

NOTICE OF A SPECIAL MEETING OF THE
CITY COUNCIL OF THE CITY OF ASHEBORO

MEETING DATE: TUESDAY, FEBRUARY 17, 2026

MEETING TIME: 5:00 PM

LOCATION: ASHEBORO POLICE DEPARTMENT
NORTH DISTRICT STATION
1453 N. FAYETTEVILLE STREET
ASHEBORO, NORTH CAROLINA 27203

At 5:00 p.m. on Tuesday, February 17, 2026, the Asheboro City Council will convene for a special meeting in the training room at the Asheboro Police Department North District Station, 1453 N. Fayetteville Street, Asheboro, North Carolina 27203. The following topics will be on the meeting agenda:

1. Discussion of legal authority to institute system development fees;
2. Review of analysis prepared by the city’s consulting engineers to determine the maximum permissible fee under the law; and
3. Council directions to city staff as to the next steps, specifically including without limitation guidance concerning the provision of public notice of the engineering and financial analysis, the solicitation of public comments, and scheduling a public hearing on the question of enacting a system development fee ordinance.

All interested persons are invited to attend the special meeting of the Asheboro City Council on February 17, 2026. The issuance date for this special meeting notice is February 6, 2026.

/s/ W. Joseph Trogdon, Jr. _____
W. Joseph Trogdon, Jr., Mayor City of
Asheboro, North Carolina

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**SPECIAL MEETING MINUTES
ASHEBORO CITY COUNCIL
ASHEBORO POLICE DEPARTMENT, NORTH DISTRICT STATION
1453 N. FAYETTEVILLE STREET, ASHEBORO, NORTH CAROLINA
TUESDAY, FEBRUARY 17, 2026
5:00 P.M.**

This being the time and place for a special meeting of the Asheboro City Council, a meeting was held with the following elected officials and city management team members present:

William J. Trogon, Jr.	) – Mayor Presiding
Edward J. Burks	)
Phillip R. Cheek	)
Kelly L. Heath	) – Councilmembers Present
Camden Y. Mills	)
Mary Joan M. Pugh	)
Phillip W. Skeen	)
Charles A. Swiers	)

Donald E. Duncan, Jr., City Manager
Trevor L. Nuttall, Assistant City Manager
Deborah P. Reaves, Finance Director
Michael D. Rhoney, PE, Water Resources Director
Jeffrey C. Sugg, City Attorney

In addition to the above-listed city staff, members of the leadership team also were present.

1. Call to Order

Mayor Trogon called the meeting to order for the transaction of business, and business was transacted as follows.

2. Motion to Appoint Acting Secretary in Absence of City Clerk

Councilmember Pugh moved, and Councilmember Burks seconded the motion to appoint Trevor Nuttall as acting secretary. Councilmembers Burks, Cheek, Heath, Mills, Pugh Skeen, and Swiers voted aye. There were no dissenting votes.

3. Discussion of Legal Authority to Institute System Development Fees and Review of Analysis Prepared by the City’s Consulting Engineers

Water Resources Director Michael Rhoney provided an overview on system development fees in North Carolina and how such fees can help to provide the necessary capital to improve utility systems as growth occurs. The process to establish Systems Development Fees involves an evaluation of future needs. Mr. Rhoney informed the board that in 2025 staff had been directed to commission a Systems Development Fee analysis and that the engineering firm, Freese and Nichols, had been engaged to complete the study. The general purpose of the fees is to ensure that new development contributes to the cost of expanding water and sewer infrastructure instead of relying on existing rate payers.

After completing opening remarks, Mr. Rhoney introduced Dan LaMontagne, Senior Project Manager at Freese and Nichols, who introduced himself and described his professional experience, including his credentials as a Professional Engineer and former role as the County Manager in Chatham County. Mr. LaMontagne used a slide show presentation to summarize the findings of the analysis the firm completed.

NCGS 162A, Article 8 establishes the statutory authority to assess Systems Development Fees and stipulates how eligible governments can deploy them. In response to a question, Mr. LaMontagne shared that the statute identifies how the maximum amount is to be determined, the planning horizon, and when updated analysis must be completed, among other requirements.

The City of Asheboro's adopted Water and Wastewater Capital Improvement Plan (CIP) identifies a combined financial liability of more than \$148 million over a 13-year time-period. The Freese and Nichols analysis assessed the CIP's projects and determined that a Systems Development Water Fee per service unit of \$720.65 is justified; a Wastewater Fee of \$9,179 per service unit is justified. The City Council is not required to set the fee at the justified or maximum allowable level and Mr. LaMantagne's presentation outlined the fees of several comparable jurisdictions in North Carolina that elected to establish fees below the maximum allowable level. In addition, Systems Development Fees can be phased in over time; the Town of Liberty has chosen to implement the fees over a period of several years. Mr. LaMantagne closed his presentation by displaying a chart illustrating the typical well and septic construction and permitting costs to serve a 3 bedroom / 2 bath home in Randolph County, which ranges between \$21,500-\$26,500 based on information provided by the county's Environmental Health Department.

After some board deliberation and questions, City Manager Duncan shared that the staff is planning to present the report's findings and the city's challenges securing the necessary revenue to fund its Capital Improvement Plan to the Triad Real Estate and Building Industry Coalition (TREBIC) next month. In addition, under the statute, prior to considering adoption of Systems Development Fees, the engineering analysis must have been published to the city website along with a mechanism for written comments to be received. The general consensus of the Board was to publish the analysis, as directed by state law, noting that it will be vital to communicate with the public about how Systems Development Fees can play a vital role in generating new and necessary revenue for the Water and Sewer Fund.

Prior to calling for a motion to adjourn, Mayor Trogdon thanked the staff in attendance for the work their departments completed in helping the city respond to and recover from the recent winter storms. Councilmember Heath moved, and Councilmember Burks, seconded the motion to adjourn the meeting. Councilmembers Burks, Cheek, Heath, Mills, Pugh, Skeen, and Swiers voted aye. There were no dissenting votes.

There being no further business, the meeting was adjourned at 6:18 p.m.

/s/Trevor L. Nuttall
Trevor L. Nuttall, Acting Secretary

/s/William J. Trogdon, Jr.
William J. Trogdon, Jr., Mayor