12, 2026



AGENDA ITEM E-5

TOWN MANAGER'S MONTHLY REPORT

FEMA Reimbursement and Project Z Closeout: As of early May, the Town is moving into the final administrative phase of our Hurricane Helene recovery. Following the April update where we tracked over \$10.5 million in total debris removal costs, we have officially kicked off the "Category Z" project. This final category allows the Town to recoup administrative costs associated with FEMA projects. Current estimates suggest a potential recovery of approximately \$770,000. This work will be conducted alongside state emergency management partners over the coming months to finalize our federal cost recovery.

Property Tax Revaluation Moratorium and Potential Constitutional Amendment: I am closely monitoring property tax legislation introduced at the NCGA, including a proposal for a one-year revaluation moratorium (SB889). SB889 passed the NC Senate earlier this week and, if passed into law, would prohibit the Town, Buncombe County, and eight (8) other counties within the State from using recent revaluation numbers for our FY27 budget. I am working with the North Carolina League of Municipalities (NCLM) to monitor this legislation, as it would cause significant disruption to our local budgeting process. In addition, the NC House has a proposal that would place a question on the November ballot regarding a Constitutional amendment authorizing the NC General Assembly to modify property tax rates. This proposed amendment is not exceptionally well constructed and the General Assembly already has the authority to do this *without* enshrining this into the NC Constitution. We are watching this bill closely as well and working diligently to inform our legislative delegation and others about the potential impacts of these bills.

Public Works/Police Department Construction: The design phase for the Public Works and Police Department facility continues to move forward. Following the Board's direction, the architect is finalizing revisions to return to the "original" roof design. While this change has caused a slight delay in the production of final design drawings, the team doing a great job staying on task with our bi-weekly meetings to ensure we stay on track for finishing the pre-construction work this summer.

Blue Ridge Parkway (BRP) Debris Removal: After extensive outreach, the BRP has notified the Town of its intent to begin significant debris removal in our section of the Parkway this

summer. This progress aligns with our local storm debris removal ordinances and will benefit our residents that border the BRP significantly. This work is scheduled to begin in July 2026.

Financial Software Transition: Staff has completed intensive training for our transition to Black Mountain Software. We successfully processed water bills in April and the first payroll run was scheduled for May 4.

Town Communication App: I have authorized a contract with GoGov to build a custom Town mobile application. This will allow for cross-platform social media posting and enhanced resident engagement, with a goal to "go live" within the next 6-8 weeks. This app will also provide the Town an ability to develop a social media presence. This should provide more direct outreach to our citizens and others without monopolizing staff capacity.

American Recovery Plan (ARP) Reporting: I submitted the Town's final American Recovery Plan (ARP) report in April and have requested closeout for the entirety of this project. The Town received \$451,000 in federal funds through the ARP program. These funds were used for Greenwood Park, Brooklawn Park, and Town Hall audio-visual improvements.

REVENUE & EXPENDITURE STATEMENT

07/01/2025 To 04/30/2026

FY 2025-2026

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

| Account | Budget (\$) | Current Period (\$) | YTD (\$) | Encumbrance (\$) | Remaining Balance (\$) | % Used |
|--|-----------------------------------|-----------------------|-----------------------|-----------------------|------------------------|------------|
| 3010 Ad Valorem Tax | | | | | | |
| Revenue | | | | | | |
| 10 General Fund | | | | | | |
| 3010 Ad Valorem Tax | | | | | | |
| 10-3010-0000 AD VALOREM TAXES (PROPERTY) | 3,046,790.00 | 3,057,170.82 | 3,057,170.82 | 0.00 | -10,380.82 | 100 |
| 10-3010-0100 AD VALOREM TAXES (DMV) | 135,794.00 | 111,464.51 | 111,464.51 | 0.00 | 24,329.49 | 82 |
| 10-3010-0200 TAX INTEREST & PENALTIES | 5,000.00 | 6,592.63 | 6,592.63 | 0.00 | -1,592.63 | 132 |
| 3010 Ad Valorem Tax Subtotal | \$3,187,584.00 | \$3,175,227.96 | \$3,175,227.96 | \$0.00 | \$12,356.04 | 100 |
| 10 General Fund Subtotal | \$3,187,584.00 | \$3,175,227.96 | \$3,175,227.96 | \$0.00 | \$12,356.04 | 100 |
| Revenue Subtotal | \$3,187,584.00 | \$3,175,227.96 | \$3,175,227.96 | \$0.00 | \$12,356.04 | 100 |
| After Transfers | Excess Of Revenue Subtotal | \$3,187,584.00 | \$3,175,227.96 | \$3,175,227.96 | \$0.00 | 100 |
| 3020 Unrestricted Intergovernm | | | | | | |
| Revenue | | | | | | |
| 10 General Fund | | | | | | |
| 3020 Unrestricted Intergovernm | | | | | | |
| 10-3020-0000 FRANCHISE & UTILITIES TAX DIST. | 268,000.00 | 184,531.97 | 184,531.97 | 0.00 | 83,468.03 | 69 |
| 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 | 570,207.78 | 570,207.78 | 0.00 | 263,387.22 | 68 |
| 10-3020-0300 1/2 CENT SALES TAX A.40 | 349,435.00 | 254,502.55 | 254,502.55 | 0.00 | 94,932.45 | 73 |
| 10-3020-0400 1/2 CENT SALES TAX A.42 | 429,574.00 | 303,472.30 | 303,472.30 | 0.00 | 126,101.70 | 71 |
| 10-3020-0600 SALES TAX REFUND | 30,000.00 | 32,469.73 | 32,469.73 | 0.00 | -2,469.73 | 108 |
| 10-3020-0700 GASOLINE TAX REFUND | 5,000.00 | 0.00 | 0.00 | 0.00 | 5,000.00 | 0 |
| 3020 Unrestricted Intergovernm Subtotal | \$1,922,104.00 | \$1,345,184.33 | \$1,345,184.33 | \$0.00 | \$576,919.67 | 70 |
| 10 General Fund Subtotal | \$1,922,104.00 | \$1,345,184.33 | \$1,345,184.33 | \$0.00 | \$576,919.67 | 70 |
| Revenue Subtotal | \$1,922,104.00 | \$1,345,184.33 | \$1,345,184.33 | \$0.00 | \$576,919.67 | 70 |
| After Transfers | Excess Of Revenue Subtotal | \$1,922,104.00 | \$1,345,184.33 | \$1,345,184.33 | \$0.00 | 70 |
| 3030 Restricted Intergovernmen | | | | | | |
| Revenue | | | | | | |
| 10 General Fund | | | | | | |
| 3030 Restricted Intergovernmen | | | | | | |
| 10-3030-0000 SOLID WASTE DISPOSAL TAX | 1,000.00 | 844.86 | 844.86 | 0.00 | 155.14 | 84 |
| 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 |
| 3030 Restricted Intergovernmen Subtotal | \$82,000.00 | \$80,749.90 | \$80,749.90 | \$0.00 | \$1,250.10 | 98 |
| 10 General Fund Subtotal | \$82,000.00 | \$80,749.90 | \$80,749.90 | \$0.00 | \$1,250.10 | 98 |
| Revenue Subtotal | \$82,000.00 | \$80,749.90 | \$80,749.90 | \$0.00 | \$1,250.10 | 98 |
| After Transfers | Excess Of Revenue Subtotal | \$82,000.00 | \$80,749.90 | \$80,749.90 | \$0.00 | 98 |
| 3040 Permits & Fees | | | | | | |
| Revenue | | | | | | |

REVENUE & EXPENDITURE STATEMENT

07/01/2025 To 04/30/2026

FY 2025-2026

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

| Account | Budget (\$) | Current Period (\$) | YTD (\$) | Encumbrance (\$) | Remaining Balance (\$) | % Used |
|---|-----------------------------------|---------------------|--------------------|------------------|------------------------|------------|
| 10 General Fund | | | | | | |
| 3040 Permits & Fees | | | | | | |
| 10-3040-0000 ZONING PERMITS | 42,000.00 | 62,010.00 | 62,010.00 | 0.00 | -20,010.00 | 148 |
| 10-3040-0100 DOG LICENSE FEE | 1,500.00 | 1,365.00 | 1,365.00 | 0.00 | 135.00 | 91 |
| 3040 Permits & Fees Subtotal | \$43,500.00 | \$63,375.00 | \$63,375.00 | \$0.00 | -\$19,875.00 | 146 |
| 10 General Fund Subtotal | \$43,500.00 | \$63,375.00 | \$63,375.00 | \$0.00 | -\$19,875.00 | 146 |
| Revenue Subtotal | \$43,500.00 | \$63,375.00 | \$63,375.00 | \$0.00 | -\$19,875.00 | 146 |
| After Transfers | Excess Of Revenue Subtotal | \$43,500.00 | \$63,375.00 | \$0.00 | | 146 |
| 3050 Investment Earnings | | | | | | |
| Revenue | | | | | | |
| 10 General Fund | | | | | | |
| 3050 Investment Earnings | | | | | | |
| 10-3050-0000 INTEREST EARNED | 175,000.00 | 49,624.42 | 49,624.42 | 0.00 | 125,375.58 | 28 |
| 3050 Investment Earnings Subtotal | \$175,000.00 | \$49,624.42 | \$49,624.42 | \$0.00 | \$125,375.58 | 28 |
| 10 General Fund Subtotal | \$175,000.00 | \$49,624.42 | \$49,624.42 | \$0.00 | \$125,375.58 | 28 |
| Revenue Subtotal | \$175,000.00 | \$49,624.42 | \$49,624.42 | \$0.00 | \$125,375.58 | 28 |
| After Transfers | Excess Of Revenue Subtotal | \$175,000.00 | \$49,624.42 | \$0.00 | | 28 |
| 3060 Miscellaneous | | | | | | |
| Revenue | | | | | | |
| 10 General Fund | | | | | | |
| 3060 Miscellaneous | | | | | | |
| 10-3060-0100 AMERICAN TOWER AGREEMENT | 38,000.00 | 34,370.17 | 34,370.17 | 0.00 | 3,629.83 | 90 |
| 10-3060-0200 MISCELLANEOUS | 25,000.00 | 62,842.28 | 62,842.28 | -371.99 | -37,842.28 | 251 |
| 10-3060-0300 INSURANCE REIMBURSEMENT | 0.00 | 1,000.00 | 1,000.00 | 0.00 | -1,000.00 | *100 |
| 3060 Miscellaneous Subtotal | \$63,000.00 | \$98,212.45 | \$98,212.45 | -\$371.99 | -\$35,212.45 | 156 |
| 10 General Fund Subtotal | \$63,000.00 | \$98,212.45 | \$98,212.45 | -\$371.99 | -\$35,212.45 | 156 |
| Revenue Subtotal | \$63,000.00 | \$98,212.45 | \$98,212.45 | -\$371.99 | -\$35,212.45 | 156 |
| After Transfers | Excess Of Revenue Subtotal | \$63,000.00 | \$98,212.45 | -\$371.99 | | 156 |
| 3290 | | | | | | |
| Revenue | | | | | | |
| 30 Water & Sewer Fund | | | | | | |
| 3290 | | | | | | |
| 30-3290-0000 INTEREST EARNED | 4,000.00 | 3,315.46 | 3,315.46 | 0.00 | 684.54 | 83 |
| 3290 Subtotal | \$4,000.00 | \$3,315.46 | \$3,315.46 | \$0.00 | \$684.54 | 83 |
| 30 Water & Sewer Fund Subtotal | \$4,000.00 | \$3,315.46 | \$3,315.46 | \$0.00 | \$684.54 | 83 |
| Revenue Subtotal | \$4,000.00 | \$3,315.46 | \$3,315.46 | \$0.00 | \$684.54 | 83 |
| After Transfers | Excess Of Revenue Subtotal | \$4,000.00 | \$3,315.46 | \$0.00 | | 83 |
| 3350 Commissions, Sw Chg Coll | | | | | | |
| Revenue | | | | | | |

REVENUE & EXPENDITURE STATEMENT

07/01/2025 To 04/30/2026

FY 2025-2026

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

| Account | Budget (\$) | Current Period (\$) | YTD (\$) | Encumbrance (\$) | Remaining Balance (\$) | % Used |
|---|-----------------------|---------------------|---------------------|------------------|------------------------|------------|
| 30 Water & Sewer Fund | | | | | | |
| 3350 Commissions, Sw Chg Coll | | | | | | |
| 30-3350-0000 COMMISSIONS, SEWER CHARGE COLL | 10,000.00 | 9,813.74 | 9,813.74 | 0.00 | 186.26 | 98 |
| 3350 Commissions, Sw Chg Coll Subtotal | \$10,000.00 | \$9,813.74 | \$9,813.74 | \$0.00 | \$186.26 | 98 |
| 30 Water & Sewer Fund Subtotal | \$10,000.00 | \$9,813.74 | \$9,813.74 | \$0.00 | \$186.26 | 98 |
| Revenue Subtotal | \$10,000.00 | \$9,813.74 | \$9,813.74 | \$0.00 | \$186.26 | 98 |
| After Transfers Excess Of Revenue Subtotal | \$10,000.00 | \$9,813.74 | \$9,813.74 | \$0.00 | | 98 |
| 3500 Other Financing | | | | | | |
| Other Financing Source | | | | | | |
| 10 General Fund | | | | | | |
| 3500 Other Financing | | | | | | |
| 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 | 22,500.00 | 22,500.00 | 0.00 | -22,500.00 | *100 |
| 3500 Other Financing Subtotal | \$545,000.00 | \$40,650.00 | \$40,650.00 | \$0.00 | \$504,350.00 | 7 |
| 10 General Fund Subtotal | \$545,000.00 | \$40,650.00 | \$40,650.00 | \$0.00 | \$504,350.00 | 7 |
| Other Financing Source Subtotal | \$545,000.00 | \$40,650.00 | \$40,650.00 | \$0.00 | \$504,350.00 | 7 |
| After Transfers Excess Of Revenue Subtotal | \$545,000.00 | \$40,650.00 | \$40,650.00 | \$0.00 | | 7 |
| 3710 Water Sales | | | | | | |
| Revenue | | | | | | |
| 30 Water & Sewer Fund | | | | | | |
| 3710 Water Sales | | | | | | |
| 30-3710-0000 WATER CHARGES | 641,000.00 | 478,457.09 | 478,457.09 | 0.00 | 162,542.91 | 75 |
| 30-3710-0100 MSD CHARGES | 439,130.00 | 329,117.45 | 329,117.45 | 0.00 | 110,012.55 | 75 |
| 30-3710-0200 AMI TRANSMITTER CHARGES | 9,000.00 | 5,567.38 | 5,567.38 | 0.00 | 3,432.62 | 62 |
| 3710 Water Sales Subtotal | \$1,089,130.00 | \$813,141.92 | \$813,141.92 | \$0.00 | \$275,988.08 | 75 |
| 30 Water & Sewer Fund Subtotal | \$1,089,130.00 | \$813,141.92 | \$813,141.92 | \$0.00 | \$275,988.08 | 75 |
| Revenue Subtotal | \$1,089,130.00 | \$813,141.92 | \$813,141.92 | \$0.00 | \$275,988.08 | 75 |
| After Transfers Excess Of Revenue Subtotal | \$1,089,130.00 | \$813,141.92 | \$813,141.92 | \$0.00 | | 75 |
| 3730 Water Tap & Connect Fees | | | | | | |
| Revenue | | | | | | |
| 30 Water & Sewer Fund | | | | | | |
| 3730 Water Tap & Connect Fees | | | | | | |
| 30-3730-0000 WATER TAP AND CONNECTION FEES | 10,000.00 | 14,510.00 | 14,510.00 | 0.00 | -4,510.00 | 145 |
| 3730 Water Tap & Connect Fees Subtotal | \$10,000.00 | \$14,510.00 | \$14,510.00 | \$0.00 | -\$4,510.00 | 145 |
| 30 Water & Sewer Fund Subtotal | \$10,000.00 | \$14,510.00 | \$14,510.00 | \$0.00 | -\$4,510.00 | 145 |
| Revenue Subtotal | \$10,000.00 | \$14,510.00 | \$14,510.00 | \$0.00 | -\$4,510.00 | 145 |
| After Transfers Excess Of Revenue Subtotal | \$10,000.00 | \$14,510.00 | \$14,510.00 | \$0.00 | | 145 |

REVENUE & EXPENDITURE STATEMENT

07/01/2025 To 04/30/2026

FY 2025-2026

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| Account | Budget (\$) | Current Period (\$) | YTD (\$) | Encumbrance (\$) | Remaining Balance (\$) | % Used |
|--|---------------------------------------|-----------------------|-----------------------|-----------------------|------------------------|-------------|
| 3900 | | | | | | |
| Other Financing Source | | | | | | |
| 40 Capital Project Fund | | | | | | |
| 3900 | | | | | | |
| 40-3900-4000 FINANCING PROCEEDS-CASHFLOW LO/ | 0.00 | 1,335,763.62 | 1,335,763.62 | 0.00 | -1,335,763.62 | *100 |
| 3900 Subtotal | \$0.00 | \$1,335,763.62 | \$1,335,763.62 | \$0.00 | -\$1,335,763.62 | *100 |
| 40 Capital Project Fund Subtotal | \$0.00 | \$1,335,763.62 | \$1,335,763.62 | \$0.00 | -\$1,335,763.62 | *100 |
| Other Financing Source Subtotal | \$0.00 | \$1,335,763.62 | \$1,335,763.62 | \$0.00 | -\$1,335,763.62 | *100 |
| After Transfers | Excess Of Revenue Subtotal | \$0.00 | \$1,335,763.62 | \$1,335,763.62 | \$0.00 | *100 |
| 4200 Administration | | | | | | |
| Expenditure | | | | | | |
| 4200 Administration | | | | | | |
| 10-4200-0200 SALARIES | 383,791.00 | 363,586.80 | 363,586.80 | 0.00 | 20,204.20 | 95 |
| 10-4200-0500 FICA | 29,360.00 | 28,119.27 | 28,119.27 | 0.00 | 1,240.73 | 96 |
| 10-4200-0600 HEALTH INSURANCE (MEDICAL) | 41,748.00 | 38,491.25 | 38,491.25 | 0.00 | 3,256.75 | 92 |
| 10-4200-0650 DENTAL, VISION, LIFE INSURANCE | 13,125.00 | 8,526.60 | 8,526.60 | 0.00 | 4,598.40 | 65 |
| 10-4200-0675 HEALTH REIMBURSEMENT ACC | 7,500.00 | 5,000.00 | 5,000.00 | 0.00 | 2,500.00 | 67 |
| 10-4200-0700 LGERS RETIREMENT | 80,712.00 | 79,628.70 | 79,628.70 | 0.00 | 1,083.30 | 99 |
| 10-4200-0800 401K SUPP RETIREMENT | 19,190.00 | 16,690.56 | 16,690.56 | 0.00 | 2,499.44 | 87 |
| 10-4200-1000 ACCOUNTING & TAXES | 60,000.00 | 75,579.24 | 75,579.24 | 0.00 | -15,579.24 | 126 |
| 10-4200-1200 POSTAGE, PRINTING, STATIONARY | 12,500.00 | 9,711.72 | 9,711.72 | 0.00 | 2,788.28 | 78 |
| 10-4200-1400 MILEAGE & BOARD SALARY | 21,600.00 | 18,475.00 | 18,475.00 | 0.00 | 3,125.00 | 86 |
| 10-4200-1500 BLDG & GRNDS MAINTENANCE | 15,000.00 | 330.60 | 330.60 | 0.00 | 14,669.40 | 2 |
| 10-4200-1700 MAINTENANCE/REPAIRS-VEHICLES | 0.00 | 5,528.99 | 5,528.99 | 0.00 | -5,528.99 | *100 |
| 10-4200-3300 SUPPLIES AND EQUIPMENT | 15,000.00 | 6,749.52 | 6,749.52 | 1,153.45 | 8,250.48 | 45 |
| 10-4200-5300 DUES & FEES | 12,000.00 | 8,686.35 | 8,686.35 | 550.00 | 3,313.65 | 72 |
| 10-4200-5700 MISCELLANEOUS | 5,000.00 | 719.98 | 719.98 | 0.00 | 4,280.02 | 14 |
| 10-4200-6500 STAFF DEVELOPMENT | 25,000.00 | 18,052.80 | 18,052.80 | 3,498.00 | 6,947.20 | 72 |
| 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 | 7,713.49 | 7,713.49 | 0.00 | -1,113.49 | 117 |
| 10-4200-8201 DEBT SERVICE LEASES-INTEREST | 2,400.00 | 0.00 | 0.00 | 0.00 | 2,400.00 | 0 |
| 4200 Administration Subtotal | \$770,526.00 | \$691,590.87 | \$691,590.87 | \$5,201.45 | \$78,935.13 | 90 |
| Expenditure Subtotal | \$770,526.00 | \$691,590.87 | \$691,590.87 | \$5,201.45 | \$78,935.13 | 90 |
| Before Transfers | Deficiency Of Revenue Subtotal | -\$770,526.00 | -\$691,590.87 | -\$691,590.87 | -\$5,201.45 | 90 |
| After Transfers | Deficiency Of Revenue Subtotal | -\$770,526.00 | -\$691,590.87 | -\$691,590.87 | -\$5,201.45 | 90 |
| 4300 | | | | | | |
| Expenditure | | | | | | |
| 4300 | | | | | | |
| 10-4300-6500 STAFF DEVELOPMENT | 0.00 | 368.48 | 368.48 | 0.00 | -368.48 | *100 |

REVENUE & EXPENDITURE STATEMENT
07/01/2025 To 04/30/2026

Town of Biltmore Forest
FY 2025-2026

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

| Account | Budget (\$) | Current Period (\$) | YTD (\$) | Encumbrance (\$) | Remaining Balance (\$) | % Used |
|---|---------------------------------------|-----------------------|-----------------------|-----------------------|------------------------|-------------|
| 4300 Subtotal | \$0.00 | \$368.48 | \$368.48 | \$0.00 | -\$368.48 | *100 |
| Expenditure Subtotal | \$0.00 | \$368.48 | \$368.48 | \$0.00 | -\$368.48 | *100 |
| Before Transfers | Deficiency Of Revenue Subtotal | \$0.00 | -\$368.48 | -\$368.48 | \$0.00 | *100 |
| After Transfers | Deficiency Of Revenue Subtotal | \$0.00 | -\$368.48 | -\$368.48 | \$0.00 | *100 |
| 4400 | | | | | | |
| Revenue | | | | | | |
| 40 Capital Project Fund | | | | | | |
| 4400 | | | | | | |
| 40-4400-1200 FEMA GRANT REIMBURSEMENT | 0.00 | 1,251,246.68 | 1,251,246.68 | 0.00 | -1,251,246.68 | *100 |
| 4400 Subtotal | \$0.00 | \$1,251,246.68 | \$1,251,246.68 | \$0.00 | -\$1,251,246.68 | *100 |
| 40 Capital Project Fund Subtotal | \$0.00 | \$1,251,246.68 | \$1,251,246.68 | \$0.00 | -\$1,251,246.68 | *100 |
| Revenue Subtotal | \$0.00 | \$1,251,246.68 | \$1,251,246.68 | \$0.00 | -\$1,251,246.68 | *100 |
| After Transfers | Excess Of Revenue Subtotal | \$0.00 | \$1,251,246.68 | \$1,251,246.68 | \$0.00 | *100 |
| 5100 Police Department | | | | | | |
| Expenditure | | | | | | |
| 5100 Police Department | | | | | | |
| 10-5100-0200 SALARIES | 1,257,901.00 | 1,201,291.14 | 1,201,291.14 | 0.00 | 56,609.86 | 95 |
| 10-5100-0300 OVERTIME | 0.00 | 1,269.18 | 1,269.18 | 0.00 | -1,269.18 | *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 | 93,419.27 | 93,419.27 | 0.00 | 2,809.73 | 97 |
| 10-5100-0600 HEALTH INSURANCE (MEDICAL) | 141,944.00 | 147,126.89 | 147,126.89 | 0.00 | -5,182.89 | 104 |
| 10-5100-0650 DENTAL, VISION, LIFE INSURANCE | 35,700.00 | 25,981.58 | 25,981.58 | 0.00 | 9,718.42 | 73 |
| 10-5100-0675 HRA HEALTH REIMB ACCT | 25,500.00 | 21,125.00 | 21,125.00 | 0.00 | 4,375.00 | 83 |
| 10-5100-0700 LGERS RETIREMENT | 286,298.00 | 263,057.65 | 263,057.65 | 0.00 | 23,240.35 | 92 |
| 10-5100-0800 401K SUPP RETIREMENT | 62,895.00 | 54,032.73 | 54,032.73 | 0.00 | 8,862.27 | 86 |
| 10-5100-1500 MAINT/REPAIR - BLDG/GROUNDS | 10,000.00 | 2,451.13 | 2,451.13 | 0.00 | 7,548.87 | 25 |
| 10-5100-1600 MAINT/REPAIR - EQUIPMENT | 5,000.00 | 6,473.42 | 6,473.42 | 1,575.67 | -1,473.42 | 129 |
| 10-5100-1700 MAINT/REPAIR - VEHICLES | 25,000.00 | 40,466.75 | 40,466.75 | 0.00 | -15,466.75 | 162 |
| 10-5100-3100 MOTOR FUELS | 21,000.00 | 20,529.59 | 20,529.59 | 0.00 | 470.41 | 98 |
| 10-5100-3300 SUPPLIES | 10,000.00 | 9,754.15 | 9,754.15 | 2,815.59 | 245.85 | 98 |
| 10-5100-3600 UNIFORMS | 25,000.00 | 14,697.20 | 14,697.20 | 2,603.98 | 10,302.80 | 59 |
| 10-5100-3700 SOFTWARE | 15,000.00 | 6,237.93 | 6,237.93 | 4,264.26 | 8,762.07 | 42 |
| 10-5100-3800 TECHNOLOGY | 100,000.00 | 85,511.99 | 85,511.99 | 620.20 | 14,488.01 | 86 |
| 10-5100-5700 MISCELLANEOUS | 1,000.00 | 9,242.64 | 9,242.64 | 212.89 | -8,242.64 | 924 |
| 10-5100-5800 PHYSICAL EXAMS | 5,000.00 | 5,537.48 | 5,537.48 | 350.00 | -537.48 | 111 |
| 10-5100-6500 STAFF DEVELOPMENT | 15,000.00 | 13,265.32 | 13,265.32 | 3,351.76 | 1,734.68 | 88 |
| 10-5100-7400 CAPITAL EQUIPMENT PURCHASES | 75,000.00 | 44,316.40 | 44,316.40 | 11,159.23 | 30,683.60 | 59 |
| 10-5100-8200 DEBT SERVICE-LEASE | 72,000.00 | 56,588.58 | 56,588.58 | 0.00 | 15,411.42 | 79 |
| 10-5100-8201 DEBT SERVICE-INTEREST | 4,800.00 | 0.00 | 0.00 | 0.00 | 4,800.00 | 0 |

REVENUE & EXPENDITURE STATEMENT

07/01/2025 To 04/30/2026

FY 2025-2026

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

| Account | Budget (\$) | Current Period (\$) | YTD (\$) | Encumbrance (\$) | Remaining Balance (\$) | % Used |
|---|---------------------------------------|------------------------|------------------------|------------------------|------------------------|------------|
| 5100 Police Department Subtotal | \$2,322,267.00 | \$2,122,376.02 | \$2,122,376.02 | \$26,953.58 | \$199,890.98 | 91 |
| Expenditure Subtotal | \$2,322,267.00 | \$2,122,376.02 | \$2,122,376.02 | \$26,953.58 | \$199,890.98 | 91 |
| Before Transfers | Deficiency Of Revenue Subtotal | -\$2,322,267.00 | -\$2,122,376.02 | -\$2,122,376.02 | -\$26,953.58 | 91 |
| After Transfers | Deficiency Of Revenue Subtotal | -\$2,322,267.00 | -\$2,122,376.02 | -\$2,122,376.02 | -\$26,953.58 | 91 |
| 5200 Fire Services | | | | | | |
| Expenditure | | | | | | |
| 5200 Fire Services | | | | | | |
| 10-5200-0000 FIRE CONTRACT | 425,000.00 | 425,000.00 | 425,000.00 | 0.00 | 0.00 | 100 |
| 5200 Fire Services Subtotal | \$425,000.00 | \$425,000.00 | \$425,000.00 | \$0.00 | \$0.00 | 100 |
| Expenditure Subtotal | \$425,000.00 | \$425,000.00 | \$425,000.00 | \$0.00 | \$0.00 | 100 |
| Before Transfers | Deficiency Of Revenue Subtotal | -\$425,000.00 | -\$425,000.00 | \$0.00 | | 100 |
| After Transfers | Deficiency Of Revenue Subtotal | -\$425,000.00 | -\$425,000.00 | \$0.00 | | 100 |
| 5600 Public Works | | | | | | |
| Expenditure | | | | | | |
| 5600 Public Works | | | | | | |
| 10-5600-0200 SALARIES | 286,246.00 | 276,871.19 | 276,871.19 | 0.00 | 9,374.81 | 97 |
| 10-5600-0500 FICA | 21,898.00 | 21,282.30 | 21,282.30 | 0.00 | 615.70 | 97 |
| 10-5600-0600 HOSPITAL INSURANCE (MEDICAL) | 41,748.00 | 40,067.35 | 40,067.35 | 0.00 | 1,680.65 | 96 |
| 10-5600-0650 DENTAL, VISION, LIFE INSURANCE | 10,500.00 | 7,067.15 | 7,067.15 | 0.00 | 3,432.85 | 67 |
| 10-5600-0675 HRA HEALTH REIMB ACCT | 9,000.00 | 5,625.00 | 5,625.00 | 0.00 | 3,375.00 | 63 |
| 10-5600-0700 LGERS RETIREMENT | 60,198.00 | 60,027.46 | 60,027.46 | 0.00 | 170.54 | 100 |
| 10-5600-0800 401K SUPP RETIREMENT | 14,312.00 | 12,135.51 | 12,135.51 | 0.00 | 2,176.49 | 85 |
| 10-5600-1300 STREETLIGHTS ELECTRIC | 15,000.00 | 12,743.69 | 12,743.69 | 0.00 | 2,256.31 | 85 |
| 10-5600-1500 MAINT/REPAIR - BLDG/GROUNDS | 10,000.00 | 44,660.17 | 44,660.17 | 19,976.08 | -34,660.17 | 447 |
| 10-5600-1600 MAINT/REPAIR- STREETLIGHTS | 50,000.00 | 34,607.51 | 34,607.51 | 1,385.67 | 15,392.49 | 69 |
| 10-5600-1700 MAINT/REPAIR - VEHICLES | 10,000.00 | 5,758.62 | 5,758.62 | 0.00 | 4,241.38 | 58 |
| 10-5600-3100 MOTOR FUELS | 18,750.00 | 16,583.21 | 16,583.21 | 0.00 | 2,166.79 | 88 |
| 10-5600-3300 SUPPLIES | 10,000.00 | 5,705.29 | 5,705.29 | 257.12 | 4,294.71 | 57 |
| 10-5600-3400 STREET SIGNS & NUMBERS | 1,000.00 | 841.49 | 841.49 | 650.00 | 158.51 | 84 |
| 10-5600-3600 UNIFORMS | 10,000.00 | 4,360.63 | 4,360.63 | 934.49 | 5,639.37 | 44 |
| 10-5600-3800 TECHNOLOGY | 2,000.00 | 1,522.06 | 1,522.06 | 0.00 | 477.94 | 76 |
| 10-5600-5200 PARKS | 50,000.00 | 7,948.07 | 7,948.07 | 4,372.36 | 42,051.93 | 16 |
| 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 | 175.00 | 175.00 | 0.00 | 4,825.00 | 4 |
| 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 | 8,338.81 | 8,338.81 | 0.00 | -3,338.81 | 167 |
| 40-5600-7402 CATEGORY A- DEBRIS | 0.00 | 2,429,275.13 | 2,429,275.13 | 0.00 | -2,429,275.13 | *100 |

REVENUE & EXPENDITURE STATEMENT

07/01/2025 To 04/30/2026

FY 2025-2026

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

| Account | Budget (\$) | Current Period (\$) | YTD (\$) | Encumbrance (\$) | Remaining Balance (\$) | % Used |
|---|---------------------------------------|-----------------------|------------------------|------------------------|------------------------|------------|
| 5600 Public Works Subtotal | \$686,652.00 | \$2,995,595.64 | \$2,995,595.64 | \$27,575.72 | -\$2,308,943.64 | 436 |
| Expenditure Subtotal | \$686,652.00 | \$2,995,595.64 | \$2,995,595.64 | \$27,575.72 | -\$2,308,943.64 | 436 |
| Before Transfers | Deficiency Of Revenue Subtotal | -\$686,652.00 | -\$2,995,595.64 | -\$2,995,595.64 | -\$27,575.72 | 436 |
| After Transfers | Deficiency Of Revenue Subtotal | -\$686,652.00 | -\$2,995,595.64 | -\$2,995,595.64 | -\$27,575.72 | 436 |
| 5700 Streets & Transportation | | | | | | |
| Expenditure | | | | | | |
| 5700 Streets & Transportation | | | | | | |
| 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 | 61,549.61 | 61,549.61 | 0.00 | -60,549.61 | 6,155 |
| 10-5700-2200 CONTRACTS- PAVING & STRIPING | 200,000.00 | 221,301.25 | 221,301.25 | 0.00 | -21,301.25 | 111 |
| 10-5700-2300 SUPPLIES | 10,000.00 | 10,711.24 | 10,711.24 | 0.00 | -711.24 | 107 |
| 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 | 20,889.93 | 20,889.93 | 0.00 | 179,110.07 | 10 |
| 10-5700-6500 STAFF DEVELOPMENT | 5,000.00 | 256.55 | 256.55 | 0.00 | 4,743.45 | 5 |
| 10-5700-7400 CAPITAL EQUIPMENT PURCHASES | 30,000.00 | 236,748.65 | 236,748.65 | 0.00 | -206,748.65 | 789 |
| 10-5700-7500 ENGINEERING | 25,000.00 | 59,879.45 | 59,879.45 | 0.00 | -34,879.45 | 240 |
| 10-5700-8200 DEBT SERVICE LEASES-PRINCIPAL | 10,800.00 | 31,215.32 | 31,215.32 | 0.00 | -20,415.32 | 289 |
| 10-5700-8201 DEBT SERVICE LEASES-INTEREST | 4,800.00 | 0.00 | 0.00 | 0.00 | 4,800.00 | 0 |
| 5700 Streets & Transportation Subtotal | \$492,100.00 | \$643,744.59 | \$643,744.59 | \$0.00 | -\$151,644.59 | 131 |
| Expenditure Subtotal | \$492,100.00 | \$643,744.59 | \$643,744.59 | \$0.00 | -\$151,644.59 | 131 |
| Before Transfers | Deficiency Of Revenue Subtotal | -\$492,100.00 | -\$643,744.59 | -\$643,744.59 | \$0.00 | 131 |
| After Transfers | Deficiency Of Revenue Subtotal | -\$492,100.00 | -\$643,744.59 | -\$643,744.59 | \$0.00 | 131 |
| 5800 Sanitation & Recycling | | | | | | |
| Expenditure | | | | | | |
| 5800 Sanitation & Recycling | | | | | | |
| 10-5800-0200 SALARIES | 153,718.00 | 144,939.98 | 144,939.98 | 0.00 | 8,778.02 | 94 |
| 10-5800-0500 FICA | 11,759.00 | 11,535.49 | 11,535.49 | 0.00 | 223.51 | 98 |
| 10-5800-0600 HEALTH INSURANCE (MEDICAL) | 25,012.00 | 23,288.35 | 23,288.35 | 0.00 | 1,723.65 | 93 |
| 10-5800-0650 DENTAL,VISION, LIFE INSURANCE | 6,300.00 | 3,302.95 | 3,302.95 | 0.00 | 2,997.05 | 52 |
| 10-5800-0675 HRA HEALTH REIMB ACCT | 4,500.00 | 3,750.00 | 3,750.00 | 0.00 | 750.00 | 83 |
| 10-5800-0700 LGERS RETIREMENT | 60,198.00 | 30,538.37 | 30,538.37 | 0.00 | 29,659.63 | 51 |
| 10-5800-0800 401K SUPP RETIREMENT | 14,312.00 | 6,555.35 | 6,555.35 | 0.00 | 7,756.65 | 46 |
| 10-5800-1700 MAINT/REPAIRS - VEHICLES | 50,000.00 | 23,745.70 | 23,745.70 | 0.00 | 26,254.30 | 47 |
| 10-5800-3100 MOTOR FUELS | 31,200.00 | 15,360.59 | 15,360.59 | 0.00 | 15,839.41 | 49 |
| 10-5800-3300 SUPPLIES | 1,500.00 | 1,380.46 | 1,380.46 | 0.00 | 119.54 | 92 |
| 10-5800-3800 TECHNOLOGY | 1,000.00 | 2,985.50 | 2,985.50 | 0.00 | -1,985.50 | 299 |
| 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 | 21,813.11 | 21,813.11 | 0.00 | 11,936.89 | 65 |
| 10-5800-8100 RECYCLING | 10,000.00 | 7,509.17 | 7,509.17 | 0.00 | 2,490.83 | 75 |

REVENUE & EXPENDITURE STATEMENT

07/01/2025 To 04/30/2026

FY 2025-2026

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

| Account | Budget (\$) | Current Period (\$) | YTD (\$) | Encumbrance (\$) | Remaining Balance (\$) | % Used |
|---|---------------------------------------|----------------------|----------------------|----------------------|------------------------|------------|
| 10-5800-8200 BRUSH & LEAF DISPOSAL FEES | 54,000.00 | 31,911.64 | 31,911.64 | 0.00 | 22,088.36 | 59 |
| 10-5800-8300 DUMPSTER FEES | 26,400.00 | 26,010.17 | 26,010.17 | 0.00 | 389.83 | 99 |
| 5800 Sanitation & Recycling Subtotal | \$633,649.00 | \$354,626.83 | \$354,626.83 | \$0.00 | \$279,022.17 | 56 |
| Expenditure Subtotal | \$633,649.00 | \$354,626.83 | \$354,626.83 | \$0.00 | \$279,022.17 | 56 |
| Before Transfers | Deficiency Of Revenue Subtotal | -\$633,649.00 | -\$354,626.83 | -\$354,626.83 | \$0.00 | 56 |
| After Transfers | Deficiency Of Revenue Subtotal | -\$633,649.00 | -\$354,626.83 | -\$354,626.83 | \$0.00 | 56 |
| 6600 General Government | | | | | | |
| Expenditure | | | | | | |
| 6600 General Government | | | | | | |
| 10-6600-0400 OUTSIDE PROFESSIONAL SERVICES | 0.00 | 294,381.07 | 294,381.07 | 0.00 | -294,381.07 | *100 |
| 10-6600-0401 LEGAL SERVICES | 30,000.00 | 48,954.80 | 48,954.80 | 0.00 | -18,954.80 | 163 |
| 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 | 137,978.91 | 137,978.91 | 0.00 | 12,021.09 | 92 |
| 10-6600-1300 MUNICIPAL UTILITIES | 26,000.00 | 18,601.28 | 18,601.28 | 0.00 | 7,398.72 | 72 |
| 10-6600-1500 GE. REPS. AND MAINT. | 35,000.00 | 29,599.95 | 29,599.95 | 203.10 | 5,400.05 | 85 |
| 10-6600-5400 INSURANCE | 131,250.00 | 127,486.30 | 127,486.30 | 0.00 | 3,763.70 | 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 | 6,329.89 | 6,329.89 | 0.00 | -1,329.89 | 127 |
| 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 | 600.00 | 600.00 | 0.00 | 11,400.00 | 5 |
| 10-6600-6300 COMMUNITY EVENTS | 50,000.00 | 35,482.21 | 35,482.21 | 307.63 | 14,517.79 | 71 |
| 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 | 61,897.75 | 61,897.75 | 0.00 | 13,102.25 | 83 |
| 6600 General Government Subtotal | \$586,957.00 | \$789,759.24 | \$789,759.24 | \$510.73 | -\$202,802.24 | 135 |
| Expenditure Subtotal | \$586,957.00 | \$789,759.24 | \$789,759.24 | \$510.73 | -\$202,802.24 | 135 |
| Before Transfers | Deficiency Of Revenue Subtotal | -\$586,957.00 | -\$789,759.24 | -\$510.73 | | 135 |
| After Transfers | Deficiency Of Revenue Subtotal | -\$586,957.00 | -\$789,759.24 | -\$510.73 | | 135 |
| 6700 Debt Service | | | | | | |
| Expenditure | | | | | | |
| 6700 Debt Service | | | | | | |
| 10-6700-0500 Public Works Building-Principal | 84,211.00 | 84,210.52 | 84,210.52 | 0.00 | 0.48 | 100 |
| 10-6700-0600 NCDEQ LOAN STRM REST | 14,600.00 | 14,630.00 | 14,630.00 | 0.00 | -30.00 | 100 |
| 10-6700-1500 Public Works Building-Interest | 9,500.00 | 9,195.80 | 9,195.80 | 0.00 | 304.20 | 97 |
| 6700 Debt Service Subtotal | \$108,311.00 | \$108,036.32 | \$108,036.32 | \$0.00 | \$274.68 | 100 |
| Expenditure Subtotal | \$108,311.00 | \$108,036.32 | \$108,036.32 | \$0.00 | \$274.68 | 100 |
| Before Transfers | Deficiency Of Revenue Subtotal | -\$108,311.00 | -\$108,036.32 | \$0.00 | | 100 |
| After Transfers | Deficiency Of Revenue Subtotal | -\$108,311.00 | -\$108,036.32 | \$0.00 | | 100 |
| 8100 Water Dept. | | | | | | |

REVENUE & EXPENDITURE STATEMENT

Town of Biltmore Forest

07/01/2025 To 04/30/2026

FY 2025-2026

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

| Account | Budget (\$) | Current Period (\$) | YTD (\$) | Encumbrance (\$) | Remaining Balance (\$) | % Used |
|---|---------------------------------------|------------------------|----------------------|----------------------|------------------------|-----------|
| Expenditure | | | | | | |
| 8100 Water Dept. | | | | | | |
| 30-8100-0200 SALARIES | 215,843.00 | 158,097.20 | 158,097.20 | 0.00 | 57,745.80 | 73 |
| 30-8100-0400 PROFESSIONAL SERVICES | 5,000.00 | 18,060.00 | 18,060.00 | 5,916.00 | -13,060.00 | 361 |
| 30-8100-0500 FICA | 16,512.00 | 12,408.81 | 12,408.81 | 0.00 | 4,103.19 | 75 |
| 30-8100-0600 HEALTH INSURANCE (MEDICAL) | 0.00 | 22,657.60 | 22,657.60 | 0.00 | -22,657.60 | *100 |
| 30-8100-0650 DENTAL, VISION, LIFE INSURANCE | 0.00 | 4,564.85 | 4,564.85 | 0.00 | -4,564.85 | *100 |
| 30-8100-0675 HRA HEALTH REIMBURSEMENT ACCT | 0.00 | 3,125.00 | 3,125.00 | 0.00 | -3,125.00 | *100 |
| 30-8100-0700 LGERS RETIREMENT | 43,773.00 | 35,097.47 | 35,097.47 | 0.00 | 8,675.53 | 80 |
| 30-8100-0800 401K SUPP RETIREMENT | 10,792.00 | 9,086.26 | 9,086.26 | 0.00 | 1,705.74 | 84 |
| 30-8100-1200 POSTAGE, PRINTING,& STATIONARY | 2,000.00 | 1,187.39 | 1,187.39 | 622.13 | 812.61 | 59 |
| 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 | 26,303.42 | 26,303.42 | 0.00 | -11,303.42 | 175 |
| 30-8100-4800 WATER PURCHASES | 256,748.00 | 207,396.84 | 207,396.84 | 0.00 | 49,351.16 | 81 |
| 30-8100-4900 SEWER PURCHASES | 439,130.00 | 408,945.91 | 408,945.91 | 0.00 | 30,184.09 | 93 |
| 30-8100-5000 AMI TRANSMITTER FEES | 9,000.00 | 8,410.64 | 8,410.64 | 0.00 | 589.36 | 93 |
| 30-8100-5700 MISCELLANEOUS | 2,500.00 | 2,113.11 | 2,113.11 | 0.00 | 386.89 | 85 |
| 30-8100-6500 STAFF DEVELOPMENT | 2,500.00 | 1,401.58 | 1,401.58 | 0.00 | 1,098.42 | 56 |
| 30-8100-7400 CAPITAL IMPROVEMENT | 84,331.00 | 0.00 | 0.00 | 0.00 | 84,331.00 | 0 |
| 8100 Water Dept. Subtotal | \$1,113,129.00 | \$920,283.06 | \$920,283.06 | \$6,538.13 | \$192,845.94 | 83 |
| Expenditure Subtotal | \$1,113,129.00 | \$920,283.06 | \$920,283.06 | \$6,538.13 | \$192,845.94 | 83 |
| Before Transfers | Deficiency Of Revenue Subtotal | -\$1,113,129.00 | -\$920,283.06 | -\$920,283.06 | -\$6,538.13 | 83 |
| After Transfers | Deficiency Of Revenue Subtotal | -\$1,113,129.00 | -\$920,283.06 | -\$920,283.06 | -\$6,538.13 | 83 |

**BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
MAY 12, 2026**



**Agenda Item G-1
Ridgefield Place - Hendersonville Road Intersection
Right-In, Right-Out Only Conceptual Layouts**

Background

Following the Town's 2022 traffic study, the Town of Biltmore Forest is addressing safety concerns and excessive cut-through traffic at the Ridgefield Place and Hendersonville Road intersection. While residents strongly supported closing the road entirely in a 2024 survey, the Town has been unable to acquire the land necessary for a cul-de-sac. Consequently, the Town's consulting engineer, McGill Associates, PA, was hired to prepare conceptual "right-in, right-out" (RIRO) configurations to improve safety within the existing right-of-way.

Summary of Conceptual Plans

Plan 1 (Non-Standard RIRO): Features a smaller median island that fits within the existing easement. Because it does not meet full design standards, drivers may still be able to make illegal left turns. No permanent property acquisition is required.

Plan 2 (Standard RIRO): Utilizes a standard, larger island that strictly prevents left turns. This requires permanent and temporary easements from both neighboring properties as it exceeds the current right-of-way.

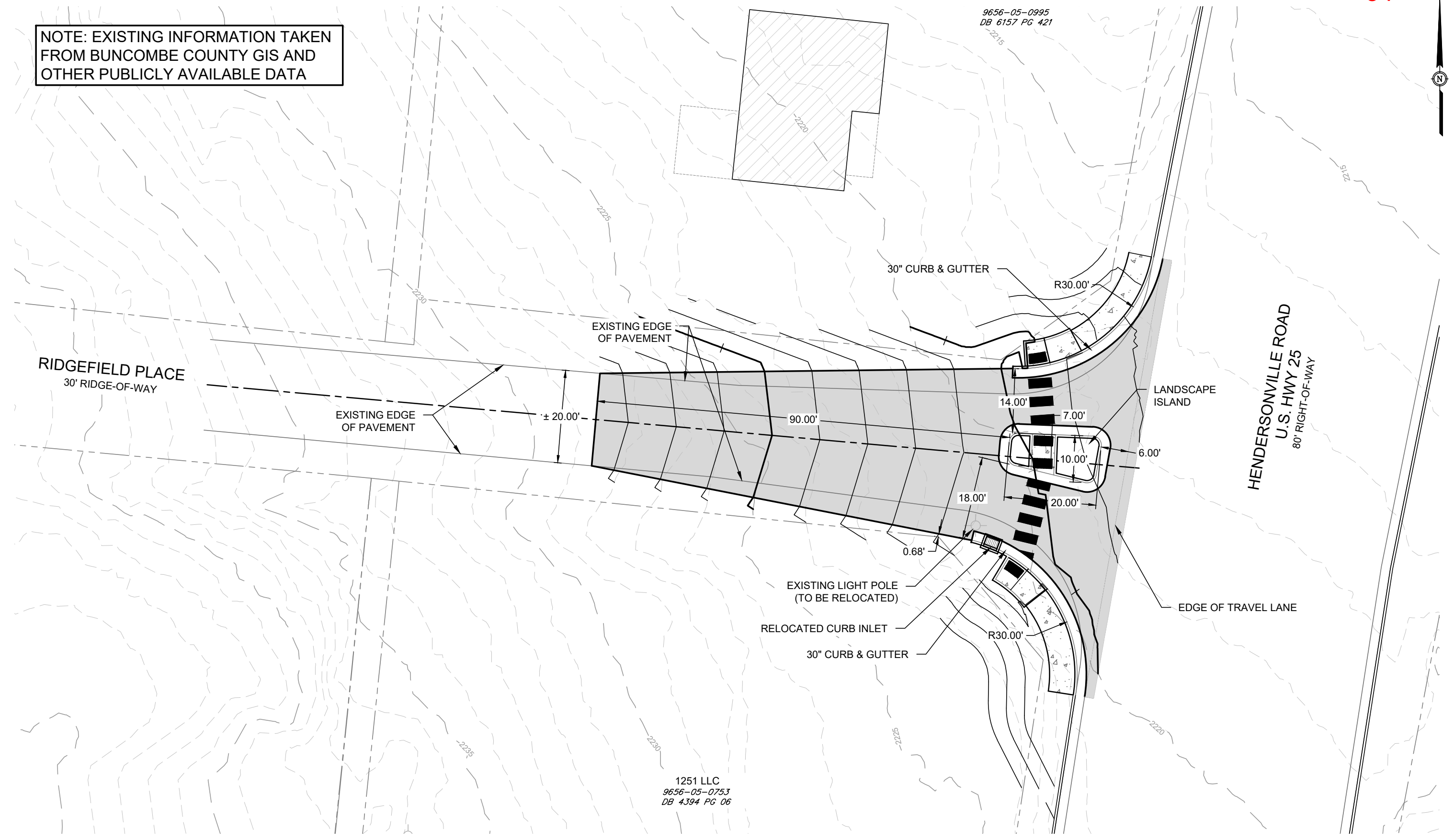
Plan 3 (Exit Only): Eliminates all entries from Hendersonville Road while allowing right-turn exits from Ridgefield Place. This forces inbound traffic to use the Eastwood Road signal, fits entirely within the existing right-of-way, and most effectively prevents dangerous left-turn movements.

NOTE: EXISTING INFORMATION TAKEN FROM BUNCOMBE COUNTY GIS AND OTHER PUBLICLY AVAILABLE DATA

9656-05-0995
DB 6157 PG 421

1251 LLC
9656-05-0753
DB 4394 PG 06

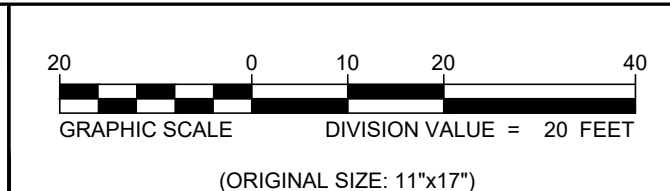
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55 Broad Street
Asheville, NC 28801
828.252.0575
NC Firm License # C-0459
mcgillassociates.com

| | |
|------------------------------|-----------------------|
| DATE MAY 2026 | PROJECT # 19.00155 |
| OFFICE MANAGER M. CATHEY | DESIGNER G. WOOD |
| PROJECT MANAGER B. CATHEY | REVIEWER B. CATHEY |

INTERSECTION OF
RIDGFIELD PL AND HENDERSONVILLE ROAD
BILTMORE FOREST
BUNCOMBE COUNTY, NORTH CAROLINA



OPTION # 1 - SITE LAYOUT

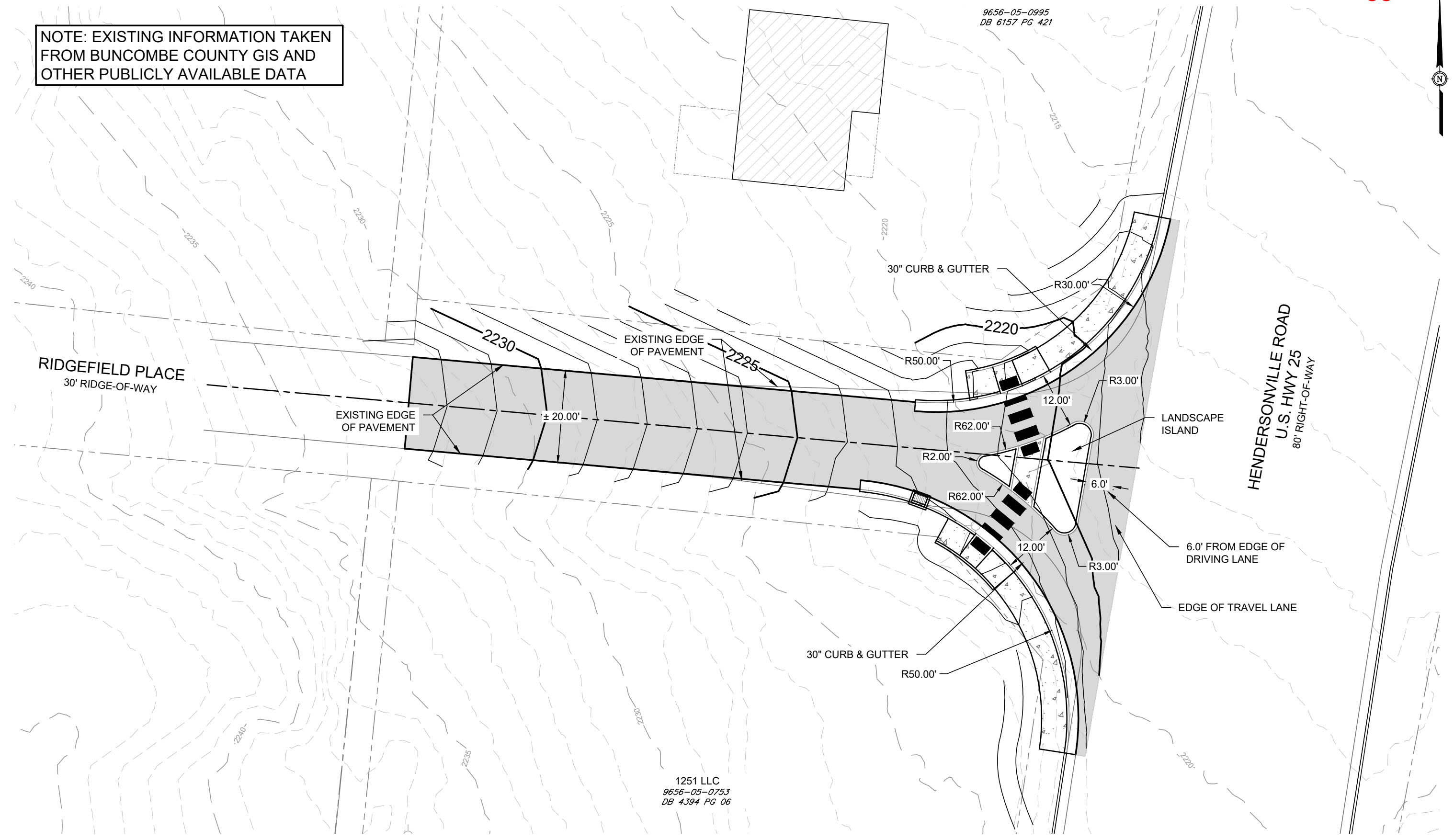
SHEET
F-1

NOTE: EXISTING INFORMATION TAKEN FROM BUNCOMBE COUNTY GIS AND OTHER PUBLICLY AVAILABLE DATA

9656-05-0995
DB 6157 PG 421

1251 LLC
9656-05-0753
DB 4394 PG 06

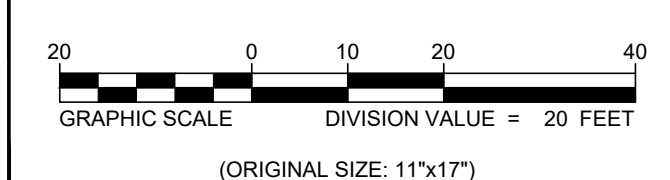
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55 Broad Street
Asheville, NC 28801
828.252.0575
NC Firm License # C-0459
mcgillassociates.com

| | |
|------------------------------|-----------------------|
| DATE MAY 2026 | PROJECT # 19.00155 |
| OFFICE MANAGER M. CATHEY | DESIGNER G. WOOD |
| PROJECT MANAGER B. CATHEY | REVIEWER B. CATHEY |

INTERSECTION OF
RIDGEFIELD PL AND HENDERSONVILLE ROAD
BILTMORE FOREST
BUNCOMBE COUNTY, NORTH CAROLINA

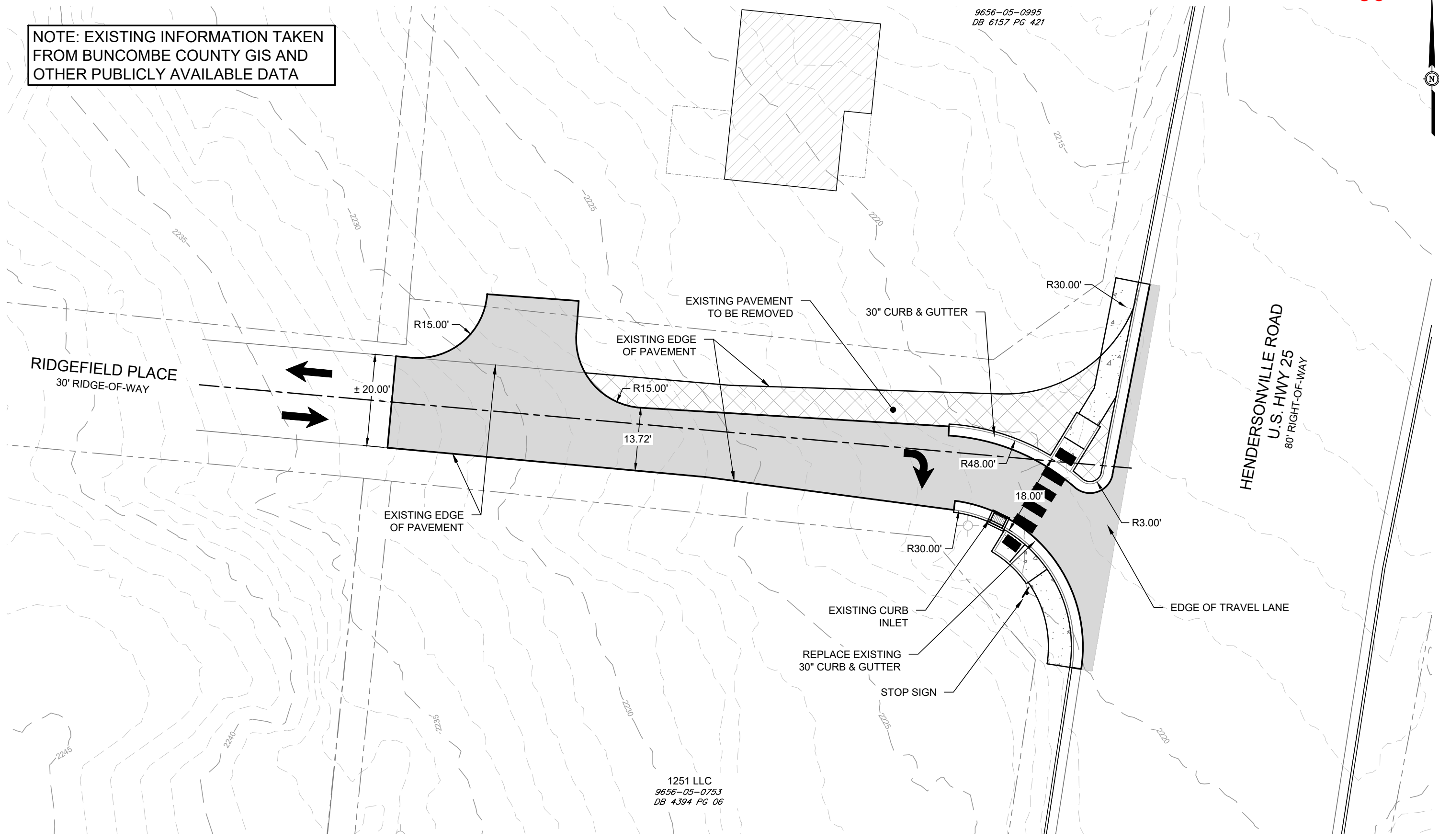


OPTION # 2 - RIGHT OUT & RIGHT IN

SHEET
F-2

9656-05-0995
DB 6157 PG 421

NOTE: EXISTING INFORMATION TAKEN FROM BUNCOMBE COUNTY GIS AND OTHER PUBLICLY AVAILABLE DATA

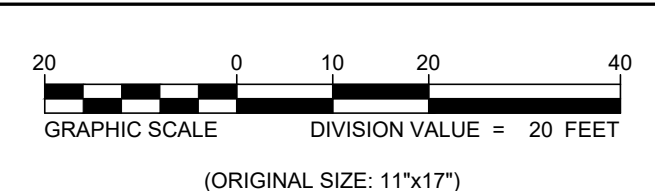


P:\2019\19.00155-BILTMORE\DRAWINGS\CIVIL\RIDGFIELD INTERSECTION\DRAWINGS\CONSTRUCTS\19.00155 - RIDGFIELD - BASE -3.DWG PLOT DATE 5/6/2026 7:57 PM GARY WOOD

55 Broad Street
Asheville, NC 28801
828.252.0575
NC Firm License # C-0459
mcgillassociates.com

| | |
|------------------------------|-----------------------|
| DATE MAY 2026 | PROJECT # 19.00155 |
| OFFICE MANAGER M. CATHEY | DESIGNER G. WOOD |
| PROJECT MANAGER B. CATHEY | REVIEWER B. CATHEY |

INTERSECTION OF
RIDGFIELD PL AND HENDERSONVILLE ROAD
BILTMORE FOREST
BUNCOMBE COUNTY, NORTH CAROLINA



OPTION # 3 - RIGHT OUT ONLY

SHEET
F-3

**BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
MAY 12, 2026**



Agenda Item G-2

**Resolution 2022-02 – A Resolution Awarding Badge and
Service Sidearm to Officer Jim Robinson**

Background

Officer Robinson's service to the Town has been exceptionally valuable and appreciated, and we would like to award his service sidearm and badge to him upon his retirement. In order to do so, the Board of Commissioners must approve a resolution authorizing this disbursement. N.C.G.S. 20-187.2 governs this allowance as noted in the attached resolution.

Action Requested

Approval of Resolution 2026-02

STATE OF NORTH CAROLINA)
)
COUNTY OF BUNCOMBE)

TOWN OF BILTMORE FOREST
BOARD OF COMMISSIONERS

RESOLUTION 2026-02

**RESOLUTION AWARDING BADGE AND SERVICE SIDEARM TO
RETIRING OFFICER JIM ROBINSON**

WHEREAS, N.C.G.S. 20-187.2 provides that retiring members of municipal law enforcement agencies may receive, at the time of their retirement, the badge worn or carried by them during their service with the municipality; AND

WHEREAS, N.C.G.S. 20-187.2 further provides that the governing body of the municipal law enforcement agency may, in its discretion, award to a retiring member the service sidearm of such retiring member; AND

WHEREAS, Sergeant Jim Robinson has served the region as a sworn law enforcement officer for over 25 years, and retired from the Department after two years of service on May 1, 2026.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Biltmore Forest, North Carolina that the badge and service sidearm worn and/or carried by Officer Jim Robinson be awarded to him on his retirement. This firearm is further identified as a Glock 45, Serial # CCVU808.

This the 12th day of May, 2026.

George F. Goosmann, III
Mayor

Attest:

Laura Jacobs
Town Clerk

**BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
MAY 12, 2026**



Agenda Item G-3

**Consideration of Resolution 2026-03
A Resolution Authorizing the Surplus of
Personal Property**

Background

Town staff requests permission to surplus two vehicles and one radio system from the Police Department. The vehicles and two radar units are no longer in service. The descriptions of the vehicles, including VIN numbers, and radar units are attached to the resolution.

Action Requested

Approval of Resolution 2026-03

STATE OF NORTH CAROLINA)
)
COUNTY OF BUNCOMBE)

TOWN OF BILTMORE FOREST
BOARD OF COMMISSIONERS

RESOLUTION 2026-03

WHEREAS, the Board of Commissioners of the Town of Biltmore Forest desires to dispose of certain surplus property of the Town;

NOW, THEREFORE, BE IT RESOLVED by the Biltmore Forest Board of Commissioners that the following described property is hereby declared to be surplus to the needs of the Town of Biltmore Forest:

- 1. 2020 Ford Police Interceptor Utility 1FM5K8AC9LGB23956
Mileage: 89,150
- 2. 2020 Ford Police Interceptor Utility 1FM5K8AC4LGB23959
Mileage: 90,000
- 3. Two Raptor RADAR units including front and rear antennas

BE IT FURTHER RESOLVED that the Town Manager is authorized to receive on behalf of the Biltmore Forest Board of Commissioners bids at electronic auction for the purchase of the described property. The highest bid, if it complies with the terms of sale, may be accepted by the Town Manager and the sale consummated.

The Town Manager shall cause a notice of the electronic auction to be published in accordance with G.S. 160A-270(b).

This the 12th day of May, 2026.

George F. Goosmann, III
Mayor

Attest:

Laura Jacobs
Town Clerk

**BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
MAY 12, 2026**



Agenda Item G-4

**Review of Deerfield Episcopal Retirement Community
Proposed Crosswalk on Valley Springs Road**

Background

In February, Town staff met with Deerfield representatives to review a proposed signalized crosswalk on Valley Springs Road just west of Lambeth Drive. The crossing would provide a safer connection for residents to the Mountains-to-Sea Trail on the Blue Ridge Parkway. After review with the Police Department, staff recommended a raised crosswalk to improve pedestrian visibility and help reduce vehicle speeds along this segment.

Deerfield agreed and submitted the attached concept drawing showing the raised crosswalk and pedestrian-activated crossing beacons. Staff confirms the proposal meets applicable federal and state requirements for this type of installation.

Staff recommends that Deerfield fund and install all equipment and related infrastructure, then transfer the completed installation to the Town for ownership and ongoing maintenance, consistent with improvements located within the public street right-of-way.

Next Steps

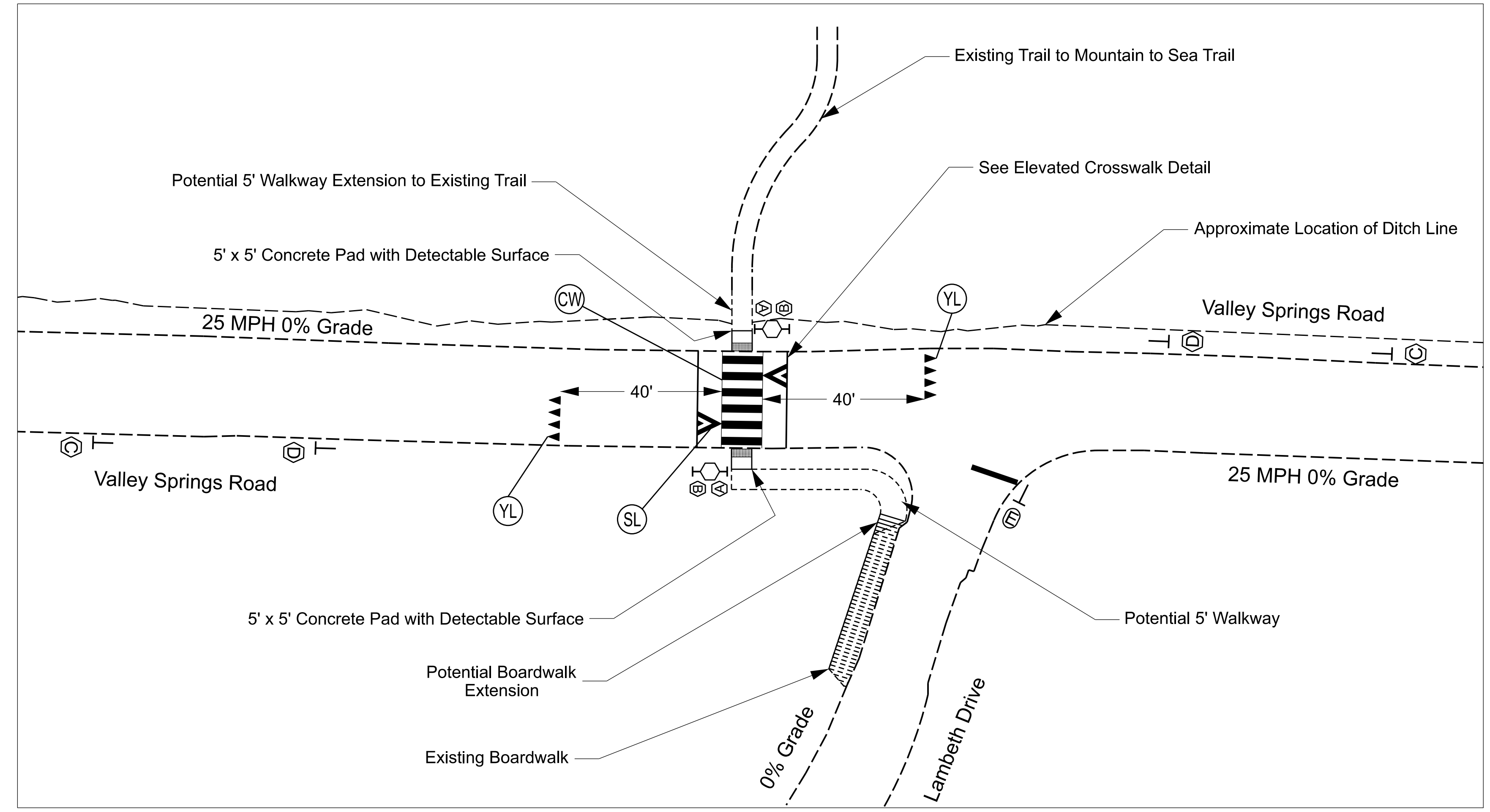
If approved, staff will work with Deerfield to finalize an agreement prepared by the Town Attorney to authorize construction and transfer of the installation to the Town.

Recommendation

Staff recommends approving the proposed plans.

Attachment

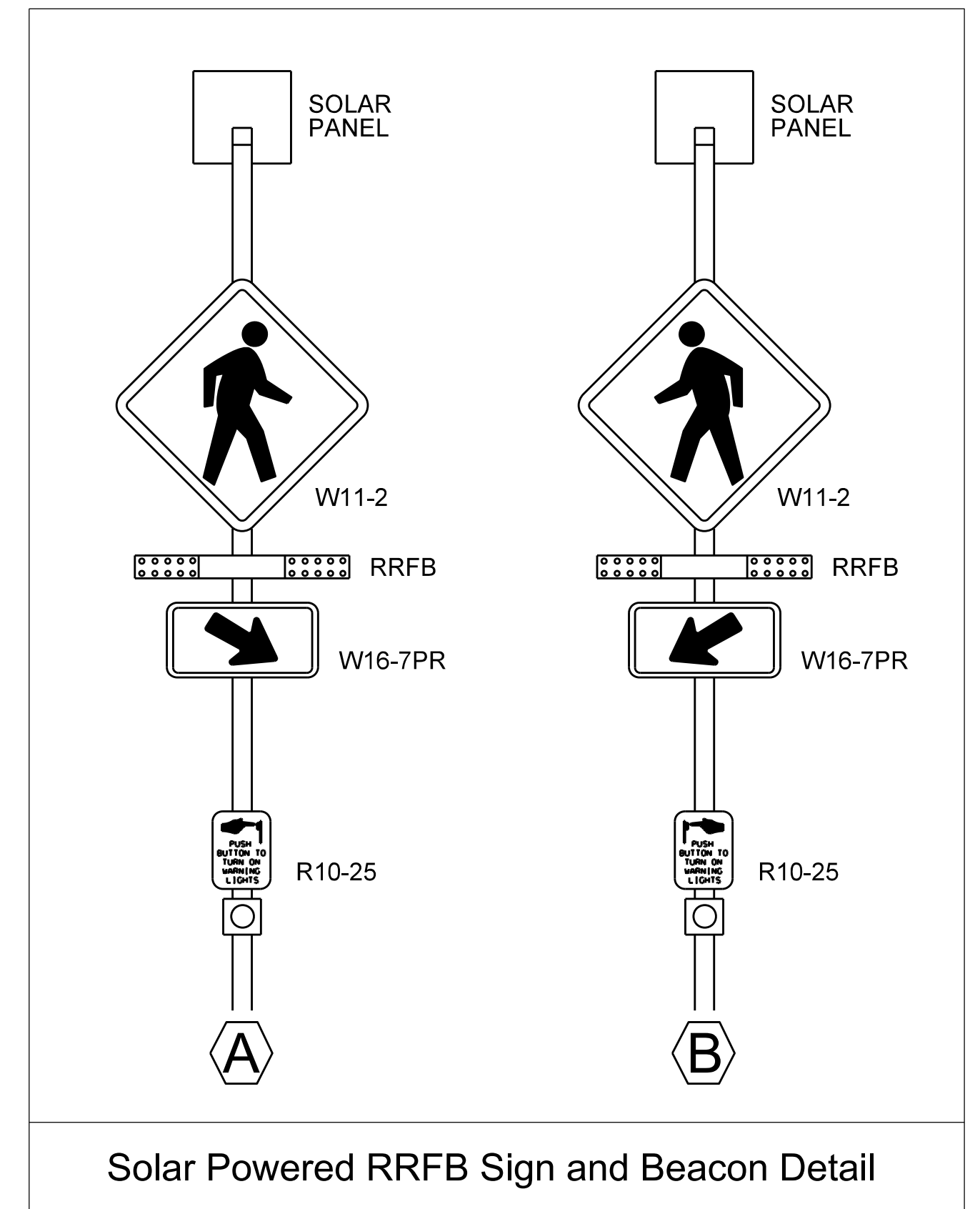
1. Proposed Crosswalk and Signalized Beacon Plan
2. Zoomed-In Aerial View Showing Approximate Location of Project
3. Zoomed-Out Aerial View Showing Approximate Location of Project



Rectangular Rapid - Flashing
Beacon (RRFB)
Design Details

NOTES

1. Design the RRFB in accordance with the 2023 MUTCD, 11th Edition, Chapter 4L: Rectangular Rapid-Flashing Beacons. The RRFB unit associated with a post-mounted sign and plaque should be located between the pedestrian crossing warning (W11-2) sign and the supplemental downward diagonal arrow plaque (W16-7p).
2. If needed, a supplemental RRFB with an "AHEAD" (W16-9P) or distance (W16-2P) plaque may be installed on the approach in advance of the crosswalk. The additional RRFB shall be a supplemental to and not a replacement for the RRFB at the actual crosswalk. Pedestrian warning sign (W11-2) with "AHEAD" plaque (W16-9P) will be placed at a minimum of 155' from crosswalk. "SPEED HUMP" sign (W17-1) with "15 MPH" advisory speed plaque (W13-1P) will be placed at a minimum of 100' from crosswalk.
3. When practical, the RRFB and mounting post on the right side of the road shall be mounted on the back of the post for the opposing approach.
4. When practical, the RRFB and mounting post on the left side of the road may be mounted on the back of the post for the opposing approach.
5. A RRFB on the left side of the roadway or in the median may be individually mounted on the approach side of the crosswalk closest to approaching traffic, or, when practical, may be mounted back to back on the same post and mounted on either side of the crosswalk in the median.
6. Locate push button sign (R10-25) and push button to face crosswalk, even if it is mounted on the back side of the sign.
7. All RRFB units associated with a given crosswalk (including those with an advance crossing sign) shall, when actuated, simultaneously commence operation of their rapid-flashing indications and shall cease operation simultaneously.
8. For quantitative purposes, a single sided, post mounted RRFB is one assembly unit. A double sided RRFB mounted on the same post is counted as two (2) assemblies.
9. For additional information, see Version 24 of the Transportation Systems Management and Operations (TSMO) Unit Project Special Provisions (PSP).



Solar Powered RRFB Sign and Beacon Detail

Timing of RRFBs

When actuated, the yellow indications in each RRFB unit flash in a rapidly flashing sequence.

The RRFB flashing sequence shall provide enough time for pedestrians to cross from curb to curb. It is recommended to be a minimum of 7 seconds plus the crossing distance (D) divided by 3.5 feet/per sec., rounded up to the next whole second:

$$\text{Flash Time (sec.)} = 7 + D/3.5$$

Per Section 4L.03 of the 2023 MUTCD, RRFBs shall provide 75 flashing sequences per minute. During each 800 milliseconds flashing sequence, the left and right RRFB indications shall operate using the following sequence:

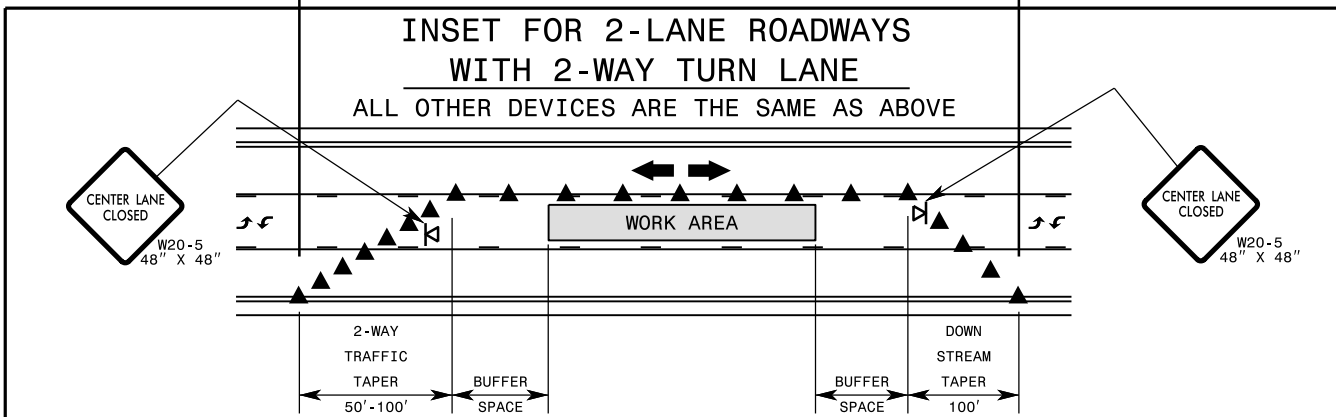
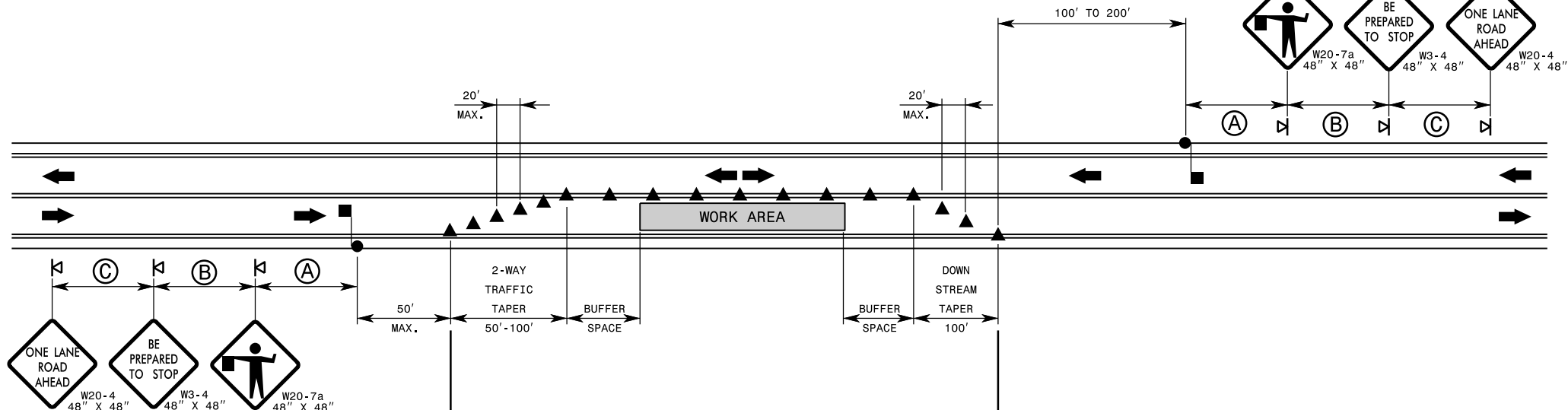
- The RRFB indication on the left-hand side shall be illuminated for approximately 50 milliseconds. Both RRFB indications shall be dark for approximately 50 milliseconds.
- The RRFB indication on the right-hand side shall be illuminated for approximately 50 milliseconds. Both RRFB indications shall be dark for approximately 50 milliseconds.
- The RRFB indication on the left-hand side shall be illuminated for approximately 50 milliseconds. Both RRFB indications shall be dark for approximately 50 milliseconds.
- The RRFB indication on the right-hand side shall be illuminated for approximately 50 milliseconds. Both RRFB indications shall be dark for approximately 50 milliseconds.
- Both RRFB indications shall be illuminated for approximately 50 milliseconds. Both RRFB indications shall be dark for approximately 50 milliseconds.
- Both RRFB indications shall be illuminated for approximately 50 milliseconds. Both RRFB indications shall be dark for approximately 50 milliseconds.

LEGEND

| PROPOSED | | EXISTING |
|----------|--|----------|
| ○ | Type II Signal Pedestal | ● |
| → | Sign | → |
| (A) | RRFB (See RRFB Sign and Beacon Detail) | (A) |
| (B) | RRFB (See RRFB Sign and Beacon Detail) | (B) |
| (C) | Pedestrian Warning Sign (W11-2) with "AHEAD" Plaque (W16-9P) | (C) |
| (D) | "SPEED HUMP" Sign (W17-1) with "15 MPH" Advisory Speed Plaque (W13-1P) | (D) |
| (E) | "STOP" sign (R1-1) | (E) |
| (CW) | Crosswalk Pavement Line (24", Thermoplastic 90 MIL) | N/A |
| (YL) | 24" Yield Line Triangle (Thermoplastic 90 MIL) | N/A |
| (SL) | White Solid Lane Line (12", Thermoplastic 90 MIL) | N/A |

RRFB New Installation

| | | | |
|---|--|------|--|
| | Valley Springs Road at Lambeth Drive / Mountain to Sea Trail Connector Rectangular Rapid-Flashing Beacon | | |
| | Buncombe County Biltmore Forest | | |
| PLAN DATE: May 2026 | REVIEWED BY: B. Wan | | |
| PREPARED BY: D. Hartland | REVIEWED BY: R. Tipton | | |
| REVISIONS | INIT. | DATE | |
| | | | |
| SCALE: 0 20 1" = 20' | | | |
| GFT | | | |
| DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED | | | |
| SIG. INVENTORY NO. RRFB | | | |



45

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

1-24

ROADWAY STANDARD DRAWING FOR
TEMPORARY LANE CLOSURES
2-LANE, 2-WAY ROADWAY - 1 LANE CLOSED

GENERAL NOTES FOR FLAGGING OPERATIONS

- REFER TO RSD. 1101.11, SHEETS 1 & 4, FOR "L" DISTANCE AND SIGN SPACING.
- INSTALL LANE CLOSURES WITH THE TRAFFIC FLOW, BEGINNING WITH DEVICES ON THE UPSTREAM SIDE OF TRAFFIC.
- REMOVE LANE CLOSURES AGAINST THE TRAFFIC FLOW, BEGINNING WITH DEVICES ON THE DOWNSTREAM SIDE OF TRAFFIC.
- FOR POSTED SPEED LIMITS BELOW 45 MPH, CHANNELIZING DEVICE SPACING SHALL BE 20 FEET IN THE TAPERS AND THE SHIFTS AND 40 FEET IN THE TANGENTS. FOR POSTED SPEED LIMITS GREATER THAN OR EQUAL TO 45 MPH, CHANNELIZING DEVICE SPACING SHALL BE 40 FEET IN THE TAPERS AND THE SHIFTS AND 80 FEET IN THE TANGENTS.
- EXTEND LANE CLOSURES AT THE BUFFER SPACE SUCH THAT STOPPING SIGHT DISTANCE IS PROVIDED TO THE FLAGGER (REFER TO RSD. 1101.11, SHEET 2).
- DO NOT STOP ALL DIRECTIONS OF TRAFFIC FOR MORE THAN 5 MINUTES AT A TIME.
- DRUMS OR SKINNY DRUMS MAY BE USED IN LIEU OF CONES. REFER TO RSD. 1180.01 FOR SKINNY DRUM REQUIREMENTS.
- USE FLAGGERS TO CONTROL TRAFFIC AT INTERSECTIONS AFFECTED BY THE LANE CLOSURE. SUPPLEMENT FLAGGERS LOCATED AT INTERSECTIONS WITH FLAGGER AHEAD SIGNS (W20-7A) PLACED APPROXIMATELY 250 FT. IN ADVANCE OF THE FLAGGER. FOR SIGNALIZED INTERSECTIONS PLACE SIGNALS IN THE FLASH MODE AND USE LAW ENFORCEMENT.
- REFER TO THE CURRENT MUTCD FOR FLAGGER CONTROL, REQUIREMENTS, AND PROCEDURES.
- DO NOT EXCEED A 1 MILE LANE CLOSURE LENGTH UNLESS OTHERWISE SHOWN IN THE TMP OR AS DIRECTED BY THE ENGINEER.

- IF VEHICLE QUEUES WILL REACH WITHIN 100' OF EITHER SIDE OF ACTIVE RAILROAD TRACKS, PROVIDE A UNIFORMED LAW ENFORCEMENT OFFICER OR FLAGGER TO PREVENT VEHICLES FROM STOPPING WITHIN THE GRADE CROSSING. PROVIDE OFFICER OR FLAGGER EVEN IF AUTOMATIC WARNING MEASURES ALREADY EXIST.
- THIS DETAIL IS APPLICABLE FOR OPERATIONS IN PLACE FOR 72 HOURS OR LESS. FOR LONGER DURATION OPERATIONS, SIGNING AND PAVEMENT MARKINGS MAY NEED TO BE ALTERED.

GENERAL NOTES FOR PILOT CAR OPERATIONS

- USE PILOT CARS WHEN DIRECTED BY THE ENGINEER.
- IF ROADWAY WIDTH IS LESS THAN 22 FEET (EOP TO EOP), CONES MAY NOT BE REQUIRED ALONG WORK AREA, AND AT THE DISCRETION OF THE ENGINEER, CONES MAY BE OMITTED ALONG THE WORK AREA IF USING A PILOT CAR.
- CONES ARE ALWAYS REQUIRED IN THE UPSTREAM AND DOWNSTREAM TAPERS.
- MOUNT SIGN G20-4 "PILOT CAR FOLLOW ME" AT A CONSPICUOUS POSITION ON THE REAR OF THE PILOT VEHICLE.
- UNLESS APPROVED BY THE ENGINEER, DO NOT INSTALL MORE THAN ONE (1) MILE OF LANE CLOSURE, MEASURED FROM THE BEGINNING OF THE MERGE TAPER TO THE END OF THE LANE CLOSURE.
- ADVISE RESIDENTS AND BUSINESSES WITHIN THE LANE CLOSURE LIMITS ABOUT METHODS OF SAFE EGRESS AND INGRESS FROM DRIVEWAYS DURING FLAGGING AND PILOT CAR OPERATIONS.

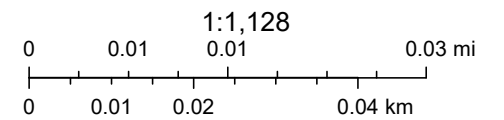
LEGEND

- FLAGGER
- CONE
- PORTABLE SIGN
- DIRECTION OF TRAFFIC FLOW

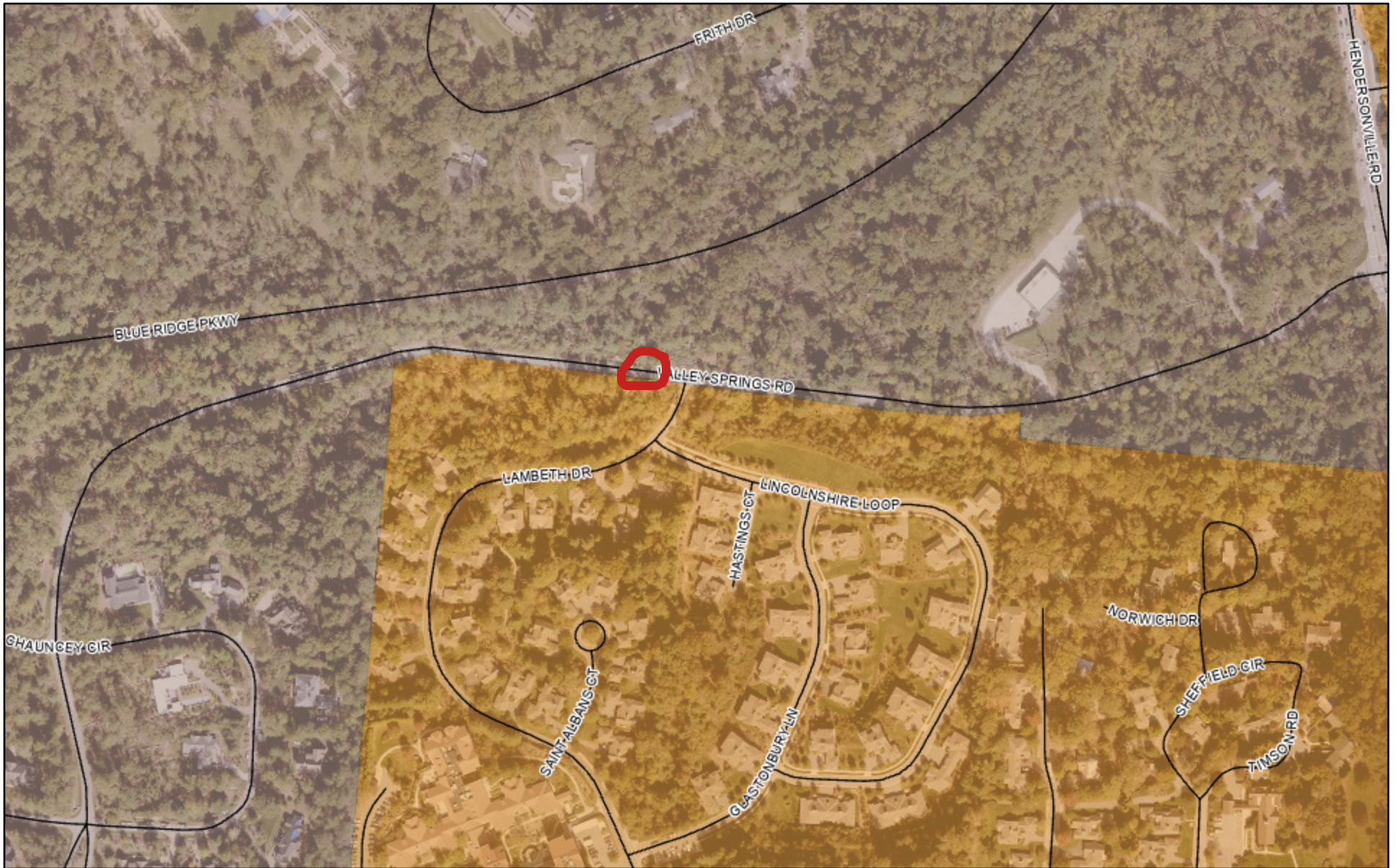
Location of Deerfield Proposed Raised Crosswalk



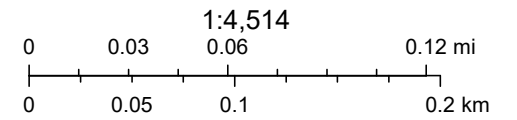
May 8, 2026



Aerial View_Deerfield XWalk Proposal



May 8, 2026



**BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
MAY 12, 2026**



AGENDA ITEM G-5

LEADS Team Presentation

Background

The Town's LEADS Committee (ad-hoc tick mitigation committee) held a Town Hall presentation on Monday, May 4 to present findings from the Town's collaboration with the UNC-Chapel Hill, NC State, and University of South Carolina research teams. This project represents a data-driven approach to understanding the local tick-borne disease landscape and establishing a baseline for future mitigation efforts. Attendance and interest in the meeting were high, as approximately 45 individuals attended in person and over 20 watched online. The Town has also placed a copy of the Zoom recording on our website along with the presentation.

Multi-Phased Research Approach

- Citizen Survey: Distributed to approximately 400 households to capture self-reported human and pet disease cases.
- Field Collection: Monthly "tick drags" and resident mail-in kits were utilized from November 2024 through August 2025.
- Pathogen Testing: 373 total ticks were collected and analyzed in 66 "pools" to identify the prevalence of active pathogens.

Key Scientific Findings

The study confirmed the presence of several pathogens in Biltmore Forest that cause significant human disease:

- Lyme Disease Prevalence: 33.33% of the tested blacklegged tick (Deer Tick) pools were positive for *Borrelia burgdorferi*. This percentage was notably higher than initially expected for our region.
- Secondary Pathogens: Ticks in the Town also tested positive for Rickettsiosis (21.43% of pools), Anaplasmosis (7.57%), and Hard Tick Relapsing Fever (6.06%).
- Species Diversity: While the Deer Tick is the primary vector for Lyme, researchers also identified Dog Ticks, Lone Star Ticks, and Rabbit Ticks within Town limits.

Human Impact Data

The study reconciled scientific collection with self-reported resident health data. Among 19 residents reporting at least one tick-borne diagnosis, 17 cases were identified as Lyme disease. Mapping these cases against tick collection sites allowed researchers to identify relative "density" hotspots for both infected ticks and human cases across the Town.

Proposed Next Steps and Strategic Goals

We have moved from investigating the problem to identifying actionable solutions. Our strategic objectives for the coming year include:

- **Intervention Pilot:** Raising \$200,000 through a combination of the Town budget, private fundraising, and grants to pilot BF as a model for tick abatement in Western North Carolina, with a goal to acquire an additional \$200,000 from the Dogwood Health Trust.
- **Staff Protections:** Reviewing the efficacy of treated uniforms for Town employees and increasing roadside and trail maintenance.
- **Resident Toolkits:** Enhancing education on landscape maintenance, rodent reduction, and proper tick removal/testing protocols.
- **Clinical Partnership:** Developing a partnership with MAHEC through the UNC School of Public Health to facilitate a full-time WNC researcher and offer exposure testing to residents.

Attachment

- LEADS Presentation

Biltmore Forest

LEADS

Town Hall Meeting

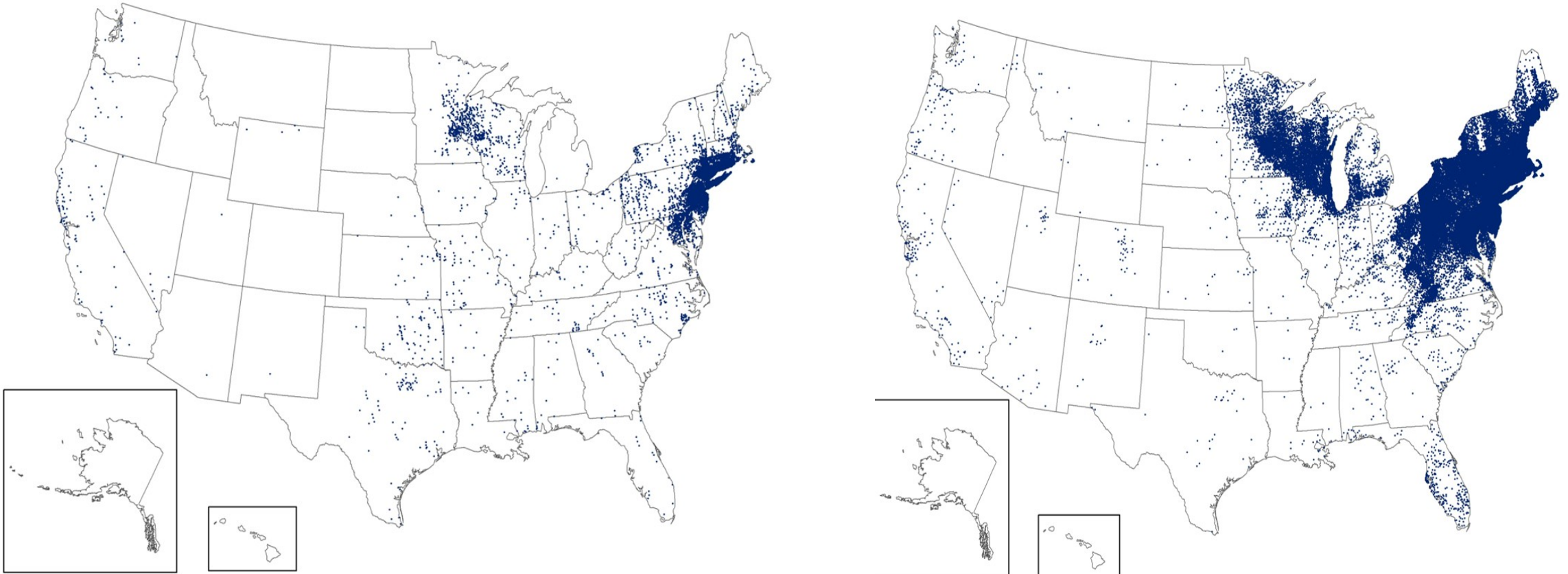
May 4, 2026

Agenda



- LEADS Team Introduction
 - Janet Whitworth, Steve Valeika, Angela Newnam, Jonathan Kanipe, Tony Williams, Luke Owen
- The Story in Maps
- University Research Comes to Biltmore Forest
- Next Steps
- Toolkits

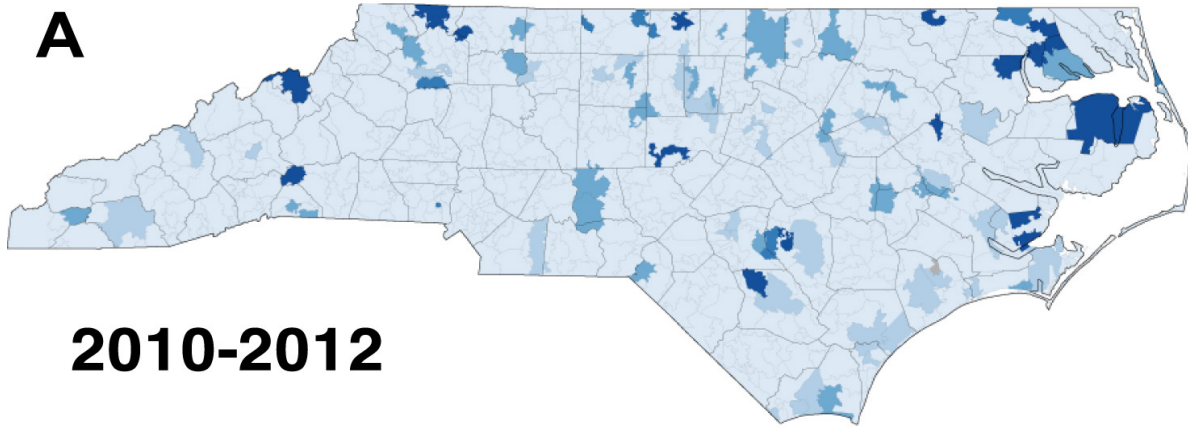
CDC Reported Lyme Cases 1995 vs 2023



CDC Cases by County

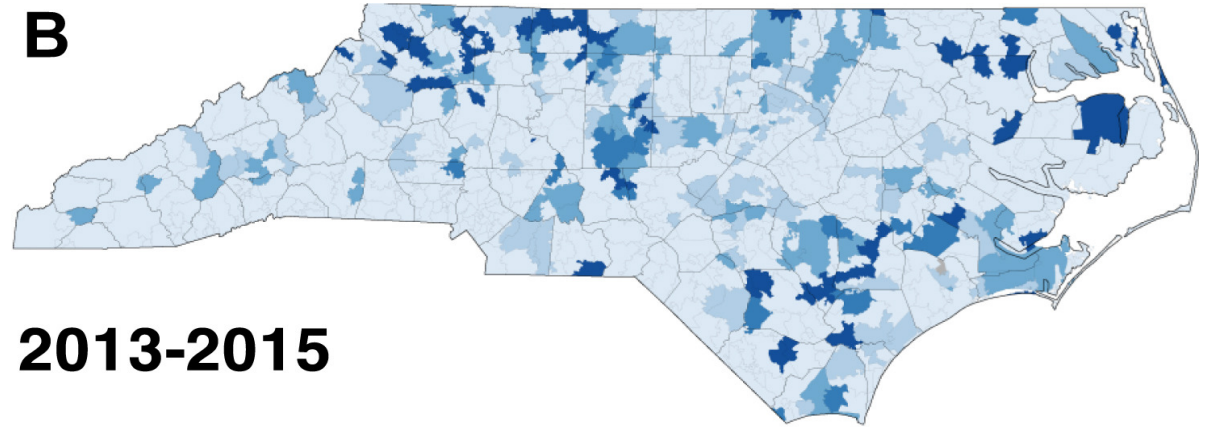
53

A



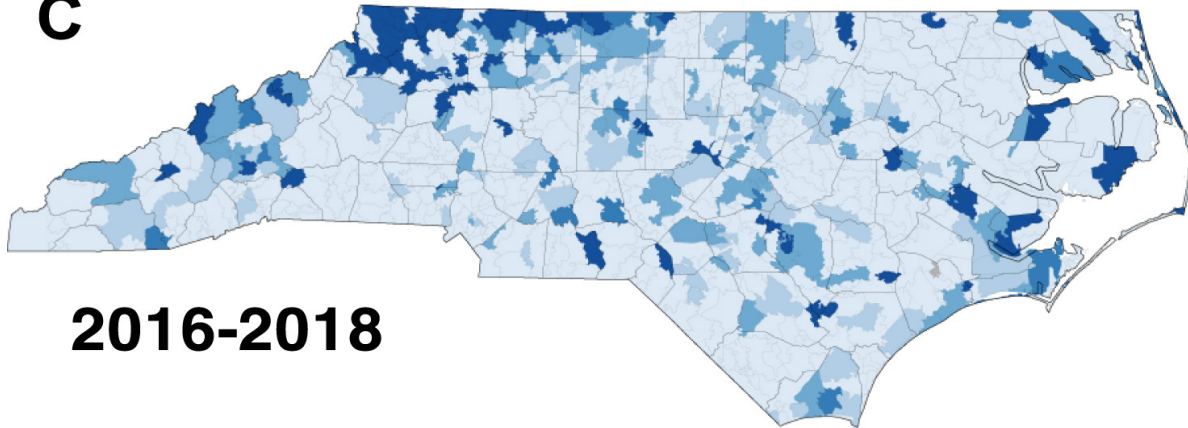
2010-2012

B



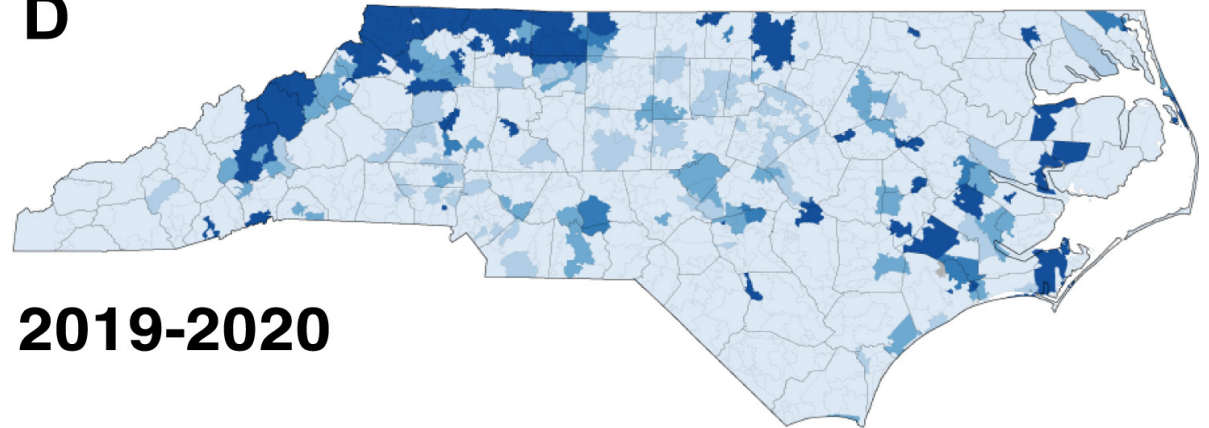
2013-2015

C



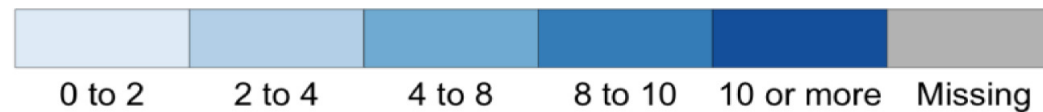
2016-2018

D

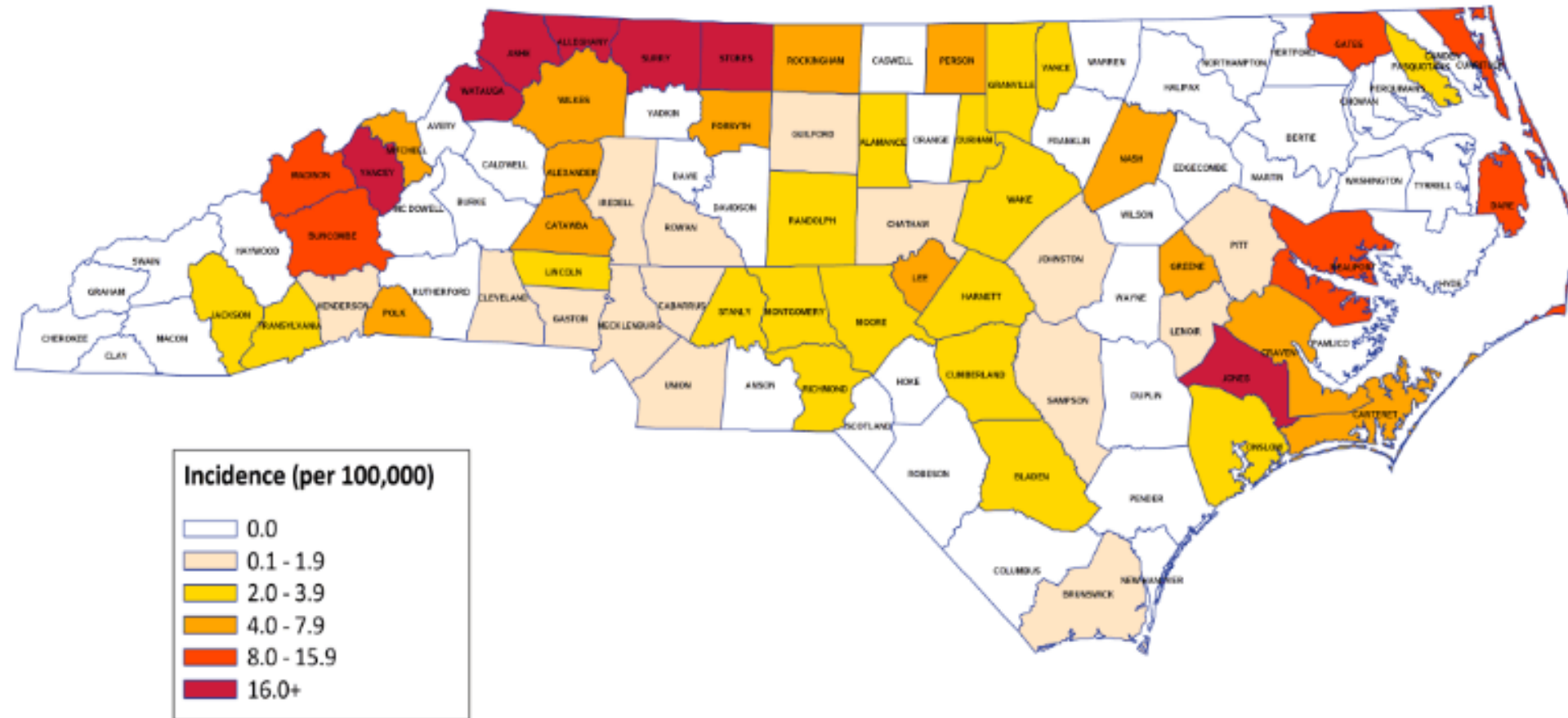


2019-2020

Incidence (per 100,000)



Confirmed and Probable Incidence of Lyme Disease Cases by County of Residence, NC, 2019



North Carolina Endemic Counties- no testing required!

NC Department of Health 2025

Lyme disease post-exposure
prophylaxis recommended

No Yes



Presenters

UNC Chapel Hill

Infectious Disease Epidemiology and Ecology Lab



Dr. Ross Boyce, MD, MSc
Assistant Professor of
Epidemiology



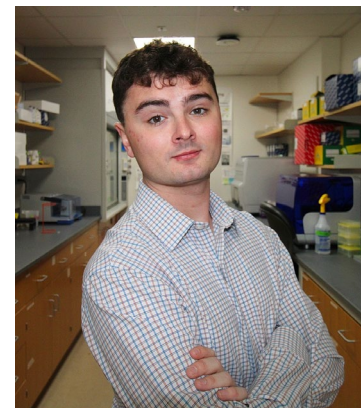
Ayla Bullock, MPH

University of South Carolina

USC Institute for Infectious Disease
Translational Research



Dr. Melissa Nolan, PhD, MPH
Associate Professor of
Epidemiology



Sean Sweeney, MSc
PhD Candidate

Community-Academic Collaboration



UNC Chapel Hill

Dr. Ross Boyce, MD, MSc
Ayla Bullock, MPH
Dana Giandomenico,
MPH



NC State University

Dr. Michael Reiskind, PhD, MPH
Allison Yackley, MSc



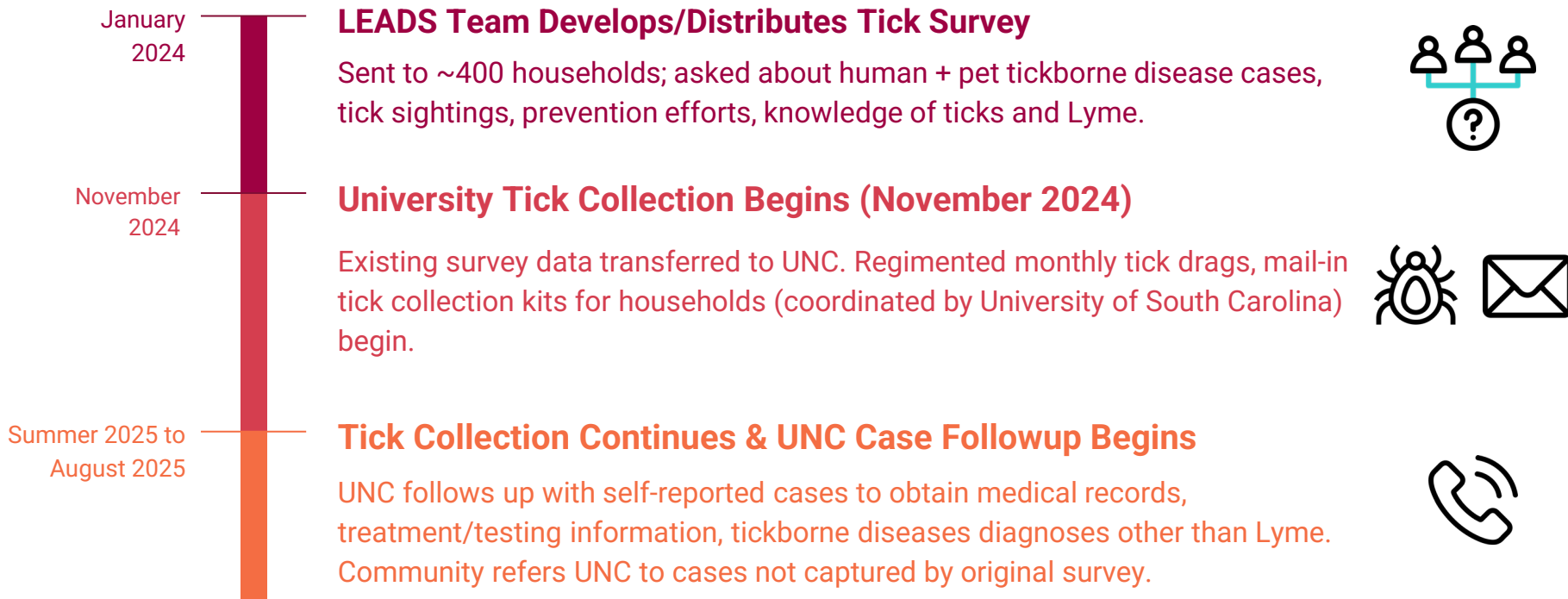
University of South Carolina

Dr. Melissa Nolan, PhD, MPH
Sean Sweeney, MSc
Katherine Brown, MPH
Kia Zellars, MSc
Eden Frick



Angela Newnam
Jonathan Kanipe
LEADS Team

Timeline of Events



How Does Tick Collection Work?



“Questing” Tick

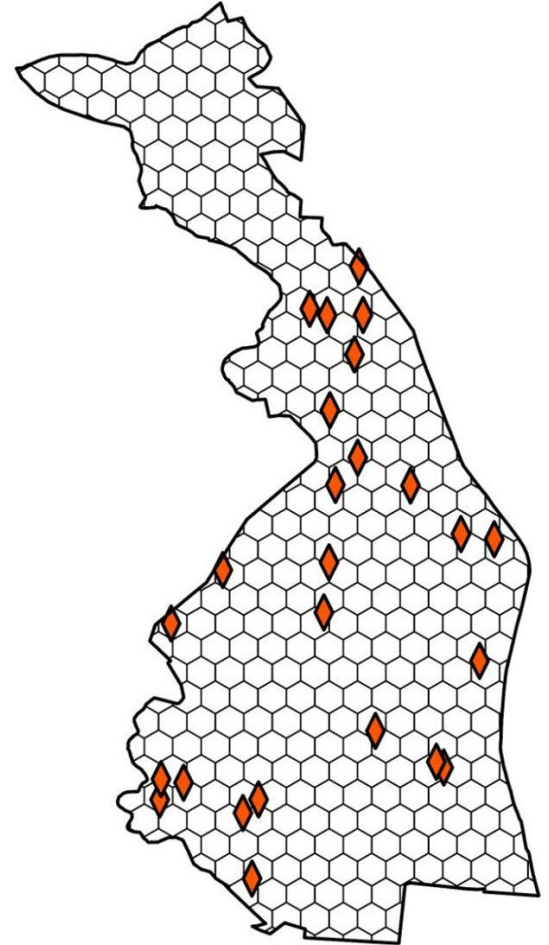


Tick Dragging

Tick Collection Sites

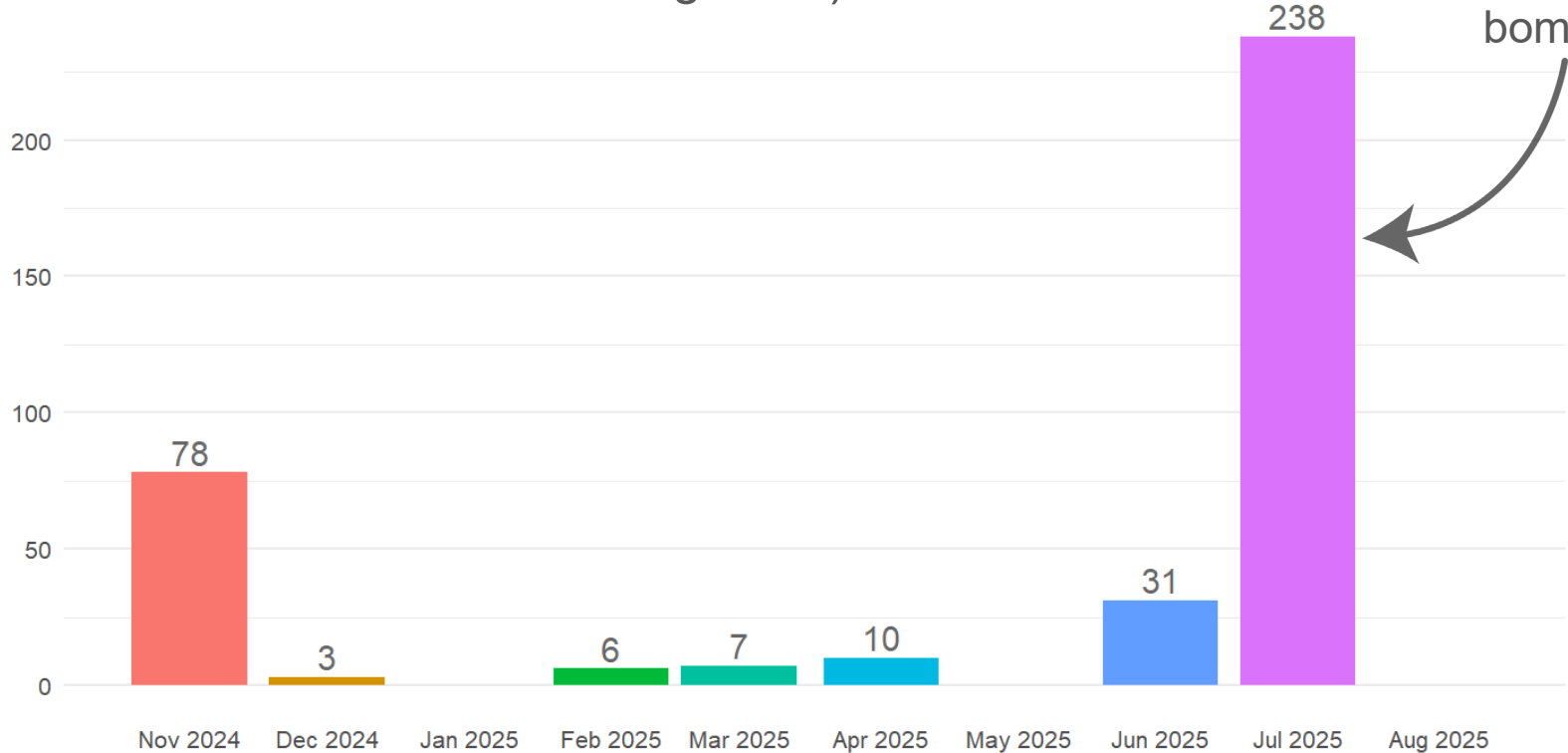
60

- Monthly tick collections occurred from:
November 2024 - August 2025
- Participating Households: **23**
- Total Ticks Collected: **373 ticks**
- Ticks received from 'tick kits' given to Biltmore Forest households: **36 ticks**



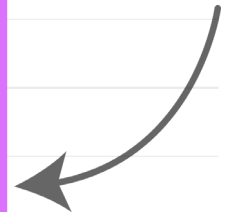
Number of Ticks Collected Per Month (Nov 2024 - Aug 2025)

Number of Ticks



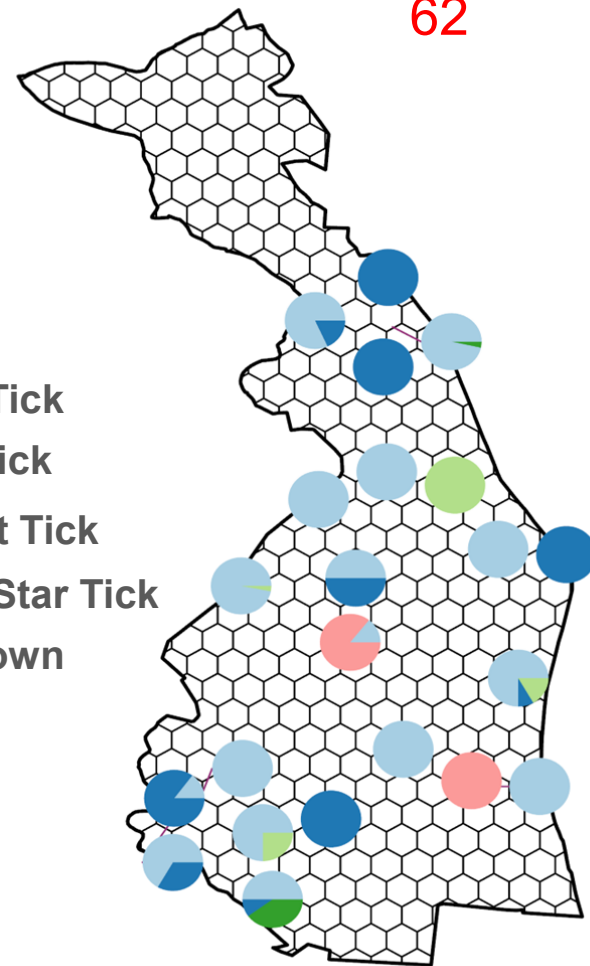
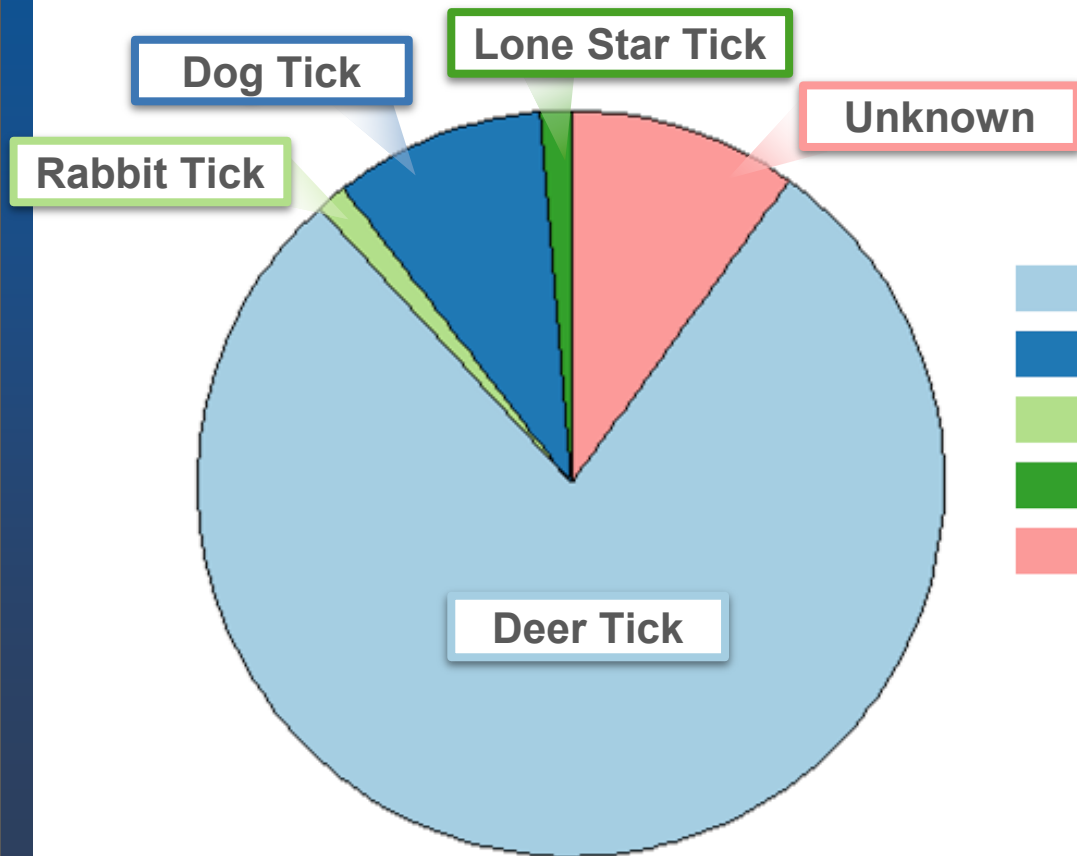
61

232 from
"larva
bomb"







Tick Genus and Species

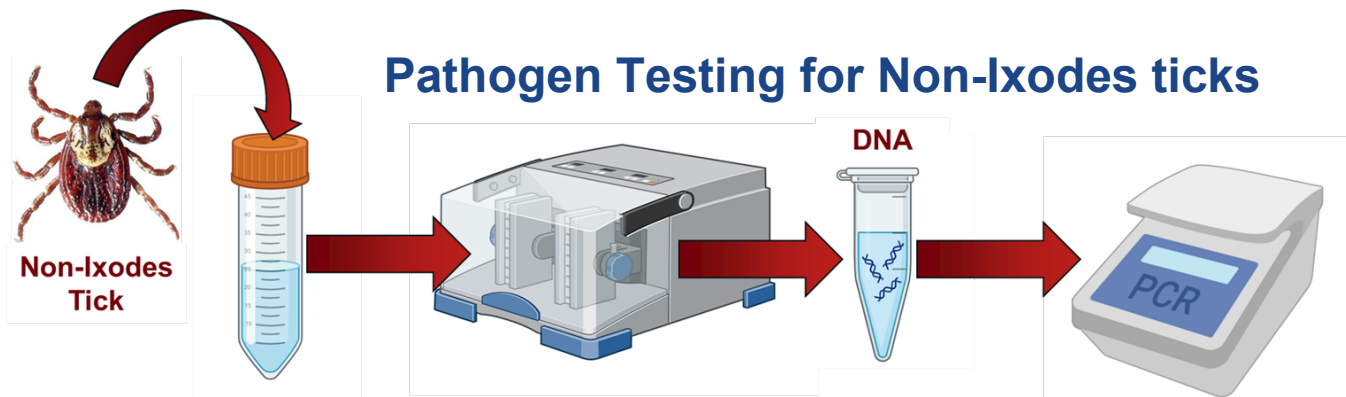
62



Ticks of Western NC and Diseases They Spread 63

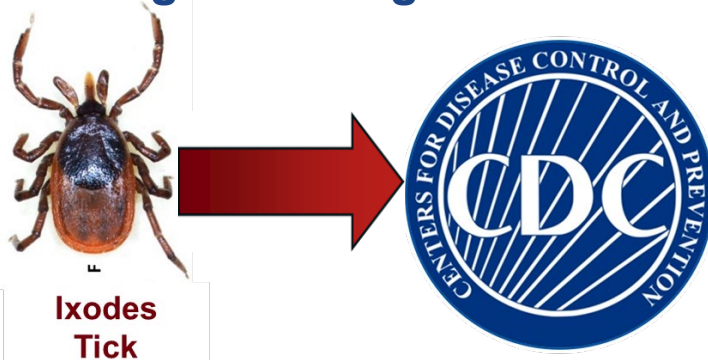
| Common Name | Photo Adult female (left), adult male (right) | Diseases Transmissible to Humans | |
|---------------------------------|--|---|--|
| Blacklegged tick, Deer tick |  | Anaplasmosis Babesiosis Borrelia miyamotoi disease | Ehrlichiosis Lyme disease (Borrelia burgdorferi) Powassan virus disease |
| Lone Star tick |  | Bourbon virus disease Ehrlichiosis Heartland virus disease Rickettsiosis | Southern tick-associated rash illness (STARI) Tularemia Alpha Gal |
| American dog tick, Wood tick |  | Rocky Mountain spotted fever Rickettsiosis Tularemia | |
| Rabbit Tick |  | Rocky Mountain spotted fever Rickettsiosis Tularemia | Adapted from: Mayo Clinic, 2023 |

Tick Testing Methods

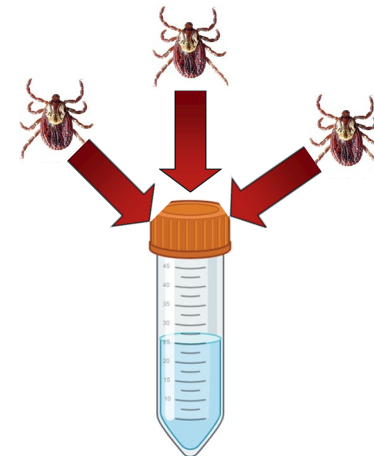


Ixodes Tick

Pathogen Testing for Ixodes ticks



“Pooling” Process







Tick Testing Results

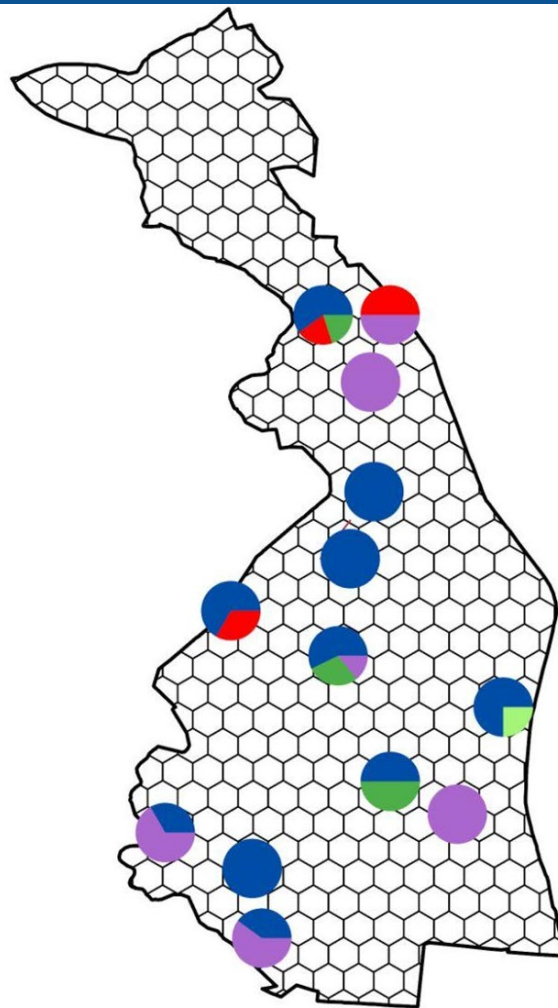
| Disease | % of Pools Positive | Total # of Pools Tested |
|---------------------------|---------------------|-------------------------|
| Lyme Disease | 33.33% | 66 |
| Rickettsiosis | 21.43% | 42 |
| Anaplasmosis | 7.57% | 66 |
| Hard Tick Relapsing Fever | 6.06% | 66 |

We tested for **14 distinct pathogens** that can cause **8 different tick borne diseases**, including but not limited to:

Ehrlichiosis
Anaplasmosis
Babesiosis
Rocky Mountain Spotted Fever
Lyme Disease
Rickettsiosis
Hard Tick Relapsing Fever

Tick Borne Disease Distribution

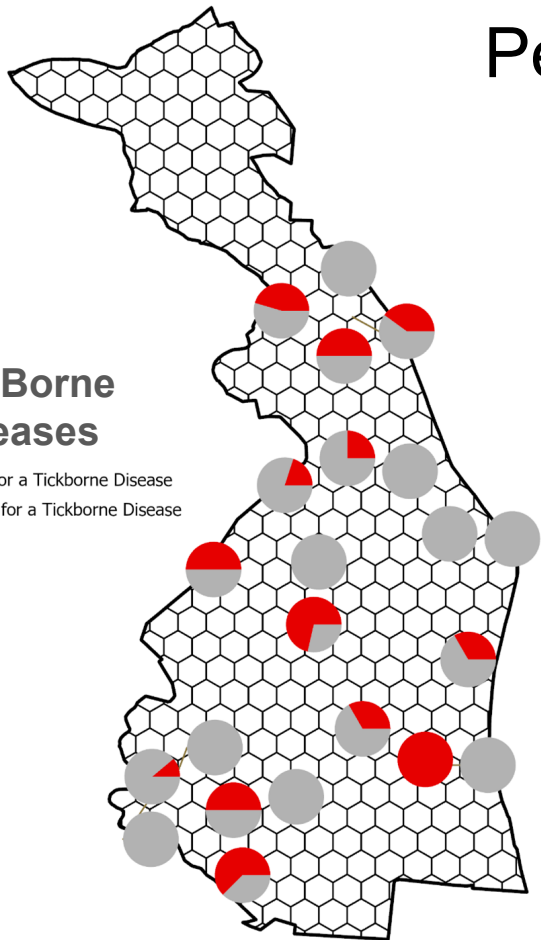
| Disease | Legend |
|---------------------------|---|
| Lyme Disease |  |
| Hard Tick Relapsing Fever |  |
| Anaplasmosis |  |
| Rickettsiosis |  |



Percent Positivity

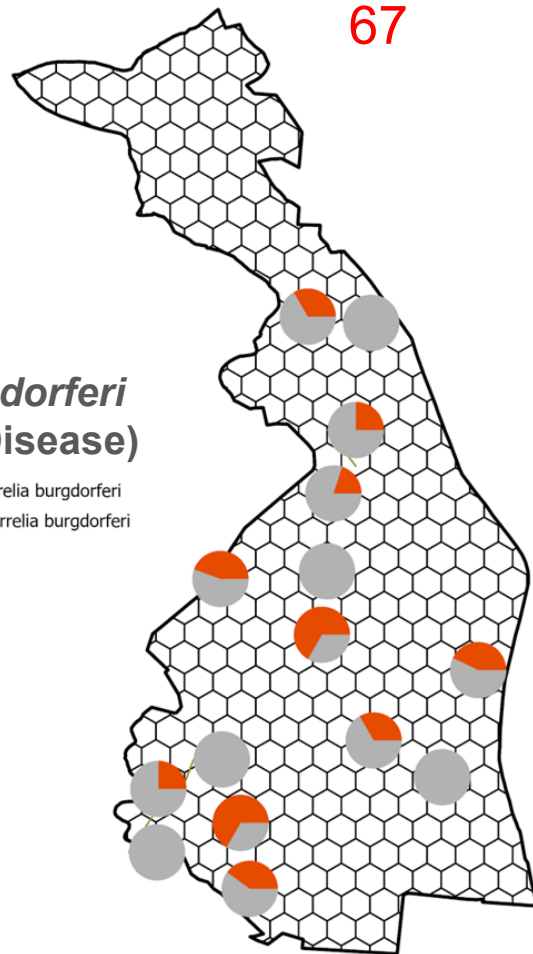
Tick Borne Diseases

- Positive for a Tickborne Disease
- Negative for a Tickborne Disease



B. burgdorferi (Lyme Disease)

- Positive for *Borrelia burgdorferi*
- Negative for *Borrelia burgdorferi*

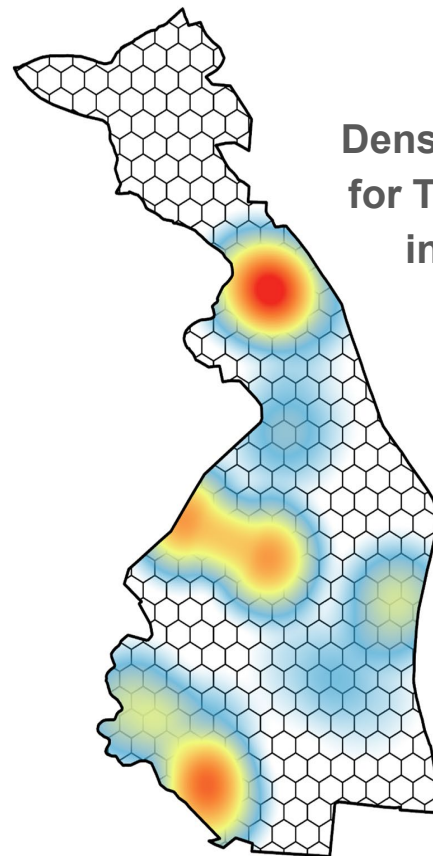


Human Cases vs Tick Positivity



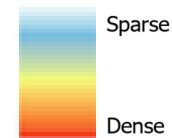
Density of Human Cases
of Tickborne Disease in
Biltmore Forest

Relative Human Case
Density



Density of Ticks Positive
for Tick Borne Diseases
in Biltmore Forest

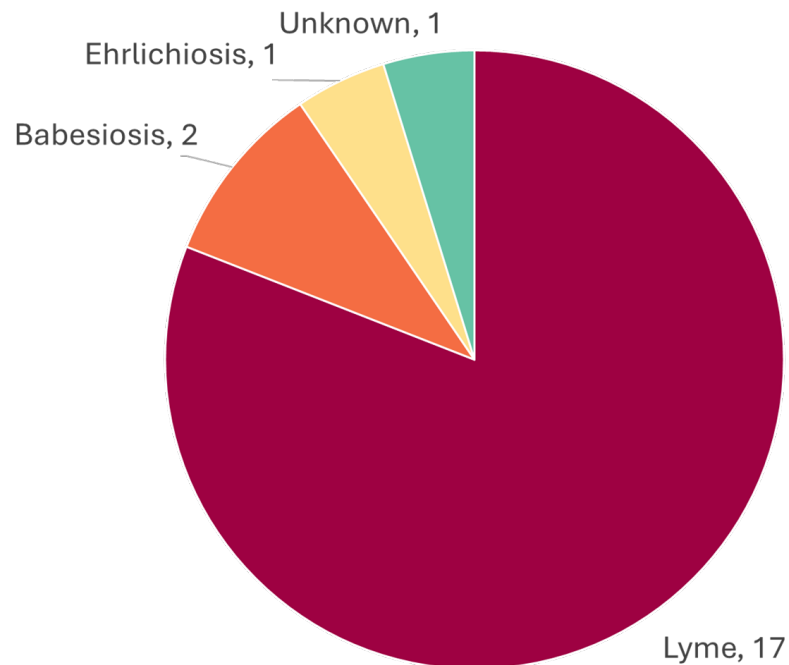
Relative Ticks with Tick
Borne Disease Density



**1 human case is not mapped due to missing address data*

Self-Reported Tickborne Disease Diagnoses Among 19 Residents

| |
|--|
| Total Individuals with ≥ 1 Self- Reported Tickborne Disease |
| 19 |



Comparison to Other Locations - Lyme Tick Pool Positivity ⁷⁰

| Location (Year) | % Pools Positive for Lyme | Notes |
|---------------------------------|---------------------------|--|
| Pennsylvania (2013) | 45% | 299 adult ticks tested from multiple different species |
| New York (2017-2018) | 38%-64% | 769 Ixodes ticks, all life stages |
| Maine (2019) | 42% | 1,901 blacklegged ticks, adults and nymphs only |
| New Hampshire (2018-2021) | 37% | 2,787 blacklegged ticks, all life stages |
| Biltmore Forest, NC (2024-2025) | 33% | 66 pools of 288 blacklegged ticks, all life stages |

***Note: sampling and testing methods vary by study, so results are not directly comparable to one another. These numbers give context but are not definitive.*

Summary & Key Findings

- There are ticks with the pathogens that cause **Lyme disease, rickettsiosis, anaplasmosis, and hard tick relapsing fever** in Biltmore Forest.
- Percent positivity for Lyme in Biltmore Forest tick pools was larger than expected.
- These data provide a baseline for future work in Biltmore Forest.

Next Steps

We would like to continue partnering with Biltmore Forest to collect additional data and evaluate town interventions.



Acknowledgements

Biltmore Forest LEADS Task Force

Angela Newnam, Biltmore Forest

Jonathan Kanipe, Biltmore Forest

University Tick Collection Volunteers (NC State, USC, UNC-Chapel Hill)

Paul Delamater, PhD - Assoc. Professor of Geography (UNC-Chapel Hill)

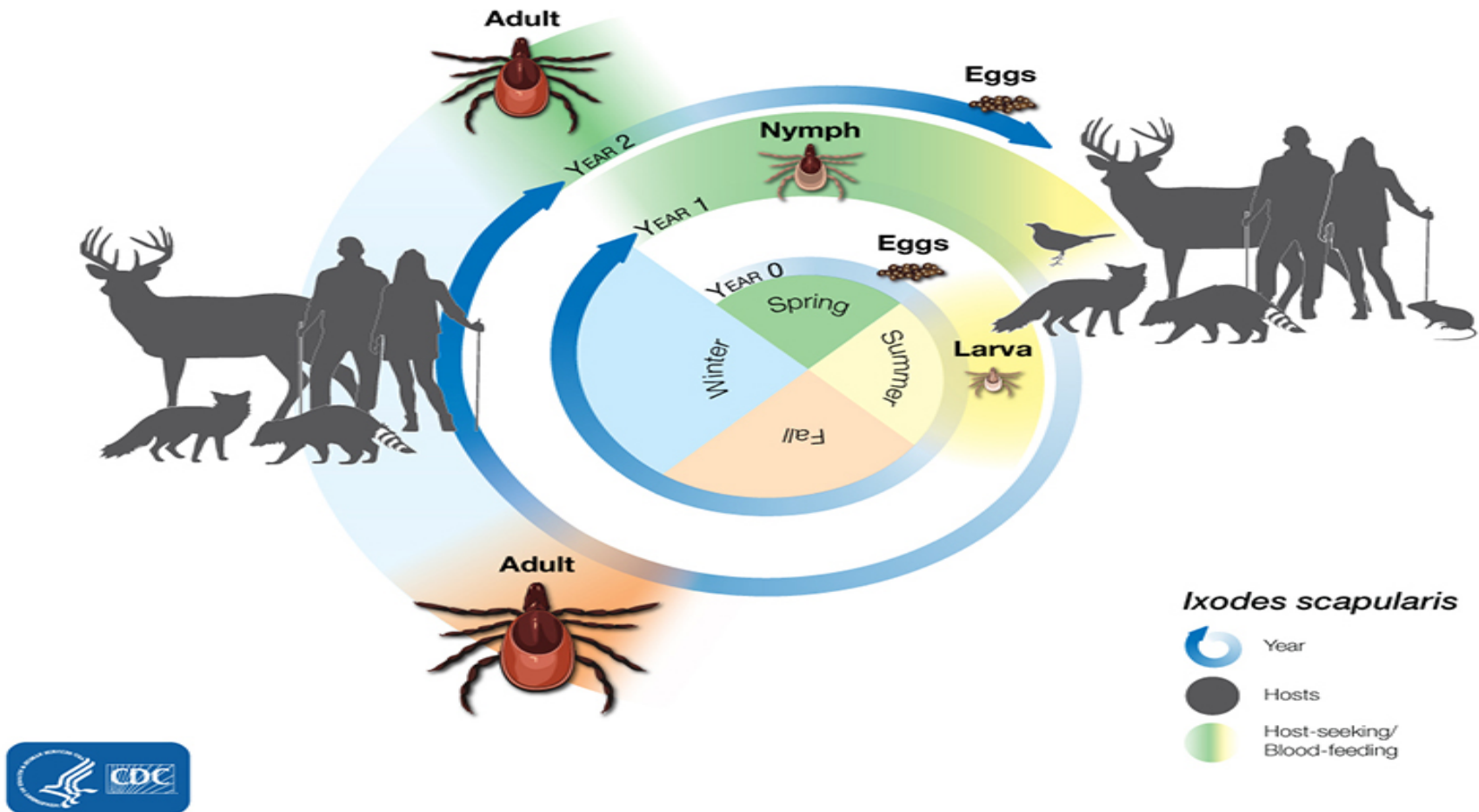
Sarah Ulrich, M.A. - PhD Student, Dept. of Geography & Environment (UNC-Chapel Hill)

NEXT STEPS

- Conduct another Town survey
- Raise funds to continue University studies of BF as a pilot
 - Objective - \$200,000
 - Town Budget, Private Fundraising, University Grants
 - Objective - \$200,000
 - Apply for a Dogwood Trust match to rollout to other counties in WNC
- Continue University-led studies in Biltmore Forest
 - Partner with MAHEC
 - Facilitate hiring full-time WNC researcher - \$50,000
 - Purchase tick abatement materials - \$50,000
 - Offer lyme exposure testing to residents – tbd
 - Test tick reduction efforts and measure results
 - Communicate and rollout proven efforts
- Rollout for WNC counties- near term
 - Build tick testing baselines in 4-5 other counties
 - Implement awareness programs (local officials, medical professionals, schools)



Tick Life Cycle - Hosts are the Carriers



Toolkit for Residents



Personal protection with repellants, treated clothing, and hot shower



Personal knowledge of symptoms and treatments



Pet protection with treatments



Landscape maintenance (leaves, debris)



Rodent treatment and reduction



Deer repellants

Toolkit for the Town-Near Term



MORE EFFECTIVE
LEAF COLLECTION



MORE FREQUENT
ROADSIDE AND
TRAIL MAINTENANCE



SMALL MAMMAL
TREATMENT ON
TOWN PROPERTY



TREATED UNIFORMS
FOR TOWN
EMPLOYEES



EDUCATION AND
DEET WIPE KIOSKS AT
PARKS AND TRAILS

Reminders

- Unattached tick
 - Collect ticks in ziplock bags
 - Label address
 - Drop at Town Hall for testing
- Attached tick
 - Use tweezers to pull from the head not the belly
 - Consult your PCP for prophylaxis course of antibiotics (doxycycline)
 - Monitor for symptoms – 3-4 weeks
 - Put in a ziplock bag and send to a tick testing lab
 - Tickcheck.com, Tickreport.com - \$50 test with results in 3-5 days

**BOARD OF COMMISSIONERS MEETING
STAFF MEMORANDUM
MAY 12, 2026**



AGENDA ITEM G-5

FY 2026-27 BUDGET PRESENTATION

Jonathan Kanipe, Town Manager

Background

The North Carolina Local Budget and Fiscal Control Act requires the Budget Officer to provide a budget proposal no later than May 31st of each year. Attached to this memorandum is my proposed budget and budget message for FY2027. Notice has been provided to the Asheville *Citizen-Times* and an advertisement will be placed in the newspaper indicating the Town will hold a public hearing on Tuesday, June 9, 2026 before considering the budget for adoption.

The budget message provides the coming year's tax rate recommendation, scope of work, and funding priorities. Please let me know if you have questions regarding the budget process or notification procedures.



Town of Biltmore Forest
Fiscal Year 2026-2027
Budget Message

Presented Tuesday, May 12, 2026

Prepared for the Citizens of the Town of Biltmore Forest
and General Public

The Honorable Mayor George F. Goosmann, III
Mayor Pro-tem Doris P. Loomis
Commissioner Drew Stephens
Commissioner Allan Tarleton

Prepared by:
Jonathan B. Kanipe
Town Manager

Mayor, Board of Commissioners, and Citizens of Biltmore Forest:

I am pleased to present the proposed Fiscal Year 2026-2027 (FY26-27) Budget for the Town of Biltmore Forest. This budget is submitted in accordance with North Carolina General Statutes and reflects our community's values, priorities, and resilience as we continue to recover from Hurricane Helene and invest in the future of our Town.

Fiscal Year 2026-2027

The FY26-27 budget year represents a property tax revaluation year for Buncombe County.¹ Revaluations are required by North Carolina to occur a minimum of once every eight (8) years. In North Carolina, the assessment of real property is delegated to the counties. Buncombe County schedules revaluations every *four (4)* years to more accurately reflect the fast-paced and growing housing market. The County's last reappraisal was effective January 1, 2021, and the next scheduled revaluation was 2025. However, Buncombe County placed this revaluation on hold for one year in order to respond to the market changes brought forward by Hurricane Helene. As such, the County began their process on January 1, 2026 after five (5) years of substantial growth within the Buncombe County housing market.

The Town of Biltmore Forest has seen exceptional growth in property values over the past five (5) years. The 2026 revaluation appropriately reflects these increase in values with a property tax base growth of 62.6 percent. **The Town's total assessed property value increased substantially, rising to \$1,437,438,295 from \$882,505,754.**

Growth of this nature, consequently, leads to growth in the property tax revenue utilized by the Town. Under North Carolina state law, local governments must present a *revenue neutral tax rate* for fiscal years in which revaluations are effective. The Town's tax rate in FY25-26 was 34.5 cents per \$100 valuation. **The revenue neutral tax rate for FY26-27 is 21.2 cents per \$100 valuation.**

Due to the Town's forthcoming capital projects, including the construction of a new police department and public works campus, **my recommendation for the FY26-27 tax rate is 31.5 cents per \$100 valuation.**

A property tax rate of 31.5 cents allows the Town to move forward with capital projects, enhance and improve our service levels, and continue recovery from Hurricane Helene. The

¹ This budget message was revised following the passage of SB 889 by the North Carolina Senate on May 11, 2026. [SB889](#), if approved by the full General Assembly, would enact a moratorium on revaluations for counties that have already finished this work for tax year 2026. This includes Buncombe County, among others. If adopted into law, this bill would revert the property values in Buncombe County (and all its municipalities) to 2021 prior year levels. Needless to say, if this bill is enacted into law, this budget message and the spending plan developed over the past four months becomes moot. I am in the process of developing an emergency budget document that recognizes the potential adverse impacts of this bill.

additional revenue generated by this property tax rate is \$1,481,141. These additional funds allow the Town to begin repaying debt service for the Helene Cashflow loans, cover the costs for the remaining design and pre-construction activities for our capital building projects, provide needed service upgrades within our streets and public works departments, and ensure that employees receive necessary salary adjustments reflective of their work and the high cost of living in our area. Chart 1, below, shows the difference in property tax bills relative to the proposed tax rate and the revenue neutral tax rate.

| Proposed Tax Rate | | | Revenue Neutral Tax Rate | | |
|-------------------|---------|-----------|--------------------------|---------|----------|
| AvgValue | TaxRate | TaxCost | AvgValue | TaxRate | TaxCost |
| 800,000 | 0.315 | 2,520.00 | 800,000 | 0.212 | 1,696.00 |
| 1,000,000 | 0.315 | 3,150.00 | 1,000,000 | 0.212 | 2,120.00 |
| 1,500,000 | 0.315 | 4,725.00 | 1,500,000 | 0.212 | 3,180.00 |
| 2,000,000 | 0.315 | 6,300.00 | 2,000,000 | 0.212 | 4,240.00 |
| 2,500,000 | 0.315 | 7,875.00 | 2,500,000 | 0.212 | 5,300.00 |
| 3,000,000 | 0.315 | 9,450.00 | 3,000,000 | 0.212 | 6,360.00 |
| 3,500,000 | 0.315 | 11,025.00 | 3,500,000 | 0.212 | 7,420.00 |
| 4,000,000 | 0.315 | 12,600.00 | 4,000,000 | 0.212 | 8,480.00 |

Chart 1

This recommendation is not made lightly, but it recognizes growth that has occurred in the property tax base with resultant significant increases in service provision and increased demands upon our staff. In order to provide the levels of service the Town and its residents expect and deserve, a 31.5 cent tax rate is required.

General Fund Revenues

Property Tax

As stated above, the Town's property tax base is exceptionally stable and high performing. Growth trends, aside from tax value alone, are fortuitous with significant home constructions and building projects continuing. As the property tax base increased this year, the Town's reliance on property tax for the bulk of our General Fund spending rose as well. Last year, property tax revenue accounted for just over 51 percent of the Town's spending. This year, the property tax accounts for over 64 percent of our General Fund.

While it may appear the Town is too reliant on the property tax, the simple fact is this will always be the Town's largest revenue source. As a primarily residential town, we are reliant upon these property tax values. Sales tax values are also tied to our property tax base, as Buncombe County distributes sales tax on an *ad valorem* basis. Thus, increased investment in our Town via increased and enhanced services, new municipal buildings to reflect the growth and needs of our citizens, and continued restoration from Hurricane Helene, are vital

to ensuring these residential property values remain high, which in turn benefits the Town and its citizens.

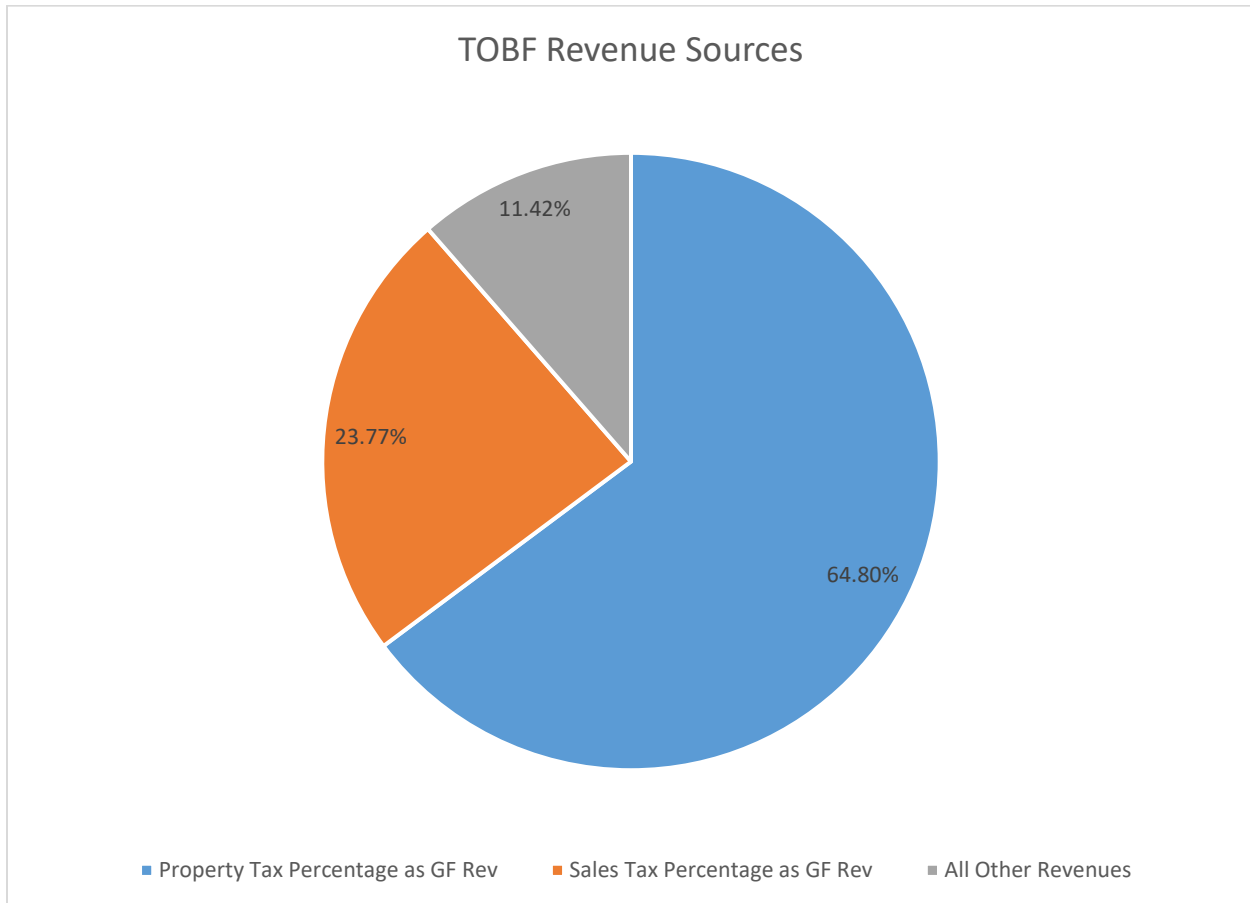


Chart 2

Sales Tax

Sales tax revenues have rebounded well after Hurricane Helene. Current year sales tax proceeds are slightly ahead of projections and estimates for next year indicate an additional three (3) percent increase.² Sales tax revenue accounts for nearly a quarter of the Town's revenue. This is down from last year, when sales tax accounted for nearly a third of the Town's revenue. Economic headwinds in consumer spending (increased prices on consumer goods, reductions in spending in conjunction with higher fuel prices and housing prices, etc.) may lead to fluctuations in sales tax revenue. Historically – and even after Hurricane Helene – these revenues are strong for the Town.

² Nida, Chris. NC League of Municipalities 26-27 Revenue Projections Memo. March 2026.

Utility Revenues

Franchise and utility taxes are difficult to forecast due to their inherent volatility based on weather or storm events. The North Carolina League of Municipalities (NCLM) projects a decrease in these revenues this year. Video and telecommunications usage continues to lag significantly behind streaming services and the overall tax revenue received from these sources is forecast to decrease again in the coming year.

Powell Bill Revenue

The Town's Powell Bill allocation remained steady over the past year after seeing significant growth the past several years. This growth occurs as populations increase and the state's legislatively mandated fund increases. Revenue for FY26 remained at \$81,000 – a fifteen (15) percent increase from the prior year – and NCLM forecasts anticipate this to remain constant for FY27.

Investment Earnings

As the Town utilized fund balance for Hurricane Helene recovery, our investment earnings naturally declined. The Town's fund balance is returning to a good footing as Federal Emergency Management Agency (FEMA) reimbursements continue to arrive. This should increase the Town's investment earnings, overall, but the increase is expected to be modest. Changes in interest rates also dramatically impact these earnings.

Fund Balance Appropriation

The proposed budget does not include a fund balance appropriation. The Town utilized fund balance two years ago for a significant stormwater project and last year utilized funds for Hurricane Helene. Funds were also allocated, in the amount of \$500,000, in the current fiscal year for capital expenditures. These funds helped offset the cost for the new knuckle boom brush truck and the purchase of a new solid waste vehicle.

General Fund Expenditures

Town Wide Expenditures

The FY26-27 budget includes a 3.3 percent cost of living adjustment (COLA) for all Town employees. COLA adjustments are based upon the Consumer Price Index (CPI) released in March.³ Additional funds are included within the budget for merit based increases for employees and mid-year increases associated with promotions and/or probationary increases.

³ Accessed April 14, 2026. <https://www.bls.gov/news.release/pdf/cpi.pdf>

NC Local Government Retirement System (LGERS) and NC 401(k)

Retirement contributions to the North Carolina Local Government Employees' Retirement System (LGERS) are increasing once more in FY27. The State Treasurer's Office and Board of Trustees for the pension system have focused on aggressively enhancing contributions over the past 5-6 years in an effort to ensure the solvency of the fund. As a result, the LGERS and Teachers and State Employees' Retirement System (TSERS) are in excellent shape. This year's rate for sworn law enforcement officers has increased to 17.1 percent, up from 16.5 percent in FY25-26. For non-sworn employees, the contribution rate has increased to 15.1 percent, up from 14.35 percent in the prior year. The Town will continue to contribute five (5) percent to each full-time employee's 401(k) account as well.

Insurance Costs and Changes

The Town's health insurance provider is the NC State Health Plan. The State Health Plan (SHP) continues to undergo significant challenges from a fiscal management perspective as costs continue to be volatile. The Town anticipated a five (5) percent increase in FY26, but this increase was more substantial and more complex, as the SHP enacted a new premium scheme based not only on the employee's plan selections, but also on their salaries. Additionally, because the SHP operates on a calendar year, the Town and other members do not receive final rates until August. Budgeting for this is problematic, as a result, but I have included substantial increases (relative to last year) to reflect the changed premiums for FY26 as well as those increases we anticipate for FY27.

The Town is entering into our second year with a broker to procure ancillary coverage lines that include dental, vision, short term disability, and life insurance. Last year was our first with this broker and it was successful overall. We anticipate modest increases in rates for the coming year with continued high levels of coverage offered for our employees.

Strategic Priorities and Implementation

The FY26-27 budget represents a critical shift from strategic planning to active implementation. Building upon the foundation laid during the Board of Commissioners' 2025 planning retreat, this year's budget prioritizes the execution of long-term capital projects, continued investment in our workforce, and the modernization of Town infrastructure. As a reminder, the Board's strategic priorities are as follows:

1. Provide Excellent Town Services
 - Identify the ideal staffing plan needed to sustain excellent Town services
 - Continue a fiscally responsible, interactive budget development process
 - Modernize government functions; improve technology systems
 - Develop a community communication strategy
2. Complete Clean-up and Recovery from TS Helene
 - Cleanup and restore public property

- Conduct streambank, park and right of way clean-up and restoration
 - Create and implement a strategy for wildfire mitigation in town
 - Maintain Forest Environment in Town
 - Plant substantial amounts of new native trees
3. Foster Biltmore Forest's sense of place through quality government facilities.
- Realize vision for new Town Facilities
 - Identify strategies to maintain and conserve Town's historic infrastructure
 - Plan for infrastructure improvement

This budget is designed to deliver on these priorities through targeted investments in the Town's facilities and public spaces. As we move into the new fiscal year, we are addressing these priorities through a focus on three primary pillars:

Modernize Town Facilities and Infrastructure

- Finalize architectural and pre-construction phases for the new Police Department and Public Works campus.
- Execute the legal and financial framework to secure project funding, with a projected groundbreaking in early 2027.
- Implement the annual paving program to preserve and enhance the Town's roadway network.
- Begin the foundational work for a comprehensive Parks Master Plan to guide the future of our green spaces.

Enhance Operational Efficiency and Service Delivery

- Upgrade the Town's fleet with specialized snow removal apparatus to improve winter weather response and operational flexibility.
- Maintain a fiscally responsible budget development process that accounts for future debt service while addressing current operational needs.
- Continue the restoration of historic streetlights damaged by Hurricane Helene, while vetting sustainable, long-term infrastructure alternatives.

Support and Retain an Exceptional Workforce

- Constant analysis of the Town's compensation and classification plan to ensure the Town remains a competitive employer in our region.
- Continue the prioritization of employee benefits and professional development to maintain high levels of service and retention.

The alignment between this budget and the Board's stated vision ensures that our spending is not merely operational, but a deliberate investment in the future of Biltmore Forest.

The FY26-27 budget continues the momentum established by the Board of Commissioners' strategic goals, transitioning from a period of recovery and planning into a significant phase of capital execution and operational modernization. This year's proposal remains rooted in the Board's commitment to providing excellent Town services while maintaining the unique forest environment that defines Biltmore Forest.

A primary focus for the coming fiscal year is the modernization of our Town facilities. We have reached a critical milestone in the development of the new Police Department and Public Works campus. This budget includes \$500,000 to finalize architectural designs, complete pre-construction requirements, and manage the legal complexities of our financing. By prioritizing these funds now, we ensure the Town is positioned to break ground in early 2027.

While the primary debt service for these projects will not impact the budget until the following fiscal year, we have taken a proactive and fiscally responsible approach by including contingency funding. This allows the Town to cover interest payments as we draw down construction funds, ensuring the project remains on stable financial footing without impacting daily operations.

Capital Investment and Infrastructure

The Town continues to formalize its capital planning to ensure long-term infrastructure health. Beyond our facility projects, the FY27 proposal emphasizes public works efficiencies and community aesthetics. Key investments for the coming year include:

- **Public Works Equipment Modernization:** We are investing in new apparatus that will increase our flexibility and efficiency to respond in emergencies and non-emergent events. These types of "switch and go" equipment are able to quickly transition our vehicles from routine work vehicles to snow plow or road clearing trucks, as an example. These units will allow our teams to navigate our unique roads and the Town more effectively, improving response times and safety during winter weather events or other routine events.
- **Annual Paving and Stormwater Program:** Continued investment in our roads and stormwater system, remains a core priority, ensuring our infrastructure is preserved through consistent maintenance.
- **Streetlight Restoration:** We are continuing the work of repairing the historic streetlights damaged during Hurricane Helene. As we move forward, we are also investigating appropriate alternatives that maintain the Town's history while offering the potential for more long-term viability.
- **Parks Master Plan:** This budget initiates the preliminary work for a comprehensive Parks Master Plan. This strategic effort will help us identify the best ways to manage our green spaces and recreational assets for future generations.

These investments reflect a budget that is not only looking toward the immediate needs of the Town but is also building the foundation for the next several decades of service to our residents.

Water Fund

The Town is entering year three of our water rate increases, following the significant cost increases for purchasing water from the City of Asheville. In 2024, the Town implemented a water rate study based on the increased costs for purchasing water from the City of Asheville. The City’s dramatic increase in wholesale water purchases made it incumbent upon the Town to modify our billing structure and ensure the water fund was financially viable. The result was an approved plan that included programmatic increases for five years (beginning in FY25). The Town’s water fund is in good shape as a result. My recommendation is that the Board continue with year three of these programmed increases, as shown in the chart below, and continue financial improvements within the Town’s water fund.

Town of Biltmore Forest

Water Fund Financial Analysis and Rate Study

TABLE 9
Proposed Water Rates

| | CURRENT 2024 | YEAR 1 2025 | YEAR 2 2026 | YEAR 3 2027 | YEAR 4 2028 | YEAR 5 2029 | |
|--------------------------------|-----------------|----------------|----------------|----------------|----------------|----------------|--------------|
| <i>Base Unit Charge</i> | | | | | | | |
| All Meters | \$30.46 | | | | | | |
| 5/8-IN | | \$45.00 | \$49.05 | \$53.50 | \$58.35 | \$63.65 | |
| 1 | | \$45.00 | \$49.05 | \$53.50 | \$58.35 | \$63.65 | |
| 1.5 | | \$180.00 | \$196.20 | \$214.00 | \$233.40 | \$254.60 | |
| 2 | | \$288.00 | \$313.92 | \$342.40 | \$373.44 | \$407.36 | |
| 3 | | \$576.00 | \$627.84 | \$684.80 | \$746.88 | \$814.72 | |
| 4 | | \$900.00 | \$981.00 | \$1,070.00 | \$1,167.00 | \$1,273.00 | |
| 6 | | \$1,800.00 | \$1,962.00 | \$2,140.00 | \$2,334.00 | \$2,546.00 | |
| 8 | | \$2,880.00 | \$3,139.20 | \$3,424.00 | \$3,744.40 | \$4,073.60 | |
| <i>Volume Charges</i> | | | | | | | |
| 0 - 2,250 | \$10.01 | | | | | | per 1000 gal |
| 0 - 5,000 | | \$10.00 | \$10.90 | \$11.90 | \$13.00 | \$14.20 | per 1000 gal |
| 5,001 - 40,000 | | \$9.00 | \$9.85 | \$10.75 | \$11.75 | \$12.85 | per 1000 gal |
| 40,001 + | | \$8.00 | \$8.75 | \$9.55 | \$10.45 | \$11.40 | per 1000 gal |
| 2,251 - 60,000 | \$6.30 | | | | | | per 1000 gal |
| 60,001 - 100,000 | \$5.85 | | | | | | per 1000 gal |
| 100,000 + | \$3.63 | | | | | | per 1000 gal |

Chart 3

Revenue Increases Based on These Changes

These rate increases provided for an additional \$55,140 in FY26 and a projected \$114,692 in FY27 and allow the Town to compensate for the wholesale increases from the City of Asheville while funding capital outlay and/or depreciation costs within the water system. In short, these recommendations solidify the Town's water system from a fiscal perspective and ensure its continued viability.

Expenditures

The proposed budget continues to fund staff salaries (half for each) for five (5) employees – three in Public Works and two from the Administration department. This is allowable based on the time and work done by each staff person on behalf of the Town's water system. MSD charges are passed along to the customer on each water bill and then paid to MSD. Remaining expenses are allocated to capital improvements, general maintenance, and water purchases from the City of Asheville.

Conclusion

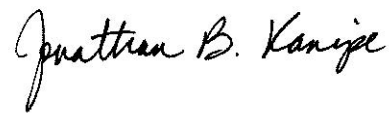
The coming fiscal year represents a defining moment for Biltmore Forest. While the previous year was defined by recovery and resilience, the FY26-27 budget is defined by vision and investment. We are no longer merely restoring what was lost; we are building the Town's future.

To meet the Board's strategic goals—specifically the groundbreaking of our new Police and Public Works campus—I am recommending a tax rate of 31.5 cents per \$100 of valuation. I recognize this rate stands above the revenue-neutral calculation of 21.2 cents. However, this recommendation is made with a clear-eyed focus on the Town's long-term health. A revenue-neutral approach would not allow us to modernize our facilities, address our infrastructure needs, or maintain the superior level of service that our residents expect and deserve.

This rate is a direct investment in the core pillars of our community: secure and modern public safety facilities, a robust road and drainage network, and a professional staff capable of maintaining our unique forest environment. By securing the necessary funding now, we are ensuring these capital projects are completed with excellence and that the Town remains financially prepared for the debt service obligations beginning in late 2027.

Biltmore Forest is at a crossroads where the cost of deferred maintenance and outdated facilities far outweighs the cost of this proposed investment. This budget positions us to break ground with confidence, knowing we have the resources to see these projects to completion. I appreciate the Board's leadership and the community's shared commitment to preserving the character and quality of life in Biltmore Forest for the next generation.

Respectfully Submitted,



Jonathan B. Kanipe
Town Manager

GENERAL FUND REVENUES

| | 2023-24 | 2024-2025 | 2025-2026 | 2026-2027 |
|---|------------------|------------------|------------------|------------------|
| | BUDGET | BUDGET | BUDGET | RECOMMENDED |
| Ad Valorem Taxes (Property) | 2,980,215 | 3,042,253 | 3,046,790 | 4,527,931 |
| Ad Valorem Taxes (DMV) | 122,399 | 123,040 | 135,794 | 145,267 |
| Tax Interest & Penalties | 5,000 | 5,000 | 5,000 | 5,000 |
| Tax Collection Prior Years | - | - | - | - |
| Total Ad Valorem | 3,107,615 | 3,170,293 | 3,187,584 | 4,678,198 |
| Franchise & Utilities Tax | 235,200 | 233,800 | 268,000 | 220,000 |
| Alcohol Beverage Tax | 6,500 | 6,750 | 6,500 | 6,500 |
| Sales Tax-Article 39 | 835,550 | 789,576 | 833,595 | 858,603 |
| Sales Tax-Article 40 | 358,260 | 340,912 | 349,435 | 359,918 |
| Sales Tax-Article 42 | 443,961 | 419,097 | 429,574 | 442,462 |
| Sales Tax Refund | 15,000 | 15,000 | 30,000 | 15,000 |
| Gasoline Tax Refund | 5,000 | | 5,000 | 5,000 |
| Total Unrestricted Intergovernmental | 1,899,471 | 1,805,135 | 1,922,104 | 1,907,483 |
| Solid Waste Disposal Tax | 1,133 | 1,000 | 1,000 | 1,150 |
| Powell Bill | 67,210 | 75,000 | 81,000 | 81,000 |
| Illicit Substance Tax | - | - | - | - |
| Total Restricted Intergovernmental | 68,343 | 76,000 | 82,000 | 82,150 |
| Zoning Permits | 30,000 | 30,000 | 42,000 | 130,000 |
| Dog License Fee | 1,300 | 1,300 | 1,500 | 1,300 |
| Total Permits & Fees | 31,300 | 31,300 | 43,500 | 131,300 |
| Interest Earned | 148,800 | 233,333 | 175,000 | 120,000 |
| Total Investment Earnings | 148,800 | 233,333 | 175,000 | 120,000 |
| American Tower Agreement | 46,365 | 33,800 | 38,000 | 38,000 |
| Miscellaneous | 20,000 | 25,000 | 25,000 | 20,000 |
| Total Miscellaneous | 66,365 | 58,800 | 63,000 | 58,000 |
| Sale of Personal Property | 10,000 | 14,970 | 15,000 | 10,000 |
| Installment Agreement | - | - | - | - |
| Transfer from Fund Balance | 1,213,866 | 1,213,866 | 500,000 | - |
| Governmental Grant (NCLWF) | - | 30,000 | 30,000 | - |
| Total Other Financing Source | 1,223,866 | 1,258,836 | 545,000 | 10,000 |
| TOTAL General Fund Revenues | 6,545,759 | 6,633,697 | 6,018,188 | 6,987,131 |

GENERAL FUND (ADMINISTRATION)

| | 2023-24 | 2024-2025 | 2025-2026 | 2026-2027 |
|--------------------------------|----------------|----------------|----------------|----------------|
| | BUDGET | BUDGET | BUDGET | RECOMMENDED |
| Salaries | 321,633 | 357,385.00 | 383,791 | 423,223 |
| Overtime | 3,000 | - | - | 3,000 |
| FICA | 24,605 | 27,340.00 | 29,360 | 32,377 |
| Unemployment Insurance | - | - | - | - |
| Health Insurance | 42,598 | 41,748 | 41,748 | 64,760 |
| Dental, Vision, Life Insurance | 10,500 | 10,500 | 13,125 | 8,798 |
| Health Reimbursement Acct | 7,500 | 7,500 | 7,500 | 7,500 |
| LGERS Retirement | 62,815 | 72,478 | 80,712 | 97,299 |
| 401k Supplemental Retirement | 16,232 | 17,869 | 19,190 | 21,161 |
| Accounting & Taxes | 51,400 | 60,000 | 60,000 | 50,000 |
| Postage, Printing & Stationary | 10,140 | 12,500 | 12,500 | 11,500 |
| Mileage & Board Salary | 21,600 | 21,600 | 21,600 | 21,600 |
| Bldg & Grounds Maintenance | 20,000 | 15,000 | 15,000 | 6,200 |
| Supplies & Equipment | 10,000 | 15,000 | 15,000 | 10,000 |
| Dues & Fees | 5,070 | 12,000 | 12,000 | 7,185 |
| Miscellaneous | 1,000 | 5,000 | 5,000 | 1,000 |
| Staff & Board Education | 21,395 | 20,000 | 25,000 | 30,000 |
| Capital Improvements | - | 40,000 | 20,000 | - |
| Debt Service - Lease | - | 5,400 | 6,600 | 6,600 |
| Debt Service - Interest | - | 2,000 | 2,400 | 2,400 |
| TOTAL | 629,487 | 743,320 | 770,526 | 804,603 |

GENERAL FUND (GENERAL GOVERNMENT)

| | 2023-24 | 2024-2025 | 2025-2026 | 2026-2027 |
|-------------------------------|----------------|----------------|----------------|------------------|
| | BUDGET | BUDGET | RECOMMENDED | RECOMMENDED |
| Outside Professional Services | 45,959 | 50,000 | - | 500,000 |
| Legal Services | 35,000 | 24,000 | 30,000 | 85,000 |
| Technology | 105,937 | 125,000 | 150,000 | 152,361 |
| Municipal Utilities | 40,000 | 24,000 | 26,000 | 18,233 |
| General Repairs & Maintenance | 40,000 | 40,000 | 35,000 | 32,743 |
| Elections | 6,000 | 1,000 | - | - |
| Insurance | 110,000 | 120,000 | 131,250 | 93,925 |
| Contingency | 50,000 | 260,708 | 62,707 | 237,786 |
| Miscellaneous | 10,000 | 5,000 | 5,000 | 10,000 |
| Corporate Wellness | - | 12,000 | 12,000 | 1,000 |
| Community Events | 55,000 | 50,000 | 50,000 | 50,000 |
| Wildlife Management | 5,000 | 5,000 | 5,000 | 50,000 |
| Forest Management | 60,000 | 60,000 | 75,000 | 100,000 |
| TOTAL | 562,896 | 776,708 | 581,957 | 1,331,048 |

GENERAL FUND (POLICE DEPARTMENT)

| | 2023-24 | 2024-2025 | 2025-2026 | 2026-2027 |
|----------------------------------|------------------|------------------|------------------|------------------|
| | BUDGET | BUDGET | BUDGET | RECOMMENDED |
| Salaries | 1,013,718 | 1,100,444 | 1,257,901 | 1,298,838 |
| Overtime | 30,412 | - | - | 25,000 |
| Separation Allowance | 16,445 | 16,445 | 32,000 | - |
| FICA | 77,549 | 84,184 | 96,229 | 99,361 |
| Medical Insurance | 144,832 | 141,944 | 141,944 | 222,217 |
| Dental, Vision, Life Insurance | 35,700 | 35,700 | 35,700 | 23,117 |
| Health Reimbursement Account | 25,500 | 25,500 | 25,500 | 28,500 |
| LGERS Retirement | 210,651 | 239,016 | 286,298 | 322,947 |
| 401K Supplemental Retirement | 50,686 | 55,022 | 62,895 | 64,942 |
| Short Term Disability | | | - | - |
| Maint/Repair -Building & Grounds | 20,000 | 10,000 | 10,000 | 5,000 |
| Maint/Repair - Equipment | 1,000 | 5,000 | 5,000 | 5,000 |
| Maint/Repair - Vehicles | 10,000 | 25,000 | 25,000 | 30,000 |
| Motor Fuels | 24,600 | 18,000 | 21,000 | 22,800 |
| Supplies | 10,080 | 10,000 | 10,000 | 12,000 |
| Uniforms | 15,000 | 15,000 | 25,000 | 20,000 |
| Software | 18,725 | 18,725 | 15,000 | 10,000 |
| Technology | 58,740 | 102,250 | 100,000 | 99,600 |
| Miscellaneous | 8,265 | 10,000 | 1,000 | 10,000 |
| Physical Exams | 2,000 | 2,500 | 5,000 | 5,000 |
| Staff Development | 15,000 | 10,000 | 15,000 | 15,000 |
| Capital Equipment Purchases | 169,000 | 125,000 | 75,000 | 50,000 |
| Debt Service - Lease | - | - | 72,000 | 80,000 |
| Debt Service - Interest | - | - | 4,800 | 10,000 |
| TOTAL | 1,957,903 | 2,049,730 | 2,317,468 | 2,459,322 |

GENERAL FUND (FIRE CONTRACT)

| | 2023-24 | 2024-2025 | 2025-2026 | 2026-2027 |
|---------------|----------------|----------------|----------------|----------------|
| | BUDGET | BUDGET | BUDGET | RECOMMENDED |
| Fire Contract | 425,000 | 425,000 | 425,000 | 425,000 |
| TOTAL | 425,000 | 425,000 | 425,000 | 425,000 |

GENERAL FUND (PUBLIC WORKS)

| | 2023-24 | 2024-2025 | 2025-2026 | 2026-2027 |
|-----------------------------------|----------------|----------------|----------------|----------------|
| | BUDGET | BUDGET | BUDGET | RECOMMENDED |
| Salaries | 211,888 | 221,831 | 286,246 | 296,869 |
| Overtime | 5,000 | - | - | - |
| FICA | 16,209 | 16,970 | 21,898 | 22,710 |
| Unemployment Insurance | - | - | - | - |
| Medical Insurance | 68,156 | 41,748 | 41,748 | 63,444 |
| Dental, Vision, Life Insurance | 10,500 | 10,500 | 10,500 | 7,831 |
| Health Reimbursement Account | 7,500 | 7,500 | 9,000 | 7,500 |
| LGERS Retirement | 41,382 | 48,182 | 60,198 | 68,250 |
| 401K Supplemental Retirement | 10,594 | 11,092 | 14,312 | 14,843 |
| Outside Services | - | - | - | - |
| Streetlights Electric | 7,000 | 16,800 | 15,000 | 15,280 |
| Maint/Repair-Building & Grounds | 9,600 | 10,000 | 10,000 | 25,000 |
| Maint/Repair - Streetlights | 35,000 | 15,000 | 50,000 | 50,000 |
| Maint/Repair-Vehicles | 10,000 | 16,800 | 10,000 | 10,000 |
| Motor Fuels | 20,000 | 15,000 | 18,750 | 18,000 |
| Supplies | 10,000 | 9,600 | 10,000 | 6,000 |
| House Number Signs | 1,000 | 1,000 | 1,000 | 1,000 |
| Uniforms | 8,650 | 10,000 | 10,000 | 6,000 |
| Technology | 9,500 | 1,680 | 2,000 | 5,000 |
| Parks | 60,000 | 75,000 | 50,000 | 20,000 |
| Stream Restoration Planning Grant | - | 30,000 | 30,000 | 500 |
| Physical Exams | 500 | 1,000 | 1,000 | - |
| Miscellaneous | 1,000 | 5,000 | 5,000 | 1,000 |
| Capital Equipment Purchases | 8,000 | 22,800 | 25,000 | - |
| Staff Development | - | 6,000 | 5,000 | 15,000 |
| TOTAL | 551,480 | 593,503 | 686,652 | 654,227 |

GENERAL FUND (STREETS)

| | 2023-24 | 2024-2025 | 2025-2026 | 2026-2027 |
|------------------------------|------------------|------------------|----------------|----------------|
| | BUDGET | BUDGET | BUDGET | RECOMMENDED |
| Maint/Repair - Equipment | - | 5,000 | 5,000 | 2,000 |
| Maint/Repair - Vehicles | 5,000 | 1,000 | 1,000 | 20,000 |
| Contracts-Paving & Striping | 255,000 | 75,000 | 200,000 | 200,000 |
| Supplies | 10,000 | 9,600 | 10,000 | 15,000 |
| Traffic Signs | 500 | 1,000 | 500 | 2,500 |
| Storm Water Drainage Repairs | 1,400,000 | 1,100,000 | 200,000 | 150,000 |
| Technology | 5,000 | - | - | - |
| Staff Development | 1,000 | 2,500 | 5,000 | 500 |
| Capital Equipment Purchases | 19,200 | 25,000 | 30,000 | 75,000 |
| Engineering | 50,000 | 120,000 | 25,000 | 75,000 |
| Debt Leases - Principal | - | 10,800 | 10,800 | 36,000 |
| Debt Leases - Interest | - | 4,800 | 4,800 | 4,000 |
| TOTAL | 1,745,700 | 1,349,700 | 492,100 | 580,000 |

GENERAL FUND (SOLID WASTE)

| | 2023-24 | 2024-2025 | 2025-2026 | 2026-2027 |
|--------------------------------|----------------|----------------|----------------|----------------|
| | BUDGET | BUDGET | RECOMMENDED | RECOMMENDED |
| Salaries | 141,376 | 142,326 | 153,718 | 159,327 |
| Overtime | 5,000 | - | - | - |
| FICA | 11,198 | 10,888 | 11,759 | 12,188 |
| Medical Insurance | 68,156 | 25,012 | 25,012 | 38,066 |
| Dental, Vision, Life Insurance | 6,300 | 6,300 | 6,300 | 4,699 |
| Health Reimbursement Account | 4,500 | 4,500 | 4,500 | 4,500 |
| LGERS Retirement | 27,611 | 48,182 | 60,198 | 36,629 |
| 401K Supplemental Retirement | 7,069 | 11,092 | 14,312 | 7,966 |
| Maint/Repair - Vehicles | 40,000 | 86,500 | 50,000 | 26,400 |
| Motor Fuels | 30,000 | 24,000 | 31,200 | 19,088 |
| Supplies | 1,000 | 1,000 | 1,500 | 2,000 |
| Uniforms | 1,000 | - | - | 1,000 |
| Technology | 3,000 | 1,000 | 1,000 | 3,600 |
| Physical Exams | 500 | - | - | - |
| Miscellaneous | 1,000 | - | - | 1,000 |
| Capital Equipment Purchases | 80,000 | 150,000 | 150,000 | - |
| Landfill Tipping Fees | 50,000 | 27,000 | 33,750 | 27,485 |
| Recycling Disposal Fees | 20,000 | 8,000 | 10,000 | 8,000 |
| Brush & Leaf Disposal Fees | 31,200 | 43,200 | 54,000 | 37,034 |
| Dumpster Fees | - | 24,000 | 26,400 | 28,800 |
| TOTAL | 528,910 | 589,000 | 633,649 | 417,783 |

GENERAL FUND (DEBT SERVICE)

| | 2023-24 | 2024-2025 | 2025-2026 | 2026-2027 |
|-----------------------------|----------------|----------------|----------------|----------------|
| | BUDGET | BUDGET | BUDGET | RECOMMENDED |
| Principal Public Works Bldg | 84,211 | 84,211 | 84,211 | 84,211 |
| NCDEQ Loan Strm Rest | 14,600 | 14,600 | 14,600 | 14,600 |
| Interest Public Works Bldg | 14,855 | 12,025 | 9,500 | 6,337 |
| NC Cash Flow Loan | - | - | - | 210,000 |
| TOTAL | 113,666 | 110,836 | 108,311 | 315,148 |

WATER FUND (REVENUE)

| | 2023-24 BUDGET | 2024-2025 BUDGET | 2025-2026 RECOMMENDED | 2026-2027 RECOMMENDED |
|------------------------------------|-------------------|---------------------|--------------------------|--------------------------|
| Interest Earned | 4,000 | 4,400 | 4,000 | 5,100 |
| Commissions (Sewer Collection Fee) | 8,000 | 8,000 | 10,000 | 8,000 |
| Water Charges | 572,382 | 641,000 | 641,000 | 641,000 |
| Sewer Charges | 493,425 | 422,240 | 439,130 | 474,963 |
| AMI Transmitter Charges | 7,700 | 8,867 | 9,000 | 8,200 |
| Water Tap & Connection Fees | 6,000 | 10,000 | 10,000 | 15,000 |
| TOTAL | 1,091,507 | 1,094,507 | 1,113,130 | 1,152,263 |
| Transfers from General Fund | - | - | - | - |
| TOTAL | 1,091,507 | 1,094,507 | 1,113,130 | 1,152,263 |

WATER FUND (EXPENDITURES)

| | 2023-24 BUDGET | 2024-2025 BUDGET | 2025-2026 RECOMMENDED | 2026-2027 RECOMMENDED |
|--------------------------------|-------------------|---------------------|--------------------------|--------------------------|
| Salaries | 169,693 | 199,205 | 215,843 | 227,823 |
| Professional Services | 5,000 | 20,000 | 5,000 | 5,000 |
| FICA | 12,981 | 15,239 | 16,512 | 17,428 |
| LGERS Retirement | 27,611 | 40,399 | 43,773 | 52,377 |
| 401K Supplemental Retirement | 8,485 | 9,960 | 10,792 | 11,391 |
| Postage, Printing & Stationary | 5,000 | 2,000 | 2,000 | 5,000 |
| General Repairs | 25,000 | 15,000 | 10,000 | 5,000 |
| Supplies & Equipment | 15,000 | 15,000 | 15,000 | 15,000 |
| Technology | 5,000 | - | - | 5,000 |
| Water Purchases | 204,750 | 215,545 | 256,748 | 312,505 |
| Sewer Purchases | 396,000 | 422,240 | 439,130 | 456,695 |
| AMI Transmitter Fees | 7,700 | 8,867 | 9,000 | 8,200 |
| Miscellaneous | 6,196 | 2,500 | 2,500 | - |
| Contingency | 178,891 | - | - | 25,844 |
| Staff Development | 5,000 | 2,500.00 | 2,500 | 5,000 |
| Capital Improvement | 19,200 | 128,552.00 | 84,331 | - |
| TOTAL | 1,091,507 | 1,097,007 | 1,113,130 | 1,152,263 |

2026-2027 BUDGET SUMMARY

| GENERAL FUND REVENUE | 2026-2027 RECOMMENDED |
|------------------------------------|--------------------------|
| Ad Valorem | 4,678,198 |
| Unrestricted Intergovernmental | 1,907,483 |
| Restricted Intergovernmental | 82,150 |
| Permits & Fees | 131,300 |
| Investment Earnings | 120,000 |
| Miscellaneous | 58,000 |
| Other Financing Source | 10,000 |
| TOTAL General Fund Revenues | 6,987,131 |

| GENERAL FUND EXPENDITURES | 2026-2027 RECOMMENDED |
|--|--------------------------|
| Administration | 804,603 |
| Police Department | 2,459,322 |
| Fire Contract | 425,000 |
| Public Works | 654,227 |
| Streets & Transportation | 580,000 |
| Sanitation & Recycling | 417,783 |
| General Government | 1,331,048 |
| Debt Service | 315,148 |
| TOTAL General Fund Expenditures | 6,987,131 |

| | |
|----------------------------------|------------------|
| GENERAL FUND REVENUES | 6,987,131 |
| GENERAL FUND EXPENDITURES | 6,987,131 |

| WATER FUND REVENUE | 2026-2027 RECOMMENDED |
|-----------------------|--------------------------|
| Operating Revenues | 1,152,263 |

| WATER FUND EXPENDITURES | 2026-2027 RECOMMENDED |
|----------------------------|--------------------------|
| Operating Expenditures | 1,152,263 |

| | |
|--------------------------------|------------------|
| WATER FUND REVENUE | 1,152,263 |
| WATER FUND EXPENDITURES | 1,152,263 |