

**MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REGULAR MEETING
AUGUST 26, 2014**

THE WAYNESVILLE BOARD OF ALDERMEN held their regular meeting on Tuesday, August 26, 2014 at 7:00 p.m. in the board room of Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

Mayor Brown called the meeting to order at 7:00 p.m. with the following members present:

Mayor Gavin Brown
Alderman Gary Caldwell
Alderman Julia Freeman
Alderman J. Wells Greeley
Alderman LeRoy Roberson

The following staff members were present:

Marcy Onieal, Town Manager
Woodrow Griffin, Town Attorney
Amie Owens, Town Clerk
Paul Benson, Interim Planning Director

Representing the Media:

Mary Ann Enloe, The Mountaineer

1. Welcome /Calendar/Announcements

Mayor Gavin Brown welcomed everyone to the meeting.

Mayor Brown asked Alderman Roberson to join his wife, Gale, at the podium for presentation of a proclamation celebrating their 40th wedding anniversary. Mayor Brown highlighted the service of both to the Town, congratulated them and wished them many more years of health and happiness.

Manager Onieal noted the following calendar events:

- August 28 – Haywood Helps Gala
- September 6 – Emergency Services Appreciation Banquet at the Lambuth Inn
- October 2 – Flu Shot Clinic for employees
- October 19-20 – 211th Military Police Homecoming Celebration

2. Adoption of Minutes

Alderman Greeley made a motion, seconded by Alderman Freeman, to approve the minutes of the July 22, 2014 (regular meeting) as presented. The motion carried unanimously.

B. PRESENTATION

3. Tarheel Challenge Academy

Jim Bright, Recruiter, presented information about the Tarheel Challenge Academy (TCA). TCA is a quasi-military program for adolescents aged 16 to 18 who are not forecasted to graduate or have dropped out of school. The program is sponsored by the North Carolina National Guard and utilizes a 17 month curriculum including 22 weeks of residency training coupled with 12 months of mentoring and continued education.

Mr. Bright added that in September 2014, the program has been in place for 20 years. A new facility will be open in Stanly County in 2015 which will allow for up to 200 participants. The current enrollment capacity is 160 with a graduation goal of 130. The most recent graduating class had 133. Mr. Bright highlighted certain aspects of the residency program including GED preparation, life coping skills, drill and ceremony skills. Participants are provided with a monthly small stipend for incidentals and personal items and given a bonus upon graduation.

Mr. Bright explained that funding source is 75% by Federal and 25% by the State. Mr. Bright works with the school system counselors, school resource officers, the court system and probation officers to identify potential participants. He noted that the application is available online and provided contact information for board members. Mr. Bright thanked the members for the opportunity to explain about the program. Mayor Brown thanked Mr. Bright for his presentation and the service provided by the TCA.

4. Planning Board Report

Paul Benson, Interim Planning Director, delivered the Planning Board Annual Report. He provided the following statistics from August 2013 to August 2014:

- The Planning Board held 11 regularly monthly meetings
- Reviewed and recommended a comprehensive revision to the Sign Ordinance
- Reviewed and recommended an amendment to the 2020 Land Use Plan regarding land use on Asheville Road
- Reviewed and recommended the North Main Street Complete Streets Plan
- Recommend an amendment increasing the Historic Preservation Commission membership from 7 to 9 which was incorporated into the ordinances
- Reviewed the GroWNC regional plan
- Held 5 public hearings to consider rezoning requests on Asheville Road, Bennett Street, South Main Street, Norman Street and North Main Street.

Mr. Benson noted that there was an issue outstanding that could require attention by the Board of Aldermen. At the February 2012 meeting the Planning Board voted to recommend to the Board of Aldermen that the northern Russ Avenue Corridor be rezoned to a Russ Avenue Neighborhood Center District. No action has been taken on this recommendation.

Mr. Benson explained that there are two upcoming quasi-judicial public hearings with the Planning Board for Special Use Permits (SUPs). The Planning Board must make a finding that the proposed redevelopment would have no adverse impact on surrounding properties before issuing a

SUP. One for is renovation of the old prison on Hemlock Street for use as a homeless shelter, and the other for an additional cell tower to be located on town-owned property on Reservoir Road. The Planning Board will report findings to the Board of Aldermen.

Mr. Benson added that there are some long-range goals for the Planning Board including the updating of the Waynesville 2020 Plan. The guide to rezoning decisions was last updated in 2002 and is based on 2000 Census data. This document is in need of updating to reflect changed economic realities, the possibility of annexation of Lake Junaluska and other territorial issues such as utility service area and extra-territorial planning jurisdiction, and the demographic/economic trends reflected in the 2010 Census data.

Mayor Brown noted that this update would be a major project for the Planning Board but agreed that it is a good way to implement new plans and new goals. Mr. Benson noted that his recommendation would be to limit the revision to the plan initially and look at map and ordinance revisions in the future. Mayor Brown thanked Mr. Benson for the report.

C. PUBLIC HEARING

5. Call for Public Hearing

Mayor Brown called for public hearing on Tuesday, September 9, 2014 for the purpose of hearing an appeal of rezoning decision by the Waynesville Planning Board for 668 and 746 North Main Street (PIN# 8615-59-3075 and 8615-59-6206). The appeal was requested by Dorothy M. Harrell. The Planning Board voted 7 – 0 to deny the rezoning request.

Alderman Greeley made a motion, seconded by Alderman Roberson to call for Public Hearing on Tuesday, September 9, 2014 at 7:00 p.m. or as closely thereof as possible for the purpose of hearing an appeal of rezoning decision by the Waynesville Planning Board for 668 and 746 North Main Street (PIN# 8615-59-3075 and 8615-59-6206). The motion carried unanimously.

D. OLD BUSINESS

6. Upset Bid for sale of decommissioned water tank site and relinquishment of easements/rights-of-way and obligations for maintenance within the privately-owned parcel located at 31 Middleton Drive (PIN # 8614-16-2782)

Manager Onieal explained that the proper posting of the offer to purchase the decommissioned water tank site at 31 Middleton Drive was completed and one upset bid for \$200.00 was received. Manager Onieal reminded members that the parcel was landlocked, but buildable with a very small footprint. The tank itself is sealed off and no further improvements would be required by the Town if the property was sold. Manager Onieal indicated that there was no further use of this tank or property to the Town.

Town Attorney Griffin could provide a non-warranty deed that would provide the property as-is with no further obligations by the Town. He also reminded the board that they had the option to decline the bid and do nothing with the property.

Alderman Roberson made a motion, seconded by Alderman Greeley to approve the sale of Town-owned property as outlined in NCGS § 160A-269, for the submitted \$200.00 bid, as presented. The motion carried unanimously.

E. NEW BUSINESS

7. Rolling Street Closure

Manager Onieal noted that a request was received for a rolling street closure for the Prayer Walk sponsored by Drugs in Our Midst. Ms. Jean Parris, Program Coordinator, explained that the walk would be on Sunday, October 5, 2014 at beginning at 2:00 p.m. leaving from the Waynesville First Baptist Church continuing down Main Street to Depot Street, then to Commerce Street, Miller Street and South Haywood Street and end at the Waynesville First Methodist Church. Stops will be made at various churches along the walk and one lane of traffic will need to be closed to accommodate the some 400 to 600 participants. Ms. Parris explained that buses would be available if individuals were unable to walk the entire route. She also requested that the mayors of all of the municipalities be present for this event and specifically asked Mayor Brown to act as a speaker for the group.

Alderman Greeley made a motion, seconded by Alderman Caldwell to approve the rolling street closure for the Prayer Walk on Sunday, October 5, 2014 beginning at 2:00 p.m., as presented. The motion carried unanimously.

F. COMMUNICATIONS FROM STAFF

8. Town Manager – Marcy Onieal

Manager Onieal noted that there were two issues that were moving fairly quickly related to Development Services - a request by US Cellular for a land lease to build new tower and the Haywood Pathways Center (conversion of the former DOC facility). Both of these issues would be on the next Planning Board agenda.

US Cellular Tower

Manager Onieal explained that the US Cellular site survey has been completed and meets the zoning requirements; US Cellular is requesting a long-term land lease. The cellular towers have been a good source of revenue and the proposed additional tower would be co-located to a site on Reservoir Drive. Manager Onieal asked to gauge the interest from the board regarding whether or not they would be inclined to approve as US Cellular representatives would like to forward a contract for review by the Town Attorney simultaneously with the request for a special use permit.

Manager Onieal indicated that there was not a concern with the number of towers; the ability to provide additional cellular service is paramount. Manager Onieal will continue to negotiate contract and the Planning Board will consider the request for special permit.

Haywood Pathways Center

Manager Onieal included information in the board packet related to the concept plan and drawings for the Haywood Pathways Center. The architects, Padgett & Freeman Architects, will meet with the Town Inspectors to ensure all permits are properly pulled and ready. Manager Onieal conveyed that the goal is to have phase 1 of the project completed by November 1. She added that preliminary fundraising has resulted in receipt of \$100,000 of the \$300,000 goal. The dormitories are slated as the first item for completion. Manager Onieal asked the board for permission to release funding for this project as was approved during the budget process. She reminded members about the upcoming Gala which will be used as a fundraiser and noted the in-kind service that had been completed in preparation for this event.

North Carolina Department of Transportation

Manager Onieal gave an overview of a meeting held with elected officials and the NC Department of Transportation regarding priorities within Haywood County. While there are still other projects ahead of the priorities identified by this group, some upcoming projects include improvements to Russ Avenue and intersection reconstruction and sidewalk replacements on Brown Avenue.

Mayor Brown noted that improvements to sidewalks and changes in traffic patterns on Brown Avenue would be a great safety feature for school foot/motor vehicle traffic. Manager Onieal will have a more comprehensive report at the next meeting.

Hendrix Street – request to declare property surplus

Manager Onieal explained that there was property on Hendrix Street near the creek that was no longer being utilized and would request to declare property surplus. Manager Onieal noted that she and Town Attorney Griffin are looking at possible options and added that a neighboring property owner has submitted a proposal. Manager Onieal will continue to update the board.

Mountain Song Subdivision

All Board members received a copy of a letter regarding the Mountain Song subdivision. Manager Onieal explained that this project stopped as a result of the down economy. Town staff has been following up with residents and developer. Even though this issue does not directly involve the town, staff is assisting the parties in hopes of a congenial resolution.

Legislative Update

Manager Onieal noted that the UNC School of Government would be providing a webinar for a Legislative Update on changes and impact from the legislative short session. Dates for these sessions are September 3 and September 9 at the Haywood County Department of Health and Human Services building.

9. Town Attorney - Woody Griffin

Town Attorney Griffin noted that the Municipal Attorney's Conference was well attended. He received legislative update information and due to the timing of the closing of short session, political rather than legal issues were of topic. Attorney Griffin explained that the topic of governmental immunity and precautions that municipalities can take was of interest.

Attorney Griffin commented that he received good comments about the Town of Waynesville and that the Town is well known throughout the state. Attorney Griffin concluded by noting it was good to inform other attorneys of how well things are running in the Town.

G. COMMUNICATIONS FROM MAYOR AND BOARD OF ALDERMEN

Mayor Brown explained that the North Carolina Main Street Conference was held in Waynesville August 20 – 22 with an opening reception at the Wells Event Center with approximately 60 participants from throughout the state. Ms. Buffy Phillips, Downtown Waynesville Association, was happy with turn out and received many compliments on the downtown area and relationships with merchants.

Mayor Brown commented that the Haywood County Council of Governments (COG) meeting was well attended. The Interim CEO of Haywood Regional Medical Center, Richard Grogan was present and explained that the goal is to continue to run a community based hospital. He indicated that the hospital is doing its due diligence to hire full time CEO. Mayor Brown interjected that Mr. Grogan indicated that he was not worried about Mission and its expansion so close to the Haywood facility. Mr. Grogan plans to continue to do business, hire good staff and physicians and provide excellent service to community. Ms. Patsy Dowling, Executive Director of Mountain Projects provided an overview of the Haywood Helps initiatives. Manager Onieal noted that the next COG meeting would be on October 27 and would be hosted by the Town of Waynesville.

Alderman Roberson provided an update regarding the Smoky Mountains Veterans Stand Down. He saw 20 veterans and provided 12 of them with glasses. He indicated that it was a successful turn out and noted how the veterans were appreciative of what was being done to help them. Alderman Roberson added that the veterans were given clothes, food, and medical screenings. He said it was rewarding and will participate in this event again.

Mayor Brown added that the Legacy Ride through Waynesville was at the American Legion last Tuesday and was in Charlotte today as part of the Presidential visit. Individual participants told the Mayor that they were impressed with town and law enforcement and the respect they felt while here.

H. CALL ON THE AUDIENCE

Pat Maier introduced Jack Carlisle the new Residential Services Director at Lake Junaluska Assembly (LJA). He will replace Buddy Young who is retiring October 1. Mr. Carlisle will retire September 5 from Tampa, Florida as the Director of Parks and Recreation. Mr. Carlisle explained he had been property owner at Lake Junaluska since 1996 and was excited about the opportunity to serve. He commented that LJA has positive relationship with the Town, with Manager Onieal and staff.

Jean Parris invited the Alderman to a debate between the two candidates running for District Attorney on Sunday, September 28th at the Colonial Theatre in Canton from 2 p.m. to 4 p.m. A moderator from Buncombe County would take questions in advance of the debate.

Ms. Parris elaborated on new things going on in the court system including the ability for Haywood Regional Medical Center's lab to assist in the back log of testing. Ms. Parris complimented Police Chief Hollingsed on his contributions to getting drugs out of the community and off the streets.

Ellen Pitt, Mothers Against Drunk Drivers, complimented to Police Chief Hollingsed on his participation on the State DWI Taskforce and his work on legislation specifically aimed at professional drivers such as bus drivers, limousine drivers and others. His legislative work and research will impact at least four states and possibly be incorporated into national standards. Ms. Pitt echoed Ms. Parris' comments regarding how proud Waynesville, the region and the State should be of his efforts. Ms. Pitt concluded by thanking the Aldermen and Manager Onieal for allowing use of various venues for training and education.

I. **ADJOURN**

There being no further business to discuss, Alderman Greeley made a motion, seconded by Alderman Caldwell to adjourn the meeting at 8:07 p.m. The motion passed unanimously.

ATTEST

Gavin A. Brown, Mayor

Marcia D. Onieal, Town Manager

Amanda W. Owens, Town Clerk