



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, October 12, 2026
5:30 PM



AGENDA

I. CALL TO ORDER – MAYOR BETH HOLMES:

- A. Roll Call
- B. Notification and Posting of the Agenda
- C. Pledge of Allegiance (Councilwoman Taylor)
- D. Invocation (Mayor Holmes)
- E. Approval of Minutes (September 28, 2026 Reg)

II. PUBLIC COMMENT

Public comments are limited to 3 minutes. This time is provided to share general thoughts with the Town Council. Individuals who desire to make a public comment must complete the sign-in sheet made available at each meeting and speak at the lecture (unless physically unable).

III. OLD BUSINESS

- A. Ratification: Purchase Contract – Yancey Timber Resources LLC, TimberJack, LLC and Phillips Timber Resources, LLC.

IV. ACTION ITEMS

- A. Ordinance 2026.013 – Budget Amendment: An ordinance to amend the FY27 Town of Spruce Pine General Fund Expense and Revenue Accounts.
- B. Resolution 2026.025 – A resolution amending the Town of Spruce Pine fee schedule to establish a commercial fire permit fee for new construction.

V. MANAGER'S REPORT

VI. MAYOR/COUNCIL REQUESTS OR COMMENT

VII. ADJOURNMENT



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I. CALL TO ORDER:

- A. Roll Call: Mayor Holmes called the meeting to order at 5:32 pm.
Mayor Holmes requested a roll call. Marsha Hoilman, Town Clerk conducted roll call for council members Peight, Buchanan, McKinney, Taylor, and Mayor Holmes. All Council members were present.
- B. Notification and Posting of the Agenda: Proper notification and posting of the agenda were acknowledged.
Mayor Holmes requests a change to the agenda. She requests a Presentation by Stephanie Pittman with Mitchell County Long Term Resilience Group be made before Public Comment and to strike Closed session from the agenda.
Councilman Peight made the motion to approve the request changes to the agenda and Councilman Buchanan seconded the motion to approve. Motion passed 5/0.
- C. Pledge of Allegiance: Mayor Holmes led the Pledge of Allegiance.
- D. Invocation: Councilman Buchanan led the Invocation.
- E. Approval of Minutes (September 14, 2026, Regular Session) and (September 14, 2026, Closed Session)

The council reviewed the Regular Minutes as presented. Councilwoman Taylor made the motion to approve the regular minutes.
Councilman McKinney seconded the motion. Motion approved and passed 5/0.

The council reviewed the Closed Session Minutes as presented. Councilman Peight made the motion to approve the Closed Session Minutes.
Councilman Buchanan seconded the motion. Motion approved and passed 5/0.

II. PRESENTATIONS:

- A. Mitchell County Long Term Resilience Group: Stephanie Pittman gave out handouts to Council and gave the following information:

Mitchell County Long Term Resilience Group is here for you. Rebuilding together. Serving Mitchell County after Hurricane Helene.

HOW WE HELP:

We connect residents with support that is:

- Local
- Trustworthy



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- Tailored to your needs

Our Case Managers- Mitchell County residents, work side-by-side with you to:

- Assess your needs
- Connect you with vetted resources
- Walk with you through the recovery journey

We partner with 15+ trusted nonprofits and organize all efforts locally through the following committees:

- Construction
- Volunteer Coordination
- Wellness & Spiritual Care
- Communications
- Unmet Needs
- Case Management
- Fund Raising

WHO WE ARE:

The Mitchell County Long term Resilience Group (MCLTRG) is a locally led group formed by trusted community leaders, county officials, and nonprofit partners to help Mitchell County recover and rebuild after Hurricane Helene.

We are your friends, neighbors, and fellow residents- not outsiders. Our team lives here and is dedicated to helping Mitchell County rise stronger than before.

HELENE'S IMPACT:

Hurricane Helene left a devastating mark:

- 48% of trees downed (U.S. Forest Service)
- Widespread home and property damage
- Loss of vehicles, land and livelihoods

It can be very confusing to navigate the agencies here to help post Helene. That's where we come in- to fill the gaps and make long-term recovery possible.



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Call or email us today.

(828)-660-0818 THE MARC (Case Management and Volunteer Resource or
adam.mcltrg.org

Visit us/Contact us: WeAreMitchell.org

Open at the MARC- Old Bowman Middle School, 410 S. Mitchell Ave, Bakersville, NC

They are open Monday, Wednesday and Friday from 9am to 3pm

III. PUBLIC COMMENT:

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No one signed up for Public Comment.

IV. ACTION ITEMS:

- A. Resolution 2026.024: A Resolution to authorize the Town Manager authority to seek State loan and/or grant assistance for projects related to completing the Towns required Lead and Copper Service Inventory and/or Replacement Projects.

Town Manager Daniel Stines states that funding is through DEQ. The way the program has been set up, so much money is allocated and 50% administered debt forgiveness. He feels that we will qualify for debt forgiveness or a very low interest rate. He states that the Copper Piping is fine, it is how the piping has been soldered together.

Councilman Buchanan motioned to approve the Resolution authorizing Town Manager authority to seek state loans and/or grants. Councilman Peight seconded the motion to approve. Motion approved 5/0.



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V. **MANAGERS REPORT:**

Town Manager Daniel Stines gave the following updates:

He states the agenda is light and the Managers Report is extensive. A FEMA update will be presented.

- Staff: Employees worked stuffing 3,500 envelopes with Utility and Tax bills statements, which will be a total of \$1.7 million dollars.
- Public Works: Worked this past weekend with breaks due to old infrastructure
- Interviews were conducted for a part-time utility clerk due to Hannah leaving in December. We hate to lose her; she has been a great asset to our team.

FEMA UPDATE:

OBLIGATIONS:

- Expedited Wastewater:
\$2,935,000.000 Obligated
- Elm Street:
\$4,095,823.04 Obligated
- A & E Landslide (Spruce Pine Welcome Area):
\$48,038.00 Obligated
- Toe River Pump House (N. Toe Intake):
\$1,035,538.68 Obligated
- Creed Pittman Road
\$608,778.01 Obligated
- Shannon Drive Sewer Lift Station and Generator:
\$438,268.31 Obligated
- City Owned Vehicles:
\$61,846.67 Obligated
- WWTP Temp Belt Press System (90% cost share):
\$776,678.91 Obligated
- WWTP Temp Sampling and Operations (90% cost share):
\$739,640.06 Obligated
- WWTP Temp System Repairs (90% cost share):
\$1,060,144.35 Obligated



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- Public Works Temp Facilities (90% 824264):
\$12,258.20 Obligated
- Locust St Sidewalk and Slide:
\$125,954.90 Obligated
- Temp Pump and Haul (90% 815208):
\$323,484.00 Obligated
- Blue Box Rentals #2:
\$299,500.00 Obligated
- Brad Ragan Park Various Damages:
\$201,854.90 Obligated
- Altapass Sewer Line:
\$1,283,466.70 Obligated
- N. Toe Intake Crossing:
\$1,430,516.15 Obligated
- WWTP Mobile Lab/Office Facility #2:
\$84,718.72 Obligated
- Town Wide Road Damage:
\$323,057.06 Obligated
- Spruce Pine Storm Damage:
\$155,515.68 Obligated
- Spruce Pine Wash Out Roads:
\$ 748,963.86 Obligated
- Damaged Roads and Small Bridges:
\$622,836.15 Obligated
- Water Booster Pump at Summit Ave:
\$56,490.53 Obligated
- Henredon Lift Station:
\$8,572.88 Obligated
- Sunnybrook Drive Culvert:
\$34,177.04 Obligated
- Water Plant/Intake Temp Repairs:
\$45,558.90 Obligated
- WWTP Temp System Sampling & Operations:
\$353,857.90 Obligated



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- Public Works Facility: Portion of Reimbursement for Rental temp facility
\$9,549.39 Obligated
- Altapass Hwy Temp Sewer Line:
\$58,775.68 Obligated
- Townwide EPM FAL/FAE (90% Cost Share):
\$90,499.04 Obligated
- Townwide EPM FAL/FAE (100% Cost Share):
\$440,002.06 Obligated
- Generator Run Time (All Generators) (100% Share):
\$46,692 Obligated
- Townwide EPM/Materials/Rentals:
\$201,008.67 Obligated
- City on Water Plant:
\$67,037.35 Obligated
- Beaver Creek Sewer Line & Raw Water Line:
\$680,787.11 Obligated
- Duncan Street Slide:
\$34,858.58 Obligated
- Greenwood Road and Guardrail:
\$39,113.03 Obligated
- Beaver Creek Sewer Lift Station:
\$287,679.84 Obligated
- Blue Box Rental #1:
\$1,002,500.00 Obligated
- City Wide Water Line Damage:
\$13,435.73 Obligated
- Police Department Overtime FAL:
\$66,359.40 Obligated
- Emergency Work:
\$106,223.38 Obligated
- Riverbend Park:
\$1,278,688.56 Obligated

TOTAL OBLIGATIONS RECEIVED TO DATE: \$22,301,580.60



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PENDING:

- Riverside Park Damages:
\$6,465,962.32 PENDING
- Beaver Creek Reservoir Access Road:
\$528,656.05 PENDING
- Public Works Sewer Lift Station:
\$417,923.11 PENDING
- Spruce Pine Public Works Building:
\$705,951.00 PENDING
- Depot Sewer Lift Station:
\$449,000.53 PENDING
- Pedestrian Bridge:
\$4,157,366 PENDING
- Waste Water Treatment Plant:
\$2,899,172.00 PENDING

8 PENDING PROJECTS TOTALING: \$16,902,699.57

The Estimated Final FEMA settlement is projected between +\$75M and \$140M

VI. **MAYOR REQUESTS OR COMMENTS:**

- SPRUCE PINE BBQ 10-6PM ----- BBQ FESTIVAL WAS CANCELED WITH NO RESCHEDULE DATE
- STREET DANCE 6-9PM -----CANCELED
- CHAMBER OF PRAYER BREAKFAST AT THE GRASSY CREEK GOLF AND COUNTRY CLUB, OCTOBER 9, 2026 @ 8AM.
- UNSEEN PASS RIBBON CUTTING OCTOBER 9, 2026 @ 10AM
- HIGH COUNTRY COUNCIL BANQUET OCTOBER 16, 2026
SIGN UP ENDS SEPT 30

VII. **ADJOURNMENT:**

Mayor Holmes requests a motion to adjourn. Councilman Peight motioned to adjourn. Councilman McKinney seconded the motion to adjourn. The meeting adjourned at 6:38pm.



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ATTEST:

Marsha Hoilman, Town Clerk

Beth Holmes, Mayor

Rocky Buchanan, Mayor Pro Tem

Larry McKinney, Council Member

Wayne Peight, Council Member

Tessa Taylor, Council Member

RESOLUTION NO. 2026.025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SPRUCE PINE, NORTH CAROLINA, AMENDING THE TOWN'S FEE SCHEDULE TO ESTABLISH A COMMERCIAL FIRE PERMIT FEE FOR NEW CONSTRUCTION

WHEREAS, pursuant to North Carolina General Statute § 160D-402, the Town Council of the Town of Spruce Pine is authorized to fix reasonable fees for the support, administration, and implementation of development and regulatory inspections; and

WHEREAS, the Town's Fire Marshal and inspection staff review commercial plans and conduct necessary field inspections for new commercial construction to ensure safety and compliance with the North Carolina State Building and Fire Codes; and

WHEREAS, the Town Council finds it necessary and appropriate to recover the administrative, personnel, and equipment costs associated with these specialized safety inspections rather than utilizing general tax revenues; and

WHEREAS, the proposed fee of \$250.00 is determined to be reasonable and strictly reflective of the actual direct and indirect costs of providing the review and inspection services.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Spruce Pine, North Carolina, that:

1. **Establishment of Fee:** The Town of Spruce Pine Schedule of Fees is hereby amended to establish a fee of **\$250.00 per permit** for all **New Construction Commercial Fire Permits**.
2. **Applicability:** This fee shall apply to all new commercial building projects requiring a fire code compliance review, plan check, or life safety inspection by the Town or its designated inspection officials.
3. **Exemptions Granted:** Notwithstanding the foregoing, new construction projects initiated by **registered 501(c) non-profit organizations** and **governmental entities** (local, state, or federal) shall be explicitly exempt from this \$250.00 commercial fire permit fee.
4. **Effective Date:** This resolution and the fee established herein shall become effective immediately upon adoption on this 12th day of October, 2026.
5. **Public Disclosure:** In accordance with N.C.G.S. § 160D-402.1, Town staff are directed to update the official Schedule of Fees on the Town's website to reflect this adjustment within 30 days of this adoption.

Adopted this **12th day of October, 2026.**

Town of Spruce Pine, North Carolina

By: _____

Elizabeth Holmes, Mayor

Attest:

Marie Murphy, Acting Town Clerk:
