

## Town of Waynesville, NC Board of Aldermen – Regular Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786

Date: August 25, 2015 Time: 6:30 p.m.

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(828) 452-2491

[aowens@waynesvillenc.gov](mailto:aowens@waynesvillenc.gov)

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### A. CALL TO ORDER - *Mayor Gavin Brown*

1. Welcome/Calendar/Announcements
2. Adoption of Minutes

***Motion:*** To approve the minutes of the August 11, 2015 regular meeting as presented [or as corrected].

### B. PRESENTATION/REPORTS

3. East Street Park Presentation
  - Ralphene Rathbone
  - Katherine Carr
4. Haywood Waterways Annual Presentation to the Board
  - Eric Romanizsyn, Executive Director, Haywood Waterways Association

### C. CALL FOR PUBLIC HEARING

5. Call for Public Hearing to consider application from Premier Magnesia, LLC, (AKA Giles Manufacturing) to rezone the property at 75 Giles Place to Commercial-Industrial-Conditional District (CI-CD)

***Motion:*** To call for a public hearing on Tuesday, September 8, 2015 at 6:30 p.m., or as soon thereafter as possible, in the Board Room of Town Hall, 9 S. Main Street, to consider adoption of a change in land use as requested by Giles Chemical.

TOWN OF WAYNESVILLE – REGULAR SESSION AGENDA

August 25, 2015

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D. NEW BUSINESS

6. Resolution Accepting Proposal for Option and Lease and Authorizing Upset Bid Process  
(request from US Cellular)

***Motion:*** To adopt the Resolution Accepting the Proposal for Option and Lease and Authorizing Upset Bid Process and authorizing the Town Manager to execute the instruments necessary to convey the option and to enter into the lease.

7. Correction to FY16 Adopted Personnel Allocation

***Motion:*** To approve correction in FY16 adopted personnel allocation from 169 to 170 full-time employees, which resulted from combining two permanent part-time (20 hour/week) administrative assistant positions into one full-time permanent position in Administrative Services, effective July 1, 2015.

8. Adoption of Fee for Large Format Printed Copies (24"-48")

***Motion:*** To approve a fee of \$3.00/sheet for Black & White and \$10.00/sheet for Color large format printed copies (24"-48" width) to be added to the Town's standard schedule of fees and charges.

E. COMMUNICATIONS FROM STAFF

9. Town Manager – Marcy Onieal
- August 2015 Monthly Report
10. Town Attorney – Woody Griffin

E. COMMUNICATIONS FROM MAYOR & BOARD OF ALDERMEN

F. CALL ON THE AUDIENCE

G. ADJOURN



# TOWN OF WAYNESVILLE

PO Box 100  
 16 South Main Street  
 Waynesville, NC 28786  
 Phone (828) 452-2491 • Fax (828) 456-2000  
 www.waynesvillenc.gov

## CALENDAR August 25, 2015

2015	
Fri, Aug 21 6:30 PM Main Street	5 <sup>th</sup> Annual Main Street Mile – Benefitting Shriner’s Hospital for Children Street Closure – Main Street
Mon, Aug 24 5:30 PM Haywood County – HHS Building	Haywood County Council of Governments (COG) meeting Haywood County Hosting
Tues, Aug 25 6:30 PM Board Room, 9 S. Main	Board of Aldermen Meeting – Regular Session
Thu, Sep 3 5:30 PM Harrahs Cherokee Casino Hotel	Mountain Projects 50 <sup>th</sup> Anniversary Celebration Dinner RSVP required
Fr-Sa, Sep 4-5 Stuart Auditorium, Lake Junaluska	45 <sup>th</sup> Annual Smoky Mountain Folk Festival, Lake Junaluska
Fri, Sep 4 5:00 PM – 9:00 PM Main Street & Frog Level	Art After Dark – Waynesville Gallery Association
Mon, Sep 7	Labor Day Holiday Town Offices Closed
Mon, Sep 7 10:00 AM Champion Drive, Canton	Canton Labor Day Parade – elected officials have been asked to participate; need to decide by August 15th
Tues, Sep 8 6:30 PM Board Room, 9 S. Main	Board of Aldermen Meeting – Regular Session
Thu, Sep 10 7:30 AM – 4:30 PM Lake Junaluska Gym	United Way Day of Caring/Pace Setter Campaign Announcement Town Employees Participating
Sat, Sep 12 9:00 AM	Commission for a Clean County – Maggie Valley Clean Up Day
Tue, Sep 15 1:00 – 4:30 PM Morganton Community House	Financial Fiduciary Responsibilities for Elected Officials Workshop Sponsored by Local Government Commission & NCLM Registration Required by 9/10 (please contact mgr if interested)
Sat, Sep 19 10:00 AM to 2:00 PM Lake Junaluska Open Air Gym	Communities Rallying for Recovery – sponsored by Drugs in Our Midst

Sat, Sep 19 5:00 PM Main Street	Block Party – Downtown Waynesville Association sponsored event <i>(NOTE: Date changed from Sept 5)</i>
Tues, Sep 22 6:30 PM Board Room, 9 S. Main	Board of Aldermen Meeting – Regular Session
Thu, Sep 24 Noon Davis Cove Road	Habitat for Humanity Groundbreaking Ceremony Walton Woods
Fr-Sun, Sep 25-27 Waynesville Recreation Center	2015 Cycle North Carolina Mountains-to-the-Coast Ride Waynesville serving as Host Start City Cyclists depart 8:00 AM Sunday morning
Sa-Sa, Sep 26-Oct 3	Waynesville Recreation Center Closed to the Public for one week - Annual Facility Maintenance
Mon, Sep 28 6:30 PM Location TBD	Southwestern Commission Region A Regular Meeting
Fri, Oct 2 5:00 PM – 9:00 PM Main Street & Frog Level	Art After Dark – Waynesville Gallery Association
Thur, Oct 8 11:30 AM - 1:00 PM Waynesville Inn	Boards and Commissions Appreciation Luncheon Blue Ridge Business Center Room at Waynesville Inn <i>(this is rescheduled from Aug 18)</i>
Sat, Oct 10 10:00 AM – 5:00 PM Church Street	32 <sup>nd</sup> Annual Church Street Art and Craft Show Street Closure – Church Street
Tues, Oct 13 6:30 PM Board Room, 9 S. Main	Board of Aldermen Meeting – Regular Session
Su-Tu, Oct 11-13	NCLM Annual Conference: City Vision 2015 Winston-Salem
Sat, Oct 17 10:00 AM – 5:00 PM Main Street	27 <sup>th</sup> Annual Apple Harvest Festival – Chamber of Commerce Street Closure – Main Street
Thu, Oct 22 8:30 AM 63 Elmwood Way, Suite A	One Stop Voting Begins – Municipal Elections Haywood County Board of Elections
Tues, Oct 27 6:30 PM Board Room, 9 S. Main	Board of Aldermen Meeting – Regular Session
Mon, Oct 26 5:30 PM Waynesville – location TBD	Haywood County Council of Governments (COG) meeting Town of Waynesville Hosting
Sat, Oct 31 1:00 PM 63 Elmwood Way, Suite A	One Stop Voting Ends – Municipal Elections, Haywood County
Sat, Oct 31 5:00 PM – 7:00 PM Main Street	Treats on the Street – Downtown Waynesville Merchants

Tue, Nov 3 6:30 AM – 7:30 PM	Election Day – Haywood County Municipal Elections (All municipal precincts)
We-Sa, Nov 4-7	National League of Cities Annual Congress of Cities & Exposition Nashville, TN (early bird rates through July 31)
Fri, Nov 6 5:00 PM – 9:00 PM Main Street & Frog Level	Art After Dark – Waynesville Gallery Association
Tues, Nov 10 11:00 AM 63 Elmwood Way, Suite A	Canvass of Election – Haywood County Board of Elections
Tue, Nov 10 6:30 PM Board Room, 9 S. Main	Board of Aldermen Meeting – Regular Session
Wed, Nov 11	Veterans Day Holiday Town Offices Closed
Mon, Nov 23 6:30 PM Location TBD	Southwestern Commission Region A Regular Meeting
Tue, Nov 24 6:30 PM Board Room, 9 S. Main	Board of Aldermen Meeting – Regular Session
Thur – Fri, Nov 26-27	Thanksgiving Holiday Town Offices Closed
Th-Fr, Dec 3-11 One-Day Training Workshops Locations TBD	NCLM New Mayors' Orientation Training One Day Workshops - Various locations across the state
Fr-Mo, Dec 4-7 Downtown Waynesville	Holly Days Seasonal Events in Downtown Waynesville throughout the weekend, beginning with Art after Dark on Friday evening, culminating with the Holiday Parade on Monday evening
Fri, Dec 4 5:00 PM – 9:00 PM Main Street & Frog Level	Art After Dark – Waynesville Gallery Association
Mon, Dec 7 6:00 PM Main Street	Waynesville Christmas Parade – Downtown Waynesville Association sponsored event Street Closure – Main Street
Tues, Dec 8 6:30 PM Board Room, 9 S. Main	Board of Aldermen Meeting – <b>ORGANIZATIONAL MEETING</b>
Sat, Dec 12 6:00 PM – 9:00 PM Main Street	A Night Before Christmas – Downtown Waynesville Association sponsored event
Su-Th, Dec 13-24	Twelve Days of Christmas – Downtown Waynesville Association Holiday Sales & Event Promotions
Tues, Dec 22 6:30 PM Board Room, 9 S. Main	Board of Aldermen Meeting – Regular Session
We – Fri, Dec 23-25	Christmas Holiday Town Offices Closed

# 2016

Fri, Jan 1	New Years Day Holiday Town Offices Closed
Fr-Sa, Jan 8-9 2 full days Hickory, NC	Essentials of Municipal Government, sponsored jointly by the NC League of Municipalities & UNC School of Government Training for Newly Elected Officials – various locations
Mon, Jan 18	Martin Luther King Jr Holiday Town Offices Closed
We-Th, Jan 20-21 2 full days Chapel Hill, NC	Essentials of Municipal Government, sponsored jointly by the NC League of Municipalities & UNC School of Government Training for Newly Elected Officials – various locations
Tu-We, Feb 9-10 2 full days Sunset Beach, NC	Essentials of Municipal Government, sponsored jointly by the NC League of Municipalities & UNC School of Government Training for Newly Elected Officials – various locations
We-Th, Feb 17-18 2 full days Asheville, NC	Essentials of Municipal Government, sponsored jointly by the NC League of Municipalities & UNC School of Government Training for Newly Elected Officials – various locations
Fr-Sa, Mar 4-5 2 full days New Bern, NC	Essentials of Municipal Government, sponsored jointly by the NC League of Municipalities & UNC School of Government Training for Newly Elected Officials – various locations
We-Fr, Mar 16-18	NC Main Street Conference Goldsboro, NC
Fri, Mar 25	Good Friday Holiday Town Offices Closed
Wed, May 18 10:00 AM to Noon Webinar	Ethics for Local Elected Officials – required for all newly elected and re-elected officials
Mon, May 30	Memorial Day Holiday Town Offices Closed
Mon, Jul 4	Independence Day Holiday Town Offices Closed
Mon, Sep 5	Labor Day Holiday Town Offices Closed
Fri, Nov 11	Veterans' Day Holiday Town Offices Closed
Th-Fr, Nov 24-25	Thanksgiving Holiday Town Offices Closed

Fr-Tu, Dec 23, 26-27	Christmas Holiday Town Offices Closed
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### Board and Commission Meetings –September 2015

ABC Board	ABC Office – 52 Dayco Drive	September 16 3 <sup>rd</sup> Tuesdays 10:00 AM
Board of Adjustment	Town Hall – 9 S. Main Street	September 1 1 <sup>st</sup> Tuesdays 5:30 PM
Community Action Forum	Police Department Training Room – 9 S. Main Street	Meets Quarterly or as called; <i>No meeting currently scheduled</i>
Downtown Waynesville Association	UCB Board Room – 165 North Main	September 24 4 <sup>th</sup> Thursdays 12 Noon
Firefighter’s Relief Fund Board	Fire Station 1 – 1022 N. Main Street	Meets as needed; <i>No meeting currently scheduled</i>
Historic Preservation Commission	Town Hall – 9 S. Main Street	September 2 1 <sup>st</sup> Wednesdays 2:00 PM
Planning Board	Town Hall – 9 S. Main Street	September 21 3 <sup>rd</sup> Mondays 5:30 PM
Public Art Commission	Town Hall – 9 S. Main Street	September 10 2 <sup>nd</sup> Thursdays 4:00 PM
Recreation & Parks Advisory Commission	Rec Center Office – 550 Vance Street	September 22 3 <sup>rd</sup> Tuesdays 5:30 PM
Waynesville Housing Authority	Waynesville Towers – 65 Church Street	September 2 1 <sup>st</sup> Wednesdays 5:30 PM

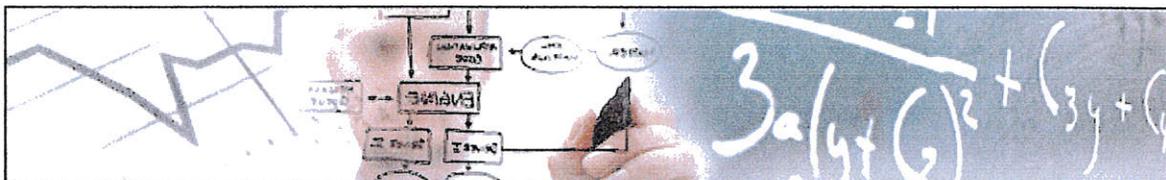
### BOARD/STAFF SCHEDULE

Su – Tu, Oct 11-13	Mayor & Aldermen Manager & Clerk	NCLM Annual Conference: CityVision 2015 Winston – Salem, NC
Sa-Sa, Oct 17-24	Town Manager	Vacation
Sa – Sa, Jan 16-23	Town Clerk	Vacation
We-Fr, Feb 3-5, 2016	Town Manager	NCCCMA Manager’s Continuing Ed - Winter Seminar
Th-Sa, Jun 23-25, 2016	Town Manager	NCCCMA Manager’s Continuing Ed - Summer Seminar

**Marcy Onieal**

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**From:** NC League of Municipalities <events@ncm.org>  
**Sent:** Wednesday, August 19, 2015 9:02 AM  
**To:** Mayor & Board of Aldermen  
**Subject:** [MARKETING] Invitation to the Financial Fiduciary Responsibilities for Elected Officials



### **Financial Fiduciary Responsibilities for Elected Officials**

This workshop will focus on the financial fiduciary responsibilities that elected officials have regarding the annual audit, the oversight of fund balance, and reporting requirements of the Local Government Commission. Specifically, there will be a focus on two of the most frequently challenging arenas: what an audit is (and, more importantly, what it is not) and the limitations and flexibility that a governing board has regarding the use of fund balance. Instruction will include real-life examples of internal control challenges and how board involvement can help overcome those challenges. Attendees will also learn about the types of questions that elected officials should ask of their staff and their independent auditors, and what various correspondences from the Local Government Commission actually mean.

**Where**

**Morganton Community House  
120 North King Street, Morganton, North Carolina 28655, USA USA**

**When**

**Tuesday, September, 15, 2015  
1:00 pm - 4:30 pm**

**Registration Deadline**

**Thursday, September 10, 2015**

[Click here for more information and/or register!](#)

Having trouble with the link? Simply copy and paste the entire address listed below into your web browser:  
<http://www.cvent.com/d/2cblReZW6USjhaY3mqKNCg/172d/P1/1Q?>

If you no longer want to receive emails from NCLM Events please click the link below.  
[Opt-Out](#)

## Financial Fiduciary Responsibilities for Elected Officials

### Workshop Details

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**Where:** Morganton Community House

**Registration:** No cost for municipal officials.

**Description:** This workshop will focus on the financial fiduciary responsibilities that elected officials have regarding the annual audit, the oversight of fund balance, and reporting requirements of the Local Government Commission. Specifically, there will be a focus on two of the most frequently challenging arenas: what an audit is (and, more importantly, what it is not) and the limitations and flexibility that a governing board has regarding the use of fund balance. Instruction will include real-life examples of internal control challenges and how board involvement can help overcome those challenges. Attendees will also learn about the types of questions that elected officials should ask of their staff and their independent auditors, and what various correspondences from the Local Government Commission actually mean.

**LELA credits:** This workshop is an offering of the Local Elected Leaders Academy, and county and municipal officials are invited to attend. Attendees will receive six credits in the "workshops/programs" category toward recognition for their commitment to lifelong learning through the LELA Recognition Program.

**Instructors:** **Gregory S. Allison, Senior Lecturer in Public Finance and Government, UNC School of Government; and Sharon Edmundson, Director, Fiscal Management Section, State and Local Government Finance Division, N.C. Department of State Treasurer**



**Greg Allison** joined the School of Government in 1997. He is a member of the American Institute of Certified Public Accountants and serves on the board of directors of the N.C. Association of Certified Public Accountants. He is author of *A Preparer's Guide to Note Disclosures and Accounting Issues and Practices: A Guide for Smaller Governments*. He is co-author of *Governmental and Nonprofit Accounting: Theory and Practice*, 8th Edition. Allison holds a B.A. in accounting from N.C. State and has been licensed by the State of North Carolina as a Certified Public Accountant since 1986. His previous work experience includes service as finance director for the City of Morganton in Burke County. He was named the Albert and Gladys Coates Term Lecturer for Teaching Excellence for 2002-2004.



**Sharon Edmundson** attended UNC-Chapel Hill, graduating in 1983 with a Bachelor of Science in Business Administration with a concentration in accounting. She became a CPA in 1988 and has worked for 17 years with the Department of State Treasurer as a member of the staff to the Local Government Commission. She also spent nine years in public accounting. Edmundson also earned a Master of Public Administration from N.C. State in 2012.

**MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN**  
**REGULAR MEETING**  
**August 11, 2015**

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**THE WAYNESVILLE BOARD OF ALDERMEN** held a regular meeting on Tuesday, August 11, 2015 at 6:30 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 6:30 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  
Phyllis Rogers, Acting Town Clerk  
Joey Webb, Fire Chief  
Elizabeth Teague, Development Services Director  
Preston Gregg, Town Engineer  
David Foster, Public Services Director

The following media representatives were present:

Mary Ann Enloe, the Mountaineer  
Becky Johnson, Smoky Mountain News

1. Welcome /Calendar/Announcements

Mayor Gavin Brown welcomed everyone to the meeting.

Manager Onieal thanked Phyllis Rogers for filling in as clerk in the absence of Town Clerk Amie Owens.

Manager Onieal called attention to the following events to which Board members have been invited, which were not included on the board calendar:

- Blue Ridge National Heritage Area Conference on August 20
- Congressman Mark Meadows is hosting the 2<sup>nd</sup> Annual Veterans' Solution Seminar August 18
- Mountain Projects is celebrating 50 years with a Gala Celebration Dinner on September 3.

Other upcoming events added to the calendar since the last meeting included the Haywood County Council of Government Meeting on August 24. On August 18 Waynesville will host a Reception & Orientation for all Boards and Commissions. These Boards and Commissions provide a lot of the background work that comes ultimately to the Board of Aldermen for decisions. This is a time to thank

all the boards for their service, recognize the outgoing members and provide orientation to the newly appointed members. All those persons that have filed for the upcoming Municipal Election have also been invited to attend. Mayor Gavin Brown, Manager Marcy Onieal, Town Clerk Amie Owens and Chairs of each of the Boards/Commissions will speak briefly.

Manager Onieal suggested the dates of January 29 and 30 for the annual Board Retreat and asked for the Board's blessings on these dates since it may be difficult to find a facilitator due to statewide municipal elections. ***By consensus the board agreed to schedule the board retreat for January 29-30, 2016 in order to allow time to more fully discuss council goals and priorities for the coming board term and to set the stage for establishing a four-year strategic plan in partnership with staff.***

## 2. Adoption of Minutes

There was one amendment to the minutes of the July 28, 2015 regular meeting requested by Alderman Roberson.

Original statement – page 5 paragraph :

*The monthly payment is \$18,250 which increases by 3% annually.*

***Amended statement:***

***The annual payment is \$18,250 which increases by 3% annually.***

***Alderman Caldwell made a motion, seconded by Alderman Greeley, to approve the minutes of the July 28, 2015 regular meeting, as amended. The motion carried unanimously.***

## B. REPORTS/PRESENTATION

### 3. After Action Report/Improvement Plan from Waynesville Full Scale Fire Emergency Exercise on June 5/6, 2015 - Roland Hamrick, SCSLLC Consulting, Greg Shuping, Haywood County Emergency Management and Joey Webb, Fire Chief

On June 5-6, 2015, the Town of Waynesville performed a Conflagration Full Scale Exercise set in downtown Waynesville at Massie Furniture Store located at 45 North Main Street to evaluate Waynesville Fire Department's response capabilities to a major fire in their primary business district. Objectives of this exercise included:

- Evaluate Waynesville Fire Department's response capabilities to a major fire in their primary business district.
- Evaluate multi-agency coordination during a major incident requiring mutual aid and town services.
- Evaluate water supply capabilities including tender shuttle and drafting from secondary water sources.
- Evaluate the Town of Waynesville's ability to establish and function within the Incident Command System.
- Evaluate Haywood County EMC ability to provide triage, treatment and transportation services.
- Evaluate the ability of the local health care facilities to implement their surge capability.

The scenario for this exercise was Waynesville Fire Department is dispatched to a structure fire at Massie Furniture Company, 45 North Main Street in Waynesville. On arrival the manager advises they have several injured personnel on the back porch. Heavy smoke is showing from the front and rear entrance of the building. The exercise was sponsored by the North Carolina Emergency Management and Haywood County Local Emergency Planning Committee. Seventeen organizations participated in the exercise with a total of over 110 personnel participating. A list of participating organizations is included in the After-Action Report.

Roland Hamrick, Specialized Consulting Services, presented an overview of the exercise, with items that need adjustment and recommendations to help plan for the future. Mr. Hamrick thanked the Board and Manager for allowing him to attend, adding that his company hires experts in the field to serve as evaluators. He has spent forty years in the fire service, including Fire Chief for the Town of Shelby for eight years. Three meetings were held before the exercise was conducted. Theatrical smoke and movie props were used to avoid damage to Massie Furniture. Waynesville Fire and Police Departments and other staff worked diligently to accomplish the objectives of this exercise. The Board of Aldermen were commended for providing their departments with up to date, state-of-the-art equipment and a very nice Fire Station. One of the main issues discovered is that Waynesville does not have enough full-time paid firefighters. It took around sixteen minutes to effectively put the first fire hose in the location. With two stations and two apparatus responding the response time is great, but the fire trucks don't put out fires, you have to add people to the equipment. Fire Departments do not have the number of volunteers they once had. During the exercise the Police Department at times also served in the capacity of firefighters. A free burning fire multiplies drastically in five minutes even with firefighters doing all they can, they just need the additional personnel. Waynesville is usually responding with only one firefighter per vehicle and should be responding with a minimum of two and ideally with three. It was recommended that each shift have at least two firefighters per station. In order to meet ISO requirements a certain amount of equipment is required to respond to a fire, which the Town has, just not the personnel on scene in a timely fashion to operate it all.

Mr. Hamrick commended Greg Shuping for his work in Haywood County with the Incident Management Team, adding that very few areas in the State of North Carolina are equal to what Haywood County has to offer and suggested that Waynesville should take every available opportunity to work closely with them, as they already do.

Additional training between the Town and its mutual aid departments is recommended as well to assist volunteer and other emergency personnel become more familiar with Waynesville's buildings. This not only helps when emergencies happen, but can potentially lower insurance ratings. Evaluators were impressed with how well everyone worked together as well as their overall working relationships. Radio communications were a problem, but this can easily be solved, with sufficient resources. The Police Department did an excellent job and functioned at times as firefighters as they were first on scene, noting this is outside their responsibility and may be a legal liability since they do not have the proper training and equipment for this function. In order for the Board to speak the same language as emergency responders it is recommended that they receive ICS/NIMS Training, adding that Greg Shuping is a great asset for this training.

The other issue encountered is that Main Street only has a 6" water line. Some of the outlying streets have a 10" water line. On the night of the exercise there was about 800 gallons per minute at

zero residual which means all the water was being taken from the system. This has been brought to the attention of the Water Department and they are currently looking at options.

Manager Onieal noted that staff had already addressed a number of the issues identified by the exercise, noting that Chief Webb and Intern Catherine Hughes had already developed town-wide Emergency Management Plans for each facility and had implemented ICS/NIMS training and tracking for all employees, including the Board of Aldermen. She also noted that because the simulation was held in the middle of the night, we consciously chose not to engage some additional personnel that would have been immediately activated had this been a real emergency, and that while we could have mobilized plenty of extra assistance for virtually all support jobs related to the incident, we simply do not have enough paid or volunteer firefighters to tackle a fullscale conflagration of this magnitude and that additional fire personnel would be her first priority if and when the Town is in position to add additional positions in the General Fund. She then invited David Foster to address the water supply issue.

David Foster, Public Services Director, indicated that a residual test was conducted two weeks in advance of the drill showing almost triple the flow rate that was apparently measured during the exercise. This can only be attributed to a mechanical failure or lack of knowledge on the part of those opening valves since the earlier test proved that more water and pressure was in fact available. One of the things being considered to improve the situation is additional fire hydrants and placing a water department employee with the Fire Department to address these issues when they are found. Cross connections are another possibility to provide additional flow and minimize the number of customers that would be without water. Manager Onieal said although the Town has adequate supply of water, a conscious choice was made during the exercise not to cut the water off to customers as could have been done in a real emergency in order to increase water supply to the firefighters. However, during an emergency time is critical and this would have to have been done within the first few minutes to have been effective.

Fire Chief Joey Webb addressed the issue of fire department staff and in researching past records he found in 1970 that there were eight fulltime firefighters. Since that time Waynesville has grown significantly in population and area, primarily from the merger with the Town of Hazelwood in 1995, and yet the department has added only two paid firefighters in forty-five years, while the number of volunteers has actually declined. During the 1970's there were a lot of volunteers, and many of them were allowed to leave their places of employment to respond to fire calls. The number of volunteers has since declined and many of those cannot leave their work to respond to fire calls.

## **C. DISCUSSION ITEM**

4. Russ Avenue Corridor/NCDOT Cross Section Update  
Elizabeth Teague, Development Services Director  
David Foster, Public Services Director  
Preston Gregg, Town Engineer

Several years ago the Town of Waynesville identified the need to improve the Russ Avenue Corridor from the Great Smoky Mountains Expressway (US 23-741) interchange to Walnut Street. A study was conducted by Wilbur Smith Associates in 2010 to develop a feasible corridor plan which includes plans for future travel demand; intersection improvements; access configuration and management; median and edge landscaping; and pedestrian, bicycle, and public transportation facilities along the Russ Avenue corridor. The study was the initial step in the planning process for this project

and not the product of detailed environmental or design analysis. The NC Department of Transportation now wants to complete the design. The Wilbur Smith Study contains more elements than what NCDOT calls for. Town Engineer Preston Gregg said NCDOT will obtain right-of-ways and construction. As it stands the Town will be required to relocate utilities as they did with the Howell Mill Road Project. NCDOT has requested that Waynesville review several alternate designs and let them know their desired option. These designs were presented for the Board to consider. These designs have also been reviewed by Town Staff and their recommendation is Alternate Design 2A, which does have issues with the Town's own zoning standard. This design does allow room for landscaping and a shared travel lane for bicyclists. As Waynesville's population grows so does the cost share for its sidewalks. Currently with less than 10,000 in population that share is 20%; more than 10,000 would increase that share to 30%. NCDOT will only pay for a 5' sidewalk. Additional sidewalk area would be paid for by Waynesville. Mayor Brown added that NCDOT's projection did not increase very much, their plan is to move traffic more efficiently. David Foster said the interconnectivity groundwork is laid but not included in the projected work, but as development proceeds in that corridor hopefully the other plans would be incorporated. This would remove traffic from the main road and reduce the number of accidents. Actual construction is scheduled for 2022. Manager Onieal added that this design meets ADA accessibility requirements.

***It was the consensus of the Board to recommend to the NC Department of Transportation Alternative 2A for the Russ Avenue Corridor as presented and recommended by Town Staff.***

5. Report on Chestnut Park  
Woody Griffin, Town Attorney  
Bill Hollingsed, Police Chief

Manager Onieal said Chestnut Park has ongoing neighborhood issues and criminal activity and a number of departments are trying to address these issues from nuisance abatement, code and law enforcement standpoints, however there remain obstacles to effective management of challenges in this area, most notably prosecutorial issues, which are beyond the Town's control and the issue of use and ownership of the Park area, which may be an area the Town wishes to address. This Park has been perceived as a town maintained facility for years since the Town has minimally maintained this area by mowing it for a number of years.

Attorney Woodrow Griffin has researched this issue, which came up a number of years ago under the previous town manager with no resolution, and he provided a brief history of park ownership. The tax map and other documents, including the original subdivision plat, Chestnut Park Addition, which was originally developed and recorded by R. D. Gilmer were available. The property went through foreclosure with the Bank of Waynesville taking possession. Maude Gilmer became the owner and the property was developed over the years. In 1940 it was deeded to a daughter and son, Maude Gilmer (same name as the mother, but married last name of Perry) and brother Joseph Gilmer. In 2001 a deed was assigned to Gene Ferguson, particularly tract #2. The Gilmers had signed a right-of-way for the Bypass when it was built. However interest of the property on the other side of the By-pass which would include the park property was not conveyed. The Haywood County Tax Map indicates ownership of the park property as the Town of Waynesville. However, no documents were found in conveyance of this property to the Town. Tax office personnel may have assumed and listed it under the Town but no documentation could be found. Ownership could remain in the Gilmer family but it is unknown how to

locate them. Some records were found signed by the Gilmers in 2011. Waynesville has maintained the property for years.

Police Chief Hollingsed said in the seventeen years he has been in Waynesville there have been problems with trespassing, drinking, and other problems. Arrests cannot be made because there is no owner with legal authority. The adjacent property, owned by Mr. and Mrs. Eavenson, does have an active trespassing letter to allow arrests for anyone passing over their property. In the past one and a half years there have been 165 calls for service in this area, not including the Chestnut Park Rest Home. The first physical fight he was involved in after being here about one week was at Chestnut Park Drive. Out of 136 arrests there were probably 130 dismissals. People living in the area feel like they are prisoners in their own home.

Manager Onieal asked the Board for guidance in how to address this property. She regularly receives calls and text messages, sometimes in the middle of the night, regarding this property and the activities that occur there because the residents get tired of calling the Police Department.

***Alderman Roberson made a motion, seconded by Alderman Freeman, to pursue finding the owners of this property and negotiate ownership. The motion carried unanimously.***

**D. COMMUNICATIONS FROM STAFF**

6. Town Manager – Marcy Onieal

Manager Onieal said there were several items to update for the Board, but due to the number of items and length of the meeting the updates will be provided to the Board in writing.

7. Town Attorney – Woody Griffin

Attorney Griffin had no business to discuss.

**E. COMMUNICATIONS FROM MAYOR & BOARD OF ALDERMEN**

**F. CALL ON THE AUDIENCE**

Jack Wadham – Frog Level Area - Petition

Jack Wadham, Frog Level business owner, thanked the Board for the work they have done in Frog Level. At the present time most of the problems in the area are now solved. However, there have been a couple of situations develop after hours, but the discussion between Town and Open Door and Merchants and working with Police have stopped those as well. At one time Mr. Wadham was interested in purchasing the property across the street from his shop because the railroad was interested in selling it. The Town of Waynesville decided that they wanted the entire section and began leasing the property for parking. According to the lease agreement this area can only be used for parking. He doesn't understand how the pond art work was placed at the corner and eliminated three parking spots. An issue was recently brought to his attention that a business owner is planning to locate a caboose on the property to be used as a museum and this would eliminate ten (10) additional parking spaces. Mr. Wadham presented a petition from Frog Level business owners opposed to this being done.

Mr. Wadham asked that before this happens he would like to have an open meeting to determine if this is acceptable with the railroad. Mayor Brown thanked Mr. Wadham for attending the meeting. Mr. Wadham complimented the Board for all they work they are doing in Waynesville. Mr. Wadham said we are all trying to work together and he felt it would be easier to stop something before it is half done.

Mel Fergenbaum said the caboose was part of a vision on how to spruce up the Frog Level area, bring people to the area and create jobs that he mentioned at the July 16<sup>th</sup> Frog Level Meeting. He wanted to inform the Board that nothing official has been done regarding this idea and he is in total agreement that parking spaces do not need to be given up.

Manager Onieal said she first heard about this idea only on July 16 and that it is only an idea of the Historic Frog Level Merchants Association and not something that will take away parking, nor anything that the Town has planned or has responsibility for. Manager Onieal informed Mr. Wadham that the Frog Level Association is starting a new website and that memberships are open to anyone interested and encouraged him to become involved and aware of what is going on in the Frog Level area.

#### **G. PROCLAMATION – ALCOHOL AND DRUG ADDICTION RECOVERY MONTH SEPTEMBER 2015**

Police Chief Bill Hollingsed informed the Board that he has been working with Smoky Mountain Mental Health and other health agencies and on September 19 a “Recovery Rally” will be held in the Lake Junaluska gym. Hot dogs and hamburgers will be available for those attending. A proclamation was prepared by Governor Pat McCrory. Chief Hollingsed asked if the Board could also adopt a Proclamation. The Governor and/or Lieutenant Governor will be in attendance and will be introduced by Mayor Brown.

Chief Hollingsed also informed the Board that Waynesville is hosting the Southeastern Canine Trials for the American Police Canine Association at different venues throughout Waynesville tomorrow. Attendants include participants from over 40 teams from the states of North Carolina, South Carolina and Georgia.

***Alderman Caldwell made a motion, seconded by Alderman Freeman, to adopt a proclamation declaring September 2015 “Alcohol and Drug Addiction Recovery Month” as requested. The motion carried unanimously.***

H. ADJOURN

*There being no further business to discuss, Alderman Greeley made a motion, seconded by Alderman Caldwell, to adjourn the meeting at 8:40 p.m. The motion carried unanimously.*

ATTEST

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Gavin A. Brown, Mayor

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Marcia D. Onieal, Town Manager

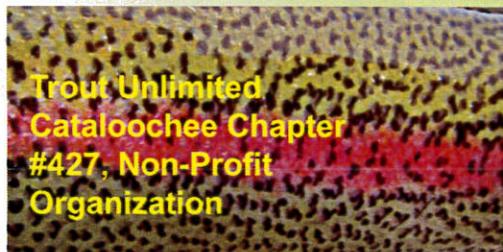
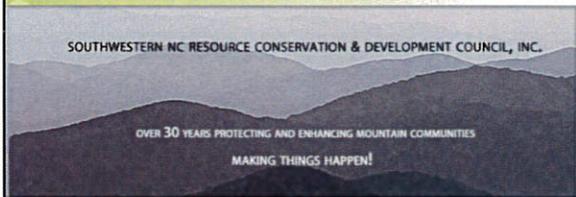
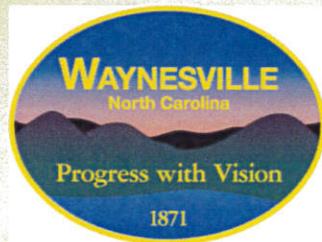
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Amanda W. Owens, Town Clerk

# East Street Park: A Plan to Enhance Aesthetics and Improve Ecological Performance



## Partners



# Funding Partners



\$18,000 PRF Grant December 1, 2014

## Low Impact Development

The LID approach includes five basic tools:

1. encourage conservation measures
2. promote impact minimization techniques such as impervious surface reduction
3. provide for strategic runoff timing by slowing flow using the landscape
4. use an array of integrated management practices to reduce and cleanse runoff
5. advocate pollution prevention measures to reduce the introduction of pollutants to the environment

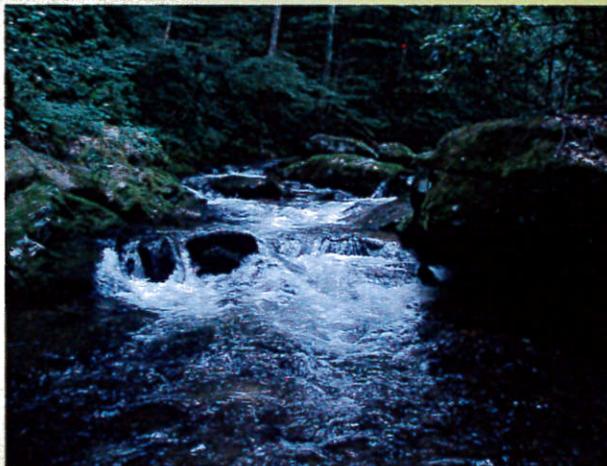
## LID is:

Simple and effective.

Economical.

Flexible.

A balanced approach.



## Opportunities at East Street Park

- Stabilize the stream bank while improving water quality in Richland Creek
- Increase overall ecological performance
- Help the town in achieving goals stated in its master plan
- Enhance a well established city park within an existing neighborhood
- Build on the existing pedestrian network



Considerations: Vegetation and Hydrology  
 Pervious and Impervious Cover  
 Pedestrian Circulation

## Current Conditions

1. Canopy with open lawn below



2. Canopy with understory vegetation



3. Unused open lawn



4. Stream bank erosion



## Current Conditions, cont.

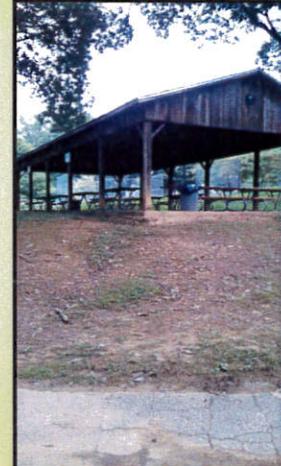
5. No curb and gutter



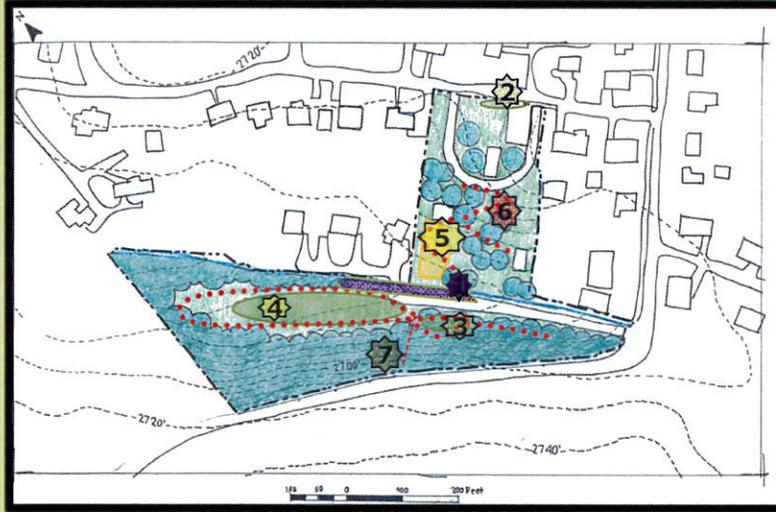
6. Possible bioretention



7. Runoff from shelter



Proposed Design Features PHASES I AND II



- Stream bank stabilization
- Bioswale
- Rain garden
- Bird and Butterfly Garden
- Playground Enhancement
- Enhanced Pedestrian Network
- Increase Understory vegetation

1. Example of stream bank restabilization PHASE I



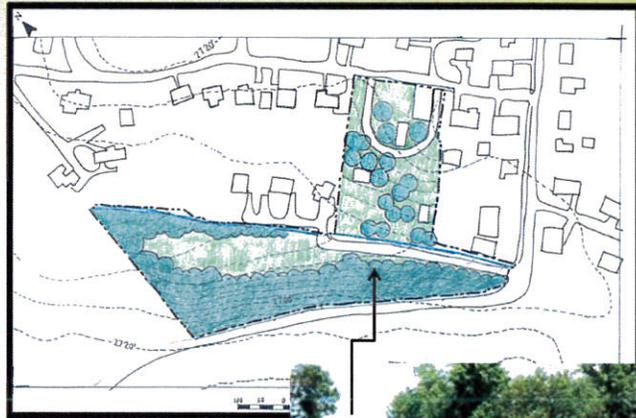
## 2. Example of proposed bioswale

## PHASE I



## 3. Example of proposed rain garden

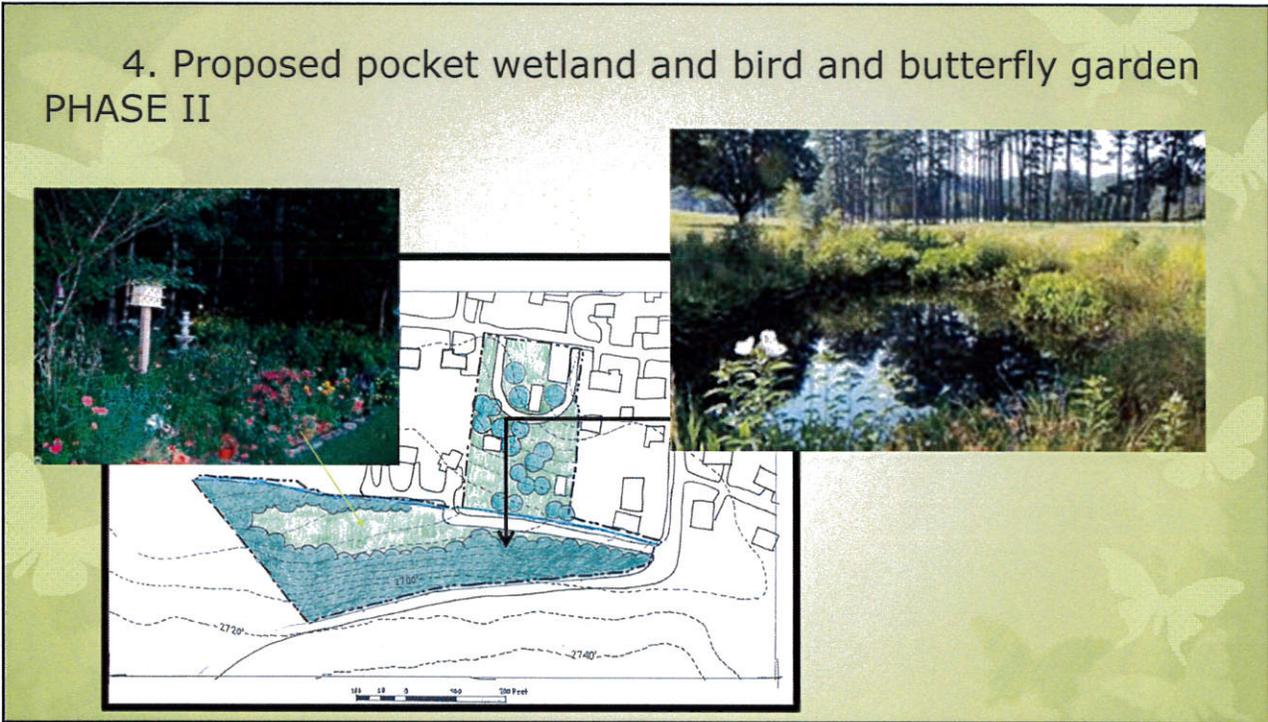
## PHASE I



Current conditions beside  
Happy Hollow Access Road



### 4. Proposed pocket wetland and bird and butterfly garden PHASE II



### 5. Examples of proposed playground enhancements PHASE II



# ADVANTAGES OF NATURAL PLAYGROUNDS PHASE II

Ecological stewardship  
Sustainable approaches to design  
Commitment to social good  
Environmental sustainability.

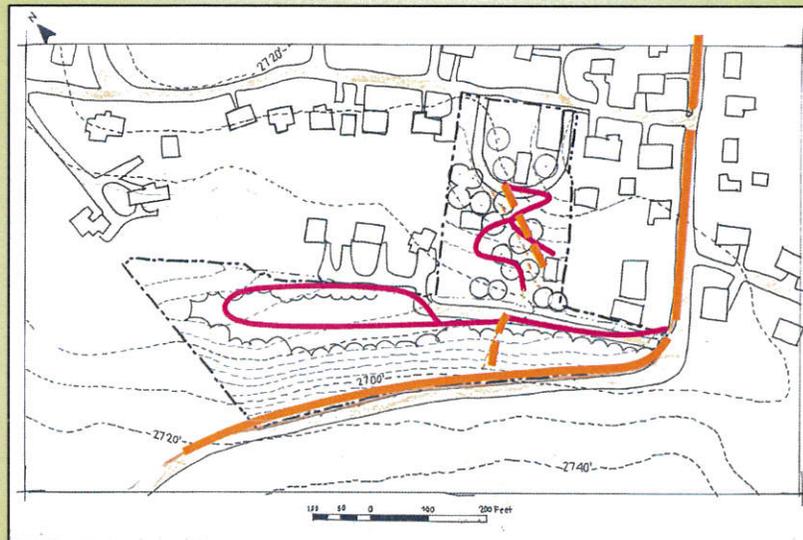


## Conventional playgrounds

High carbon footprint  
Non-sustainable  
Lower play value  
No benefits of nature

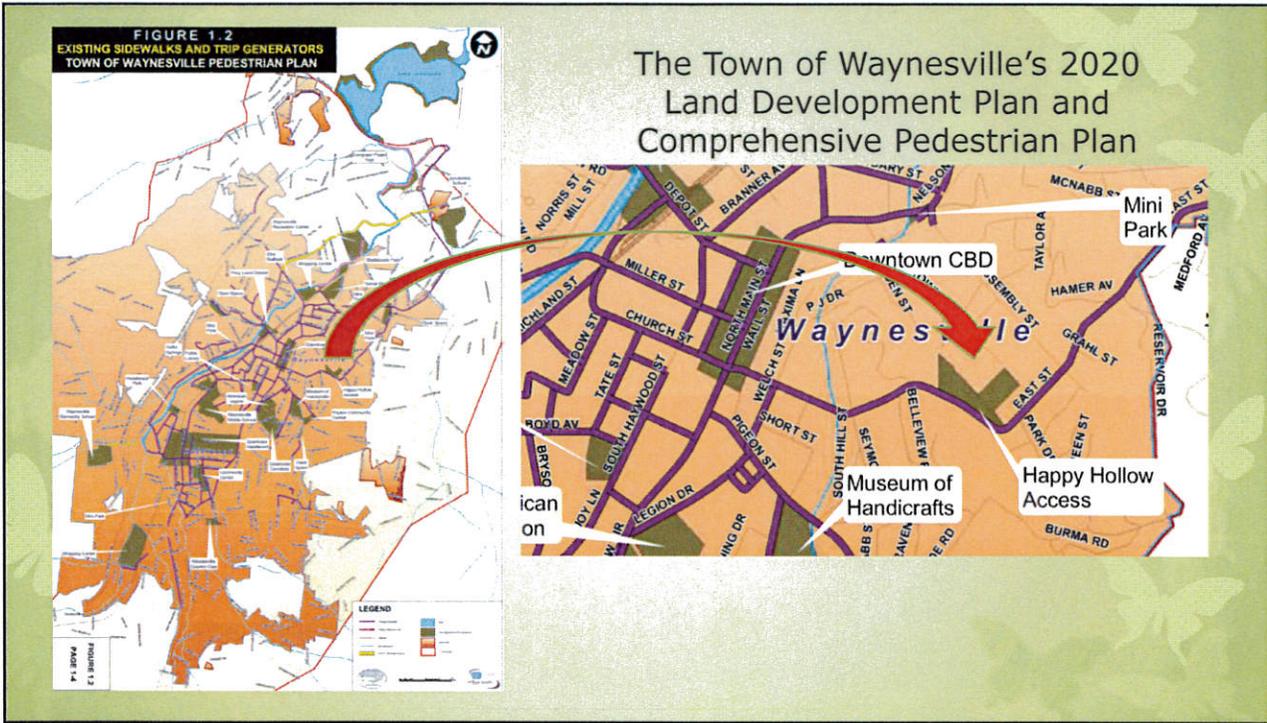


## Pedestrian Network



 Proposed Pedestrian Network

 Existing Pedestrian Network



### Haywood County's Comprehensive System-Wide Parks and Recreation Master Plan

<p><b>East Street Park -</b></p> 	<p>6</p> <p>Outdoor Basketball Court Playground Shelter and Picnic Sites Kwanis Building Scout Hut General</p>	<p>1 Fair condition 1 Poor condition; to be replaced in 2008-09 1 Fair condition 1 1 Renovated 1998 Nothing is ADA accessible; no restrooms, park is generally in poor condition; mature trees</p> 
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**TOWN OF WAYNESVILLE BOARD OF ALDERMEN**  
**REQUEST FOR BOARD ACTION**  
**Meeting Date: August 25, 2015**

**SUBJECT:** Call for a Public Hearing to consider application from Premier Magnesia, LLC, (AKA Giles Manufacturing) to rezone the property at 75 Giles Place to Commercial-Industrial-Conditional District (CI-CD).

**AGENDA INFORMATION:**

**Agenda Location:** Call for Public Hearing  
**Item Number:** 5-C  
**Department:** Development Services  
**Contact:** Elizabeth Teague, Development Services Director  
**Presenter:** Marcy Onieal, Town Manager

**BRIEF SUMMARY:**

At their August 17, 2015 Meeting, the Town's Planning Board unanimously found that this rezoning was consistent with the Town's Land Use Plan and recommends that the Board adopt this request. The rezoning is based on a site specific Master Plan which was approved by the Planning Board previously and which allows Giles to make improvements and expand operations on the site.

**MOTION FOR CONSIDERATION:** To schedule a public hearing for 6:30 pm at the September 8, 2015 Board of Aldermen Meeting to consider the recommendation from the Planning Board to rezone property at 75 Giles Place from Commercial-Industrial, to a Commercial-Industrial-Conditional District.

**FUNDING SOURCE/IMPACT:** N/A

**ATTACHMENTS:**

- Application submitted on behalf of Premier Magnesia, LLC by Civil Design Concepts
- Zoning Map of the property

**MANAGER'S COMMENTS AND RECOMMENDATIONS:** The motion is simply to schedule the public hearing; no additional action is required at this time. Once the date for the hearing is set, staff will follow notification requirements as laid out in the Town of Waynesville codes.

# Parcel Report For 8605-72-8509

RICHLAND CREEK LLC  
PO BOX 370  
WAYNESVILLE, NC 28786

## Account Information

PIN: 8605-72-8509  
Deed: 464/634

## Site Information

OFFICE, GENERAL, INDUSTRIAL  
COMMERCIAL USE, COMMERCIAL USE  
75 GILES PL

Heated Area:

Year Built:

Total Acreage: 8 AC

Township: TOWN OF WAYNESVILLE

## Site Value Information

Land Value: \$517,500

Building Value: \$201,100

Market Value: \$718,600

Deferred Value: \$0

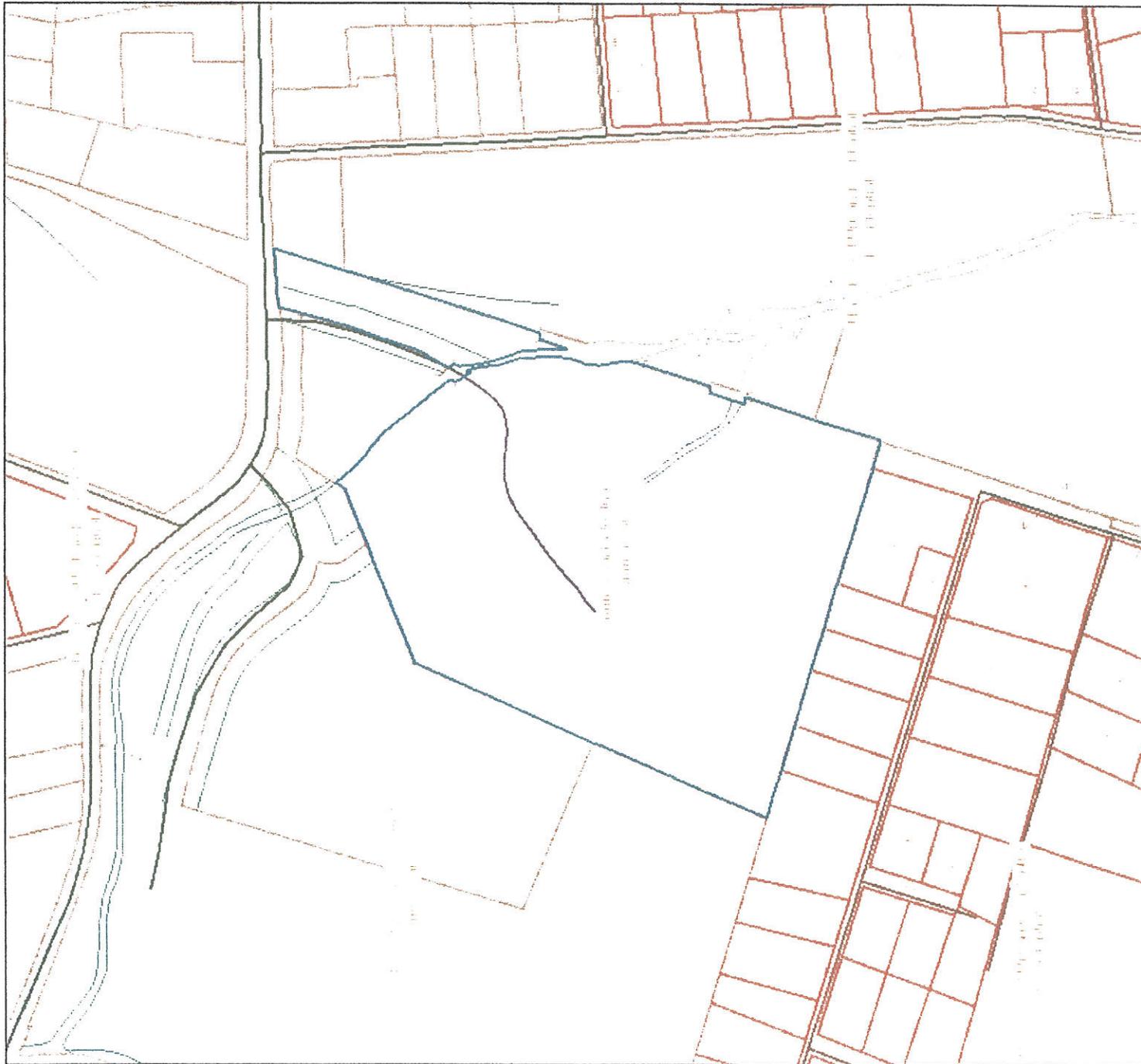
Assessed Value: \$718,600

Sale Price: \$0

Sale Date: 03/12/1998

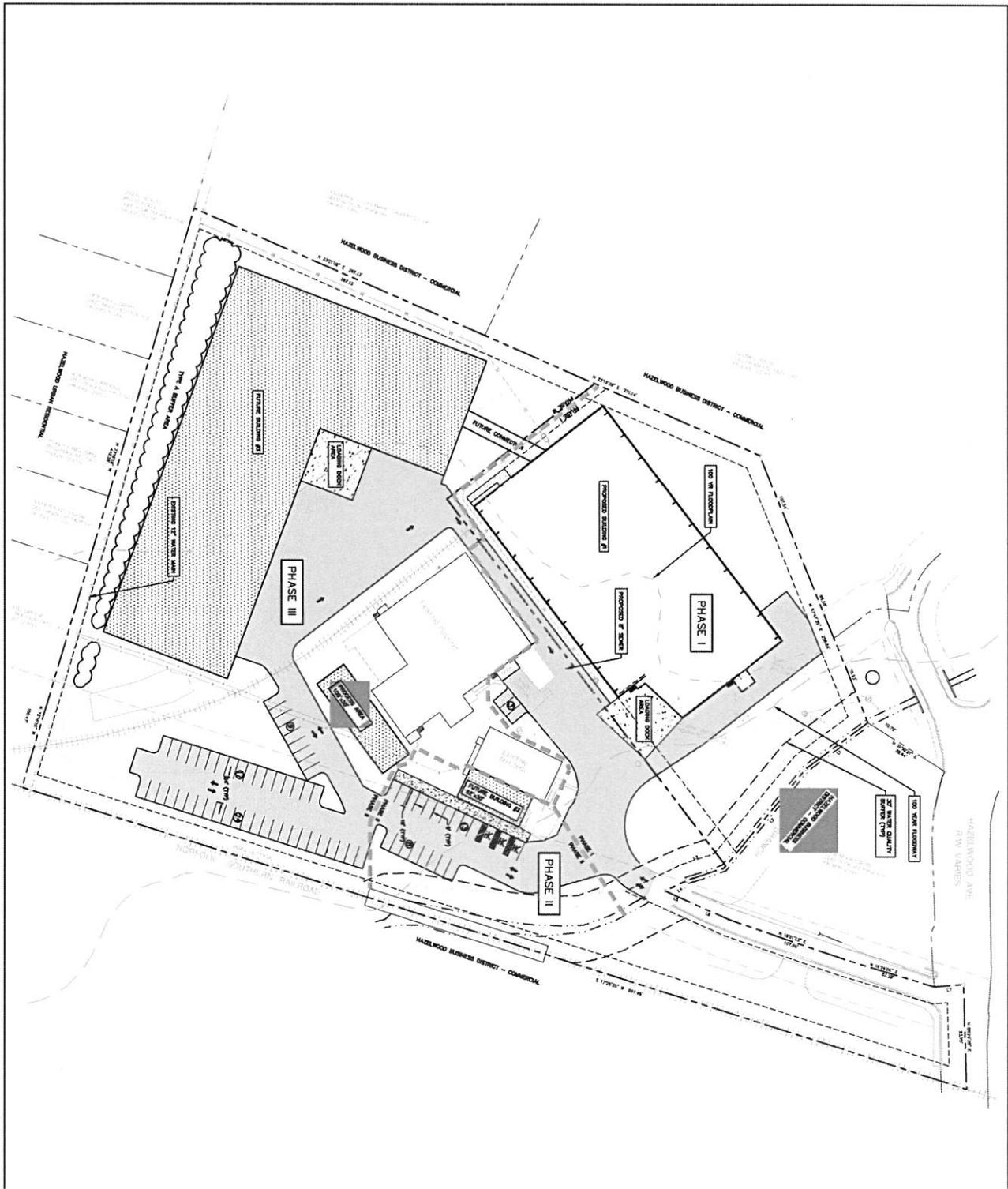
Tax Bill 1: \$3,889.78

Tax Bill 2: \$3,126.01



1 inch = 200 feet  
August 17, 2015

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



Know what's below.
   
 Call before you dig.
   
 NORTH
   
 CONCEPTUAL MASTER SITE PLAN
   
 GRAPHIC SCALE
   
 1" = 40'

**DEVELOPMENT DATA**
  
 PROJECT MANAGER, LLC
   
 100 PATTON AVENUE
   
 ARDENVILLE, NC 28401
   
 PHONE (252) 242-2366
   
 FAX (252) 242-2366
   
 CONTACT: (252) 484-7794
   
 CIVIL DESIGNER:
   
 CIVIL DESIGN CONCEPTS, P.A.
   
 100 PATTON AVENUE
   
 ARDENVILLE, NC 28401
   
 PHONE (252) 242-2366
   
 CONTACT: (252) 484-7794
   
 SURVEYOR:
   
 LINDSEY, SMITH & ASSOCIATES, INC.
   
 100 PATTON AVENUE
   
 ARDENVILLE, NC 28401
   
 CONTACT: (252) 484-7794
   
 DATE: 08/27/2018
   
 TIME: 08:00-7:00PM
   
 SCALE: AS SHOWN
   
 SHEET: 1 OF 1
   
 PROJECT: GILES MASTER PLAN
   
 SHEET: 1 OF 1
   
 DATE: 08/27/2018
   
 TIME: 08:00-7:00PM

**PHASE I BUILDING 1**
  
 100' W. EXISTING/PROPOSED BUILDING 1
   
 100' W. EXISTING/PROPOSED BUILDING 2
   
 100' W. EXISTING/PROPOSED BUILDING 3
   
 100' W. EXISTING/PROPOSED BUILDING 4
   
 100' W. EXISTING/PROPOSED BUILDING 5
   
 100' W. EXISTING/PROPOSED BUILDING 6
   
 100' W. EXISTING/PROPOSED BUILDING 7
   
 100' W. EXISTING/PROPOSED BUILDING 8
   
 100' W. EXISTING/PROPOSED BUILDING 9

**PHASE II BUILDING 1**
  
 100' W. EXISTING/PROPOSED BUILDING 1
   
 100' W. EXISTING/PROPOSED BUILDING 2
   
 100' W. EXISTING/PROPOSED BUILDING 3
   
 100' W. EXISTING/PROPOSED BUILDING 4
   
 100' W. EXISTING/PROPOSED BUILDING 5
   
 100' W. EXISTING/PROPOSED BUILDING 6
   
 100' W. EXISTING/PROPOSED BUILDING 7
   
 100' W. EXISTING/PROPOSED BUILDING 8
   
 100' W. EXISTING/PROPOSED BUILDING 9

**PHASE III BUILDING 1**
  
 100' W. EXISTING/PROPOSED BUILDING 1
   
 100' W. EXISTING/PROPOSED BUILDING 2
   
 100' W. EXISTING/PROPOSED BUILDING 3
   
 100' W. EXISTING/PROPOSED BUILDING 4
   
 100' W. EXISTING/PROPOSED BUILDING 5
   
 100' W. EXISTING/PROPOSED BUILDING 6
   
 100' W. EXISTING/PROPOSED BUILDING 7
   
 100' W. EXISTING/PROPOSED BUILDING 8
   
 100' W. EXISTING/PROPOSED BUILDING 9

**PHASE IV BUILDING 1**
  
 100' W. EXISTING/PROPOSED BUILDING 1
   
 100' W. EXISTING/PROPOSED BUILDING 2
   
 100' W. EXISTING/PROPOSED BUILDING 3
   
 100' W. EXISTING/PROPOSED BUILDING 4
   
 100' W. EXISTING/PROPOSED BUILDING 5
   
 100' W. EXISTING/PROPOSED BUILDING 6
   
 100' W. EXISTING/PROPOSED BUILDING 7
   
 100' W. EXISTING/PROPOSED BUILDING 8
   
 100' W. EXISTING/PROPOSED BUILDING 9

**PHASE V BUILDING 1**
  
 100' W. EXISTING/PROPOSED BUILDING 1
   
 100' W. EXISTING/PROPOSED BUILDING 2
   
 100' W. EXISTING/PROPOSED BUILDING 3
   
 100' W. EXISTING/PROPOSED BUILDING 4
   
 100' W. EXISTING/PROPOSED BUILDING 5
   
 100' W. EXISTING/PROPOSED BUILDING 6
   
 100' W. EXISTING/PROPOSED BUILDING 7
   
 100' W. EXISTING/PROPOSED BUILDING 8
   
 100' W. EXISTING/PROPOSED BUILDING 9

**VICINITY MAP**
  
 NOT TO SCALE

100 PATTON AVENUE
   
 ARDENVILLE, NC 28401
   
 PHONE (252) 242-2366
   
 FAX (252) 242-2366
   
 10 PATTON STREET, SUITE 1
   
 WAYNEVILLE, NC 28786
   
 PHONE (252) 484-7794
   
 FAX (252) 484-7794
   
 WORLD LICENSE # C-2184
   
 www.civildesignconcepts.com

CONCEPTUAL MASTER SITE PLAN FOR
   
**GILES MASTER PLAN**
  
 WAYNEVILLE, NORTH CAROLINA

DATE: 08/27/2018
   
 DRAWN BY:
   
 CDD PROJECT NO.: 2143
   
 SHEET:

**FOR REVIEW ONLY**
  
 NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY

**CDC**
  
 CIVIL DESIGN CONCEPTS, P.A.

**C201**



**To:** Jason Rogers - Codes Administrator  
Elizabeth Teague – Development Services Director

**CC:** Matt Haynes – Director of Manufacturing – Giles Chemical

**From:** Patrick Bradshaw, PE 

**Date:** July 23, 2015

**Re:** Giles Chemical Conditional District Request

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Per Section 2.7 and Section 15.15 of the Town of Waynesville Land Development Standards and in accordance with the enclosed Master Plan drawing, Richland Creek, LLC as Property Owner and Giles Chemical as Developer respectfully requests the following items be instituted as a Conditional District for Haywood County PIN # 8605-72-8509, located within the Town of Waynesville.

- Chap 2, Table 2.4.2.3.d – Pervious Surface (min) 20%, be reduced 5% minimum
- Chap 4, 4.3.1 – All Lots to Front on Public Street, Civic Space or Approved Driveway, remove
- Chap 5, 5.11 – Industrial Building Design Standards, remove 5.11.1, 5.11.2 and 5.11.3
- Chap 6, 6.8 – Pedestrian Facilities, remove, with the exception of those facilities as shown on the Master Plan
- Chap 8, 8.4.2.A Buffer Yard Types, remove the wall or berm reference and replace the same with a requirement that all planting densities be doubled (ex. 4 evergreen trees becomes 8 evergreen trees, etc.). In addition, remove the requirement that the developer provide screening against both the railroad track and the adjacent parcels that are zoned as Hazelwood Business District with the exception of the parcel known as PIN # 8605-72-5769 at the northeast corner of the subject property. In addition, it should be noted that the developer will make every effort to not adversely affect the existing smoke stack that exists on the subject parcel during the installation of the same.
- Chap 8, 8.6 – Parking Lot Landscaping – allow the developer to flexibility to provide the same number of plantings, but remove the specificity of location with relationship to parking spaces
- Chap 8, 8.7 – Screening of Dumpsters, Loading docks, Outdoor Storage Area and Utility structures, remove, with the exception of those areas that are covered by 8.4.2.A buffer yard areas
- Chap 9, 9.4.3 Connectivity, remove
- Chap 9, 9.4.4 Pedestrian Corridors in Parking Lots, remove

We appreciate your consideration of this matter and look forward to discussing the same at the Planning Board meeting on August 17, 2015. If you have any questions in the meantime, please do not hesitate to contact me.

# ENVIRONMENTAL SURVEY

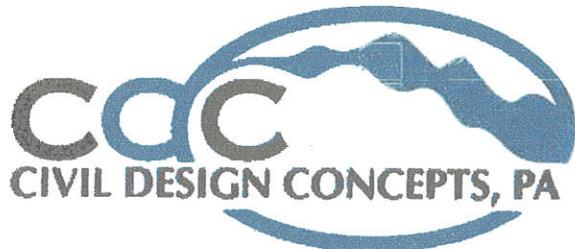
FOR

## GILES CHEMICAL

OWNER / DEVELOPER:

GILES CHEMICAL  
75 GILES PLACE  
WAYNESVILLE, NC 28786

PREPARED BY:



168 Patton Ave.  
Asheville, NC 28801  
Phone: 828-252-5388  
Fax: 828-252-5365

52 Walnut Street – Suite 9  
Waynesville, NC 28786  
Phone: 828-452-4410  
Fax: 828-456-5455

[www.civildesignconcepts.com](http://www.civildesignconcepts.com)  
NCBELS LICENSE #: C-2184

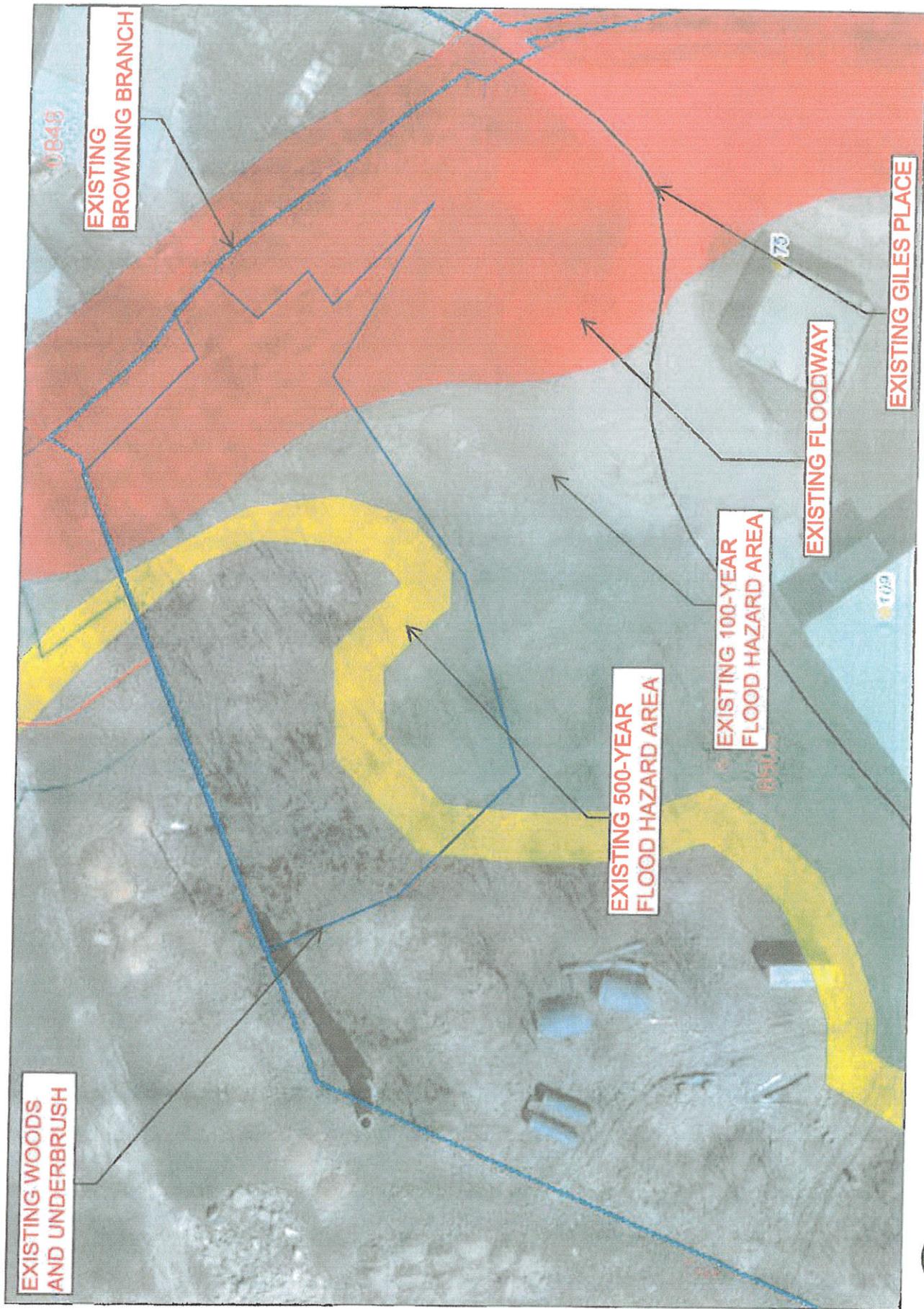
CDC Job No. 21425  
July 23, 2015



**Project Name: Giles Warehouse**  
**Project Location: Waynesville, NC**  
**CDC Project No. 21425**  
**Date: May 19, 2015**

## ENVIRONMENTAL SURVEY

Giles Warehouse is located at 75 Giles Place, Waynesville, Haywood County, North Carolina. The project site contains some sparsely populated woods and underbrush on the north side of the property. The northeast border of the site follows Browning Branch. Subsequently, a portion of the site lies in the existing floodway, the FEMA 100-year flood hazard area, and the FEMA 500-year flood hazard area. On-site stormwater naturally flows northeast into Browning Branch. The site contains no wetlands or previously identified endangered species habitats.



Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

# Haywood County

1 inch = 50 feet  
 May 19, 2015





GRID NORTH

MAP SCALE 1" = 500' (1 : 6,000)



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 8605J

# FIRM FLOOD INSURANCE RATE MAP NORTH CAROLINA

PANEL 8605

(SEE LOCATOR DIAGRAM OR MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:  
COMMUNITY: WAYNESVILLE, TOWN OF  
C/D No: 371020  
PANEL: 8605  
SUFFIX: J

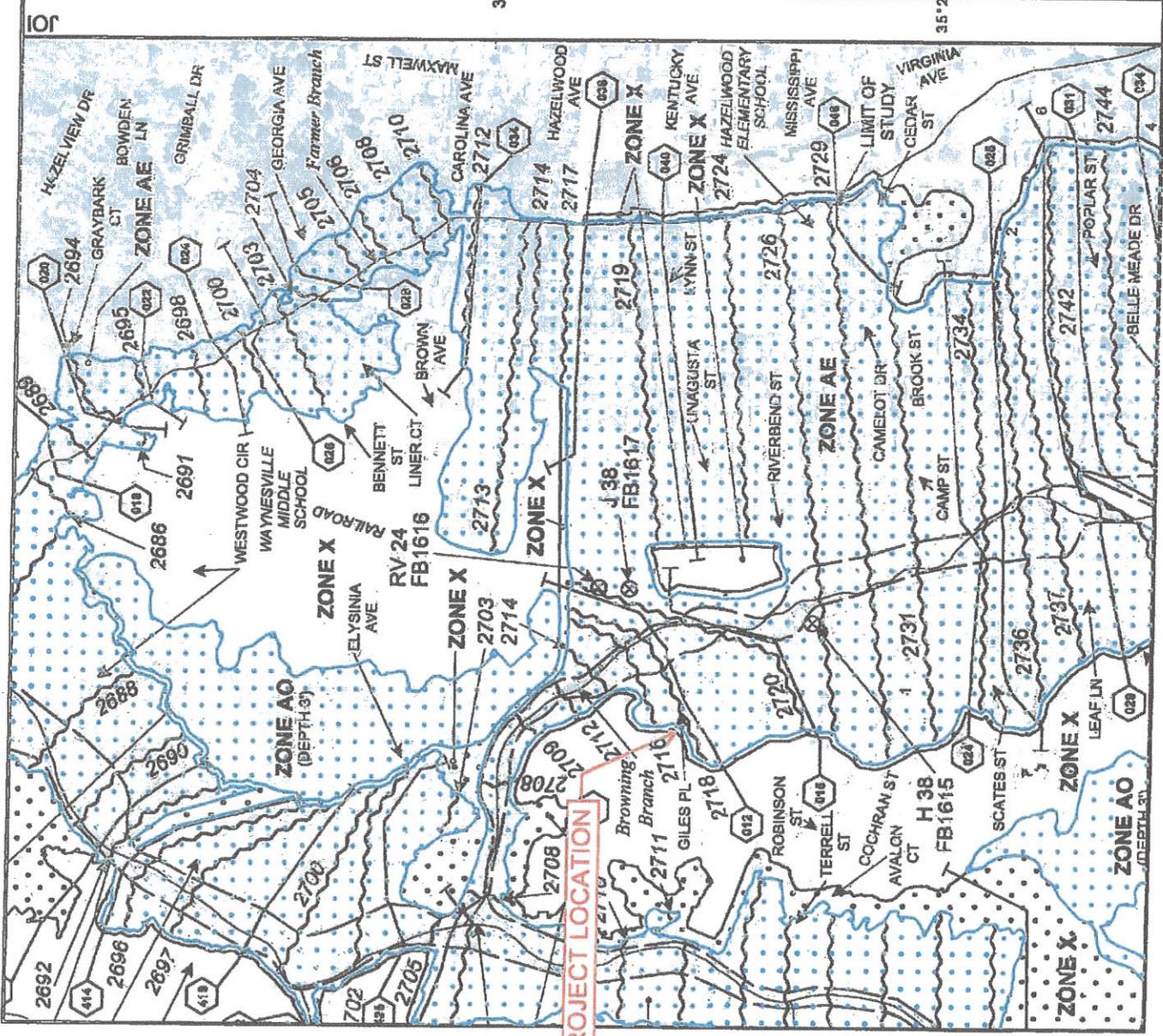
Notice to User: This Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

EFFECTIVE DATE: APRIL 3, 2012  
MAP NUMBER: 3710880500J



State of North Carolina  
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov)



PROJECT LOCATION

**TOWN OF WAYNESVILLE BOARD OF ALDERMEN**  
**REQUEST FOR BOARD ACTION**  
**Meeting Date: August 25, 2015**

**SUBJECT:** Resolution Accepting Proposal for Option and Lease by US Cellular and Authorizing Upset Bid Process

**AGENDA INFORMATION:**

**Agenda Location:** New Business  
**Item Number:** 6-D  
**Department:** Administrative Services  
**Contact:** Marcy Onieal, Town Manager  
**Presenter:** Marcy Onieal, Town Manager

**BRIEF SUMMARY:**

At their meeting of May 18, 2015, the Town's Planning Board voted unanimously to grant a special use permit to applicant U. S. Cellular for the installation of a monopole wireless communication tower at the end of Reservoir Drive on a town-owned parcel where a water tank and existing cell tower are currently located. Previously, on March 10, 2015, the Board of Aldermen had approved terms of an option and long-term lease agreement, which provided \$2,800 to be paid for a six-month option, which could be extended for one additional six-month period for \$1,800, with annual rent under the lease of \$18,250 when the lease begins, increasing annually by 3% for an initial term of five years, with a provision allowing for up to ten five-year extensions.

Because the lease, with extensions will exceed ten years in length; and whereas, leases of town-owned property exceeding ten years in length must be treated the same as a sale of town-owned property, this option and lease must be advertised for upset bid prior to US Cellular exercising the option and lease.

**MOTION FOR CONSIDERATION:** To approve the resolution accepting proposal for option and lease and authorizing upset bid process.

**FUNDING SOURCE/IMPACT:** N/A

**ATTACHMENTS:** Resolution #R-10-15

**MANAGER'S COMMENTS AND RECOMMENDATIONS:** Adopt as presented; clerk will cause notice of bid to be published beginning Friday, August 28, 2015.

RESOLUTION ACCEPTING PROPOSAL FOR OPTION AND LEASE  
AND AUTHORIZING UPSET BID PROCESS

WHEREAS, the Town of Waynesville owns a parcel of land on Reservoir Road in Waynesville, North Carolina, which is a portion of that property described in Deed Book 73 at Page 251, Haywood County Registry; and

WHEREAS, an acceptable proposal has been received by the Town for an option for a five lease of an approximately 35 foot by 50 foot portion of that property for a term of five years with a provision allowing up to ten five year extensions, with the sum of \$2,800.00 to be paid for a six month option, which can be extended for an additional six months upon payment of \$1,800.00, with annual rent under the lease of \$18,250.00 per year beginning when the lease begins, increasing annually by 3% of the amount of rent for the immediately preceding lease year; and

WHEREAS, such lease, with extensions, will exceed ten years in length; and

WHEREAS, leases of town owned property exceeding ten years in length must be treated the same as a sale of town owned property; and

WHEREAS, N.C.G.S. Section 160A-269 allows the Town to sell or lease its property under a long term lease by upset bid after receipt of an offer or a proposal to lease the property.

NOW, THEREFORE, be it resolved by the Board of Aldermen of the Town of Waynesville, that:

1. The Board of Aldermen does hereby authorize the lease of the property described above through the upset bid procedure of North Carolina General Statute §160A-269.
2. The Town Clerk shall cause a notice of the proposed lease to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the Town Clerk within ten (10) days after the notice of the proposed lease is published. At the conclusion of the ten (10) day period, the Town Clerk shall open the bids, if any, and the highest bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
4. If a qualifying higher bid is received, the Town Clerk shall cause a new notice of upset bid to be published, and shall continue to do so until a ten day period has passed without any qualifying upset bid having been received. At that time, the amount of the high bid shall be reported to the Board of Aldermen.

5. A qualifying higher bidder is one that raises the existing offer of the proposed rent for the first five year term by not less than ten percent (10%) of the first \$1,000.00 of that prior offer total rental amount for 5 years plus five percent (5%) of the remainder of that offered rent.

6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the amount of the first term lease payments (5 years) as established by the lease, or by successive upset bids; the deposit may be made in cash, cashier's check or certified check. The Town will return the deposit on any bid not accepted, and will return the deposit on any offer subject to upset if a qualifying higher bid is received. The Town will return the deposit to the final high bidder at the time the lease is executed by all parties and fully in effect.

7. The terms of the lease require the final high bidder to pay annual rent in advance each year once the final lease is executed, and the option and lease impose all obligations of due diligence to determine property suitability, access (other than the access that can be provided by the Town over its property), and adequate utilities, as well as responsibility for future maintenance and repair of the property, on the Lessee.

8. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The Town Manager is authorized to execute the instruments necessary to convey the option and to enter into the lease.

READ, APPROVED AND ADOPTED, the 25th day of August, 2015.

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Gavin A. Brown  
Mayor

ATTEST:

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Marcia D. Onieal  
Town Manager

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Amanda W. Owens  
Town Clerk

**TOWN OF WAYNESVILLE BOARD OF ALDERMEN**  
**REQUEST FOR BOARD ACTION**  
**Meeting Date: August 25, 2015**

**SUBJECT:** Correction to FY16 Adopted Personnel Allocation

**AGENDA INFORMATION:**

**Agenda Location:** New Business  
**Item Number:** 7-D  
**Department:** Administrative Services  
**Contact:** Marcy Onieal, Town Manager  
**Presenter:** Marcy Onieal, Town Manager

**BRIEF SUMMARY:** The FY16 adopted budget document contained an error in the official personnel allocation (page 10, behind tab 9), indicating that the Town has 112 full-time employees, instead of 113 in the General Fund and 169, instead of 170 FT total. The reduction was indicated because of the de-allocation of one meter reader position in Finance, however, the General Fund FT allocation should have remained the same as the FY15 allocation, because two permanent part-time administrative assistant positions, each of which had been 20+ hour/week positions with benefits, were combined into a single full-time position in the Administrative Services Department.

**MOTION FOR CONSIDERATION:** *To approve correction in FY16 adopted personnel allocation from 169 to 170 full-time employees, which resulted from combining two permanent part-time (20 hour/week) administrative assistant positions into one full-time permanent position in Administrative Services, effective August 1, 2015.*

**FUNDING SOURCE/IMPACT:** N/A

**ATTACHMENTS:** Corrected Allocation Page for Budget Document (Tab 9, Page 10)

**MANAGER'S COMMENTS AND RECOMMENDATIONS:** Adopt as presented.  
(Upon the resignation of Ginny Boyer, former Town Clerk Phyllis Rogers initially provided back-up in the position until Brittany Buchanan could take on additional full-time permanent employment, effective August 1, 2015, as was indicated previously in a memo from the manager to the board on July 1, 2015).

**HEALTH INSURANCE COSTS FOR ALL EMPLOYEES:**

1991-1992                      \$ 323,688

2015-2016 (Proposed):

Premium Cost (Employer/Employee)	\$1,714,200
Deductible Cost (set aside to pay deductibles/drug copays)	\$ 305,310
Town's Share	\$1,829,620
Employee's Share	\$ 189,890

2015-2016 (Proposed):

Retirees Insurance (set aside to pay premiums)	\$ 103,310
(set aside to pay deductibles)	\$ 19,690
(19.34 individual polices)	

**EMPLOYMENT LEVELS (corrected):**

	1993-1994	2012-2013	2013-2014	2014-2015	2015-2016
General Fund	75	118	120	113	113
Water Fund	14	16	16	14	18
Sewer Fund	11	14	15	17	17
Electric Fund	5	7	7	7	7
Asset Services	4	3	4	13	13
Fleet Mgmt	1	2	2	2	2
<b>TOTAL</b>	<b>110</b>	<b>160</b>	<b>164</b>	<b>166</b>	<b>170</b>

## Town of Waynesville 2015 - 2016 Fee Schedule

Effective July 1, 2015 - June 30, 2016

<b>GENERAL FUND</b>	
<b>Utility Accounts</b>	
New Account Fee	\$25.00
Reconnection Fee	\$25.00
After Hours	\$75.00
Return Check Fee (Insufficient Funds)	\$25.00
Theft investigation charge (meter tampering)	\$ 75.00 per occurrence
Fire Protection Charges (per month, per meter)	
Residential	\$4.00
Commerical	\$6.40
Mobile Home Parks	\$4.00
Motels, Hotels, Cottages	\$ 1.60 per unit, \$80 maximum
<p>Fire protection charges are billed to all water accounts located outside the city limits, unless the area has been designated as a fire district subject to a tax imposed by Haywood County. A fire district may contract for fire protection with the Town of Waynesville. Should a fire protection contract be executed with the Town of Waynesville, the tax collected by Haywood County will be remitted to the Town of Waynesville in lieu of the per month charges stated above.</p>	
<b>Miscellaneous</b>	
Copies - Black and White, per page	\$0.10
Copies - Color, per page	\$0.20
Copies- 24"-48"plot map copy - Black and White, per page	\$3.00
Copies- 24"-48" plot map - Color, per page	\$10.00
Weed, Brush Removal, or Mowing	\$150.00 for the first hour
Each Additional Hour	\$100.00/hour
<b>SANITATION &amp; SOLID WASTE COLLECTION (monthly fees)</b>	
Residential Garbage (1 weekly pickup)	\$9.00
Commercial Garbage (1 weekly pickup)	\$22.97
<b><i>Dumpster Lease (requires Dumpster Collection Service)</i></b>	
4 yard	\$17.00
6 yard	\$20.00
8 yard	\$22.50
<b><i>Dumpster Collection Service (requires Dumpster Lease)</i></b>	
4 yard (1 weekly pickup)	\$66.51
6 yard (1 weekly pickup)	\$92.69
8 yard (1 weekly pickup)	\$118.85
6 yard (1 pickup every 2 weeks)	\$74.15
8 yard (1 pickup every 2 weeks)	\$92.69
<p>Example: A dumpster customer with an 8 yard dumpster requesting collection twice a week would pay a Lease Fee of \$22.50 plus 2 pickups at \$118.85 each. Monthly bill = \$260.20</p>	

<b>CEMETERY</b>	
Call Out (weekends, holidays, outside normal operating hours)	\$200.00
<b>John Taylor and Shook Survey Sections</b>	
Traditional Burial Space	\$1,500.00
<b>(\$1,000 to perpetual care fund/\$500 to General Fund)</b>	
<b>Columbarium Area</b>	
Columbarium Niche	\$1,500.00
(\$1,000 to perpetual care fund/\$500 to General Fund, includes partial engraving of door.)	
Opening/Closing of Columbarium Niche	\$200.00
(Includes completion of engraving of granite door, Town staff removing & replacing door.)	
In Ground Space for Cremations (Urn Garden)	\$1,000.00
(\$600 to perpetual care fund/\$200 to General Fund/ \$200 for flat granite stone)	
Urn Garden (in-ground inurnment) includes excavating and filling burial space by Town personnel, placement and engraving of granite marker to include the addition of date of death.	
<b>POLICE DEPARTMENT</b>	
Police Reports (per report)	\$2.00
Off Duty Security (4 hour minimum)	\$25.00 per hour
<b>Parking Violations</b>	
Overtime Parking	\$5.00
Parking in Restricted Area	\$10.00
Double Parking	\$10.00
Parking in Handicapped Space	\$100.00
Parking in Prohibited Area	\$10.00
Parking Too Close to Intersection	\$10.00
Parking in Wrong Direction	\$10.00
Parking in Alley Way	\$10.00
Obstructing Traffic Lane	\$10.00
Improper Parking	\$10.00
Parking in Loading Area	\$10.00
Parking in No Parking Zone	\$10.00
Parking in Fire Zone	\$50.00
Parking Too Close to Fire Hydrant	\$10.00
Parking Too Close to Stop Sign	\$10.00
Parking Across Lines	\$10.00
Parking in Crosswalk	\$10.00
Blocking Private Driveway	\$10.00
Persons violating parking regulations shall be subject to the above schedule of civil penalties to be recovered by the Town of Waynesville in civil action.	

<b>Business Licenses</b>	
Schedule A (Gross Receipts)	
\$0 - \$1,000,000	\$25.00
thereafter / no cap	.50 cents per \$1,000
Schedule B (State Regulated)	
Schedule C	\$25.00
Late Payment or Nonpayment Penalty	\$5 or 5% of amount owed, whichever is greater, per month
Maximum penalty is 25% of the privilege license tax due	
Penalties are automatic, and may be recovered using the same collection methods available for the collection of privilege license taxes.	

<b>PLANNING DEPARTMENT</b>	
<b>Planning &amp; Zoning Permits</b>	
Certificate of LDS Compliance	No charge
Temporary Use Permit	No charge
Grading Permit	No charge
Floodplain Development Permit	No charge
<b>Minor Site Plan Review</b>	
Single family or duplex residence	No charge
Multi-family with less than 8 units	\$100.00
Non-residential development or expansion	\$100.00
<b>Major Site Plan Review</b>	
Multi-family residential with 8 units or greater (per unit)	\$20/unit
Non-residential development or expansion	\$200.00
Subdivision (Minor)	\$50 + \$10/lot
Subdivision (Major)	\$200 + \$10/lot
<b>Special Use Permits</b>	
General Commercial - Greater than 100,000 sf	\$750.00
Monopole Wireless Communications Tower	\$1,000.00
First Layer Parking Increase	\$500.00
All Others, in addition to site plan review fees	\$100.00
<b>Historic Preservation Commission</b>	
Local Landmark Designation	\$200.00
Designation of Historic District	No charge
Certificate of Appropriateness	No charge
<b>Board of Adjustment</b>	
Appeal of Administrative Decision	\$250.00
Variance Request	\$250.00

Text Amendment	\$500.00
Map Amendment (Rezoning)	
1 acre or less	\$200.00
Each additional acre	\$50.00
Conditional District - 1 acre or less	\$400.00
Each additional acre	\$100.00
Vested Right	\$200.00
Sign Permits	\$2/sq. ft. - \$20 min.
Political Signs (refundable deposit)	\$100.00
Voluntary Annexation	\$200.00

Inspections	
<b>New Single Family Dwelling (Crawl Space or Slab on Grade)</b>	
SQUARE FOOTAGE	
0 - 1000	\$315.00
1001 - 1500	\$375.00
1501 - 2000	\$580.00
2001 - 2500	\$680.00
2501 - 3000	\$790.00
3001-up	\$790.00
	+ .25 per sq. ft. over 3000
Unfinished Basement	\$100.00
Attached Garage	\$75.00
Homeowners Recovery Fund (per G.S. 87-15.6)	\$10.00
<b>Single Family Additions</b>	
SQUARE FOOTAGE	
0 - 500	\$260.00
501 - 1000	\$315.00
1001 - 1500	\$370.00
1501 - 2000	\$580.00
2001 - 2500	\$680.00
2501 - 3000	\$790.00
3001-up	\$790.00
	+ .25 per sq. ft. over 3000
<b>Single Family Alterations</b>	
SQUARE FOOTAGE	
0-1000	\$185.00
1001 - 1500	\$220.00
1501 - 2000	\$275.00
2001 - 2500	\$370.00
2501 - 3000	\$480.00
3001-up	\$480.00

	+ \$0.15 per sq. ft. over 3000
<b>Deck Permit</b>	
36 - 101 Sq. Ft.	\$60.00
	\$80.00
101 - up	+ \$.05 per sq. ft. over 100
Covered Decks	Additional \$50.00
<b>Manufactured Homes</b>	
Single wide	\$105.00
Double wide	\$130.00
Triple wide	\$210.00
(Deck permit required over 35 sq. ft. of deck)	

<b>Accessory Building (does not include trades)</b>	
145 - 300 sq. ft.	\$55.00
301 - 600 sq. ft.	\$85.00
601 - up	\$85.00 + \$.10 per sq ft over 600

<b>Miscellaneous Residential</b>	
Service Change	\$75.00
Demolition permit	\$100.00
Furnace changeout	\$120.00
Gas Line	\$75.00
Retaining wall	\$100.00
Permit renewal fee	\$50.00
Plumbing, electric, and mechanical not covered elsewhere (\$50.00 minimum charge per trade)	\$.07 per sq ft, per trade

<b>Other Permits and Fees</b>	
Day Care & Home Care	\$75.00
ABC Inspection	\$200.00
Starting without permit	\$200.00
Re-inspection fee	\$50.00
Temp. power on permanent wiring	\$150.00
Occupancy use inspection	\$50.00
Plan re-review	\$.05 per sq ft
(\$50.00 minimum charge per trade)	
Special Events Permit	\$50.00
Additional / Re-Inspection (each)	\$50.00

<b>Commercial Building</b>	
First 5,000 square feet	\$.35/sq. ft.
second 5,000 square feet	\$.30/sq. ft
Remainder (10,001 - up)	\$.25/sq. ft
Minimum	\$75.00 per trade

**RECREATION DEPARTMENT**

Recreation Center	Admission			Memberships			
Category	Daily	6 Visits	12 Visits	1 Month	3 Months	6 Months	Yearly
Family of 4**	\$ 18.00	\$ 79.00	\$ 146.00	\$ 72.00	\$ 177.00	\$ 342.00	\$ 660.00
(Additional family members are \$12.70 per month)							
Family of 2**	\$ 10.00	\$ 43.00	\$ 73.00	\$ 59.00	\$ 142.00	\$ 270.00	\$ 516.00
Individual Adult (18 - 59 yrs)	\$ 7.00	\$ 34.00	\$ 54.00	\$ 47.00	\$ 105.00	\$ 198.00	\$ 372.00
Individual Child (5 - 11 yrs)	\$ 4.00	\$ 17.00	\$ 22.00	\$ 31.00	\$ 58.00	\$ 102.00	\$ 180.00
Individual Youth (12 - 17 yrs)	\$ 5.00	\$ 22.00	\$ 32.00	\$ 35.00	\$ 69.00	\$126.00	\$ 228.00
OR Full-Time Student (College or High School) with valid ID) OR Special (Senior Citizen (60 + yrs) OR Handicapped)							
Individual Spectator (5-99 yrs)	\$ 1.50						
Children ( 0 - 4 yrs)	FREE						

**Corporate Membership Rate** ( available to businesses with five (5) or more employees as members. If total Corporate Membership drops below the 5 employee minimum, a 30 day grace period is allowed to obtain a 5th member. Proof of business may be required to obtain this rate.

Category	Daily	6 Visits	12 Visits	1 Month	3 Months	6 Months	Yearly
Family of 4**		N/A		\$ 58.00	\$ 142.00	\$ 274.00	\$ 524.00
(Additional family members are \$10.40 per month)							
Family of 2**		N/A		\$ 47.00	113	\$ 215.00	\$ 408.00
Individual Adult (18 - 59 yrs)		N/A		\$ 38.00	\$ 84.00	\$ 157.00	\$ 291.00
Individual Youth (12 - 17 yrs)		N/A		\$ 28.00	\$ 56.00	\$100.00	\$ 175.00
OR Full-Time Student (College or High School) with valid ID) OR Special (Senior Citizen (60 + yrs) OR Handicapped)							
Children ( 0 - 4 yrs)	FREE						

**Memberships (Regular and Corporate)**

1 Month memberships expire one month from date of purchase.  
 1 and 3 Month memberships must be paid in full.  
 Consecutive monthly payment options are available for 6 Month and 12 Month Memberships. If a member fails to make the required payments, any future memberships must be paid in full.

**Admission Passes**

Daily, 6 Visit and 12 Visit passes are not considered memberships. Passholders do not receive discounts on store items, classes, child care, swim lessons, etc.  
 12 visit passes expire one calendar year from date of purchase.  
 6 visit passes expire 6 months from date of purchase.

**Family:** an individual, spouse, or dependent children that can be claimed on taxes. Step-children and adopted children qualify. Court documentation is required to include foster children on a family membership. Anyone age 25 or over (other than parents), engaged couples, couples living together, older siblings, aunts, cousins, or grandchildren DO NOT qualify for the family rate.

<b>Group Rate</b> (Daily visit for groups of 15 or more non-members. Available only with advance notice.)		
Individual Adult (18 - 59 yrs)		\$6.00
Individual Child (5 - 11 yrs)		\$3.50
Individual Youth (12 - 17 yrs)		\$4.25
<b>Recreation Center Membership Benefits</b>		
<b>Adult, Youth, Student, and Special - ages 12 and up:</b> Unlimited use of the Center; pool, gym, game room, track, cardiovascular equipment, weight equipment, and racquetball courts. 20% discount on classes, programs, leagues, and child care during center use. 10% discount on store items.		
<b>Child (ages 0 - 11) :</b> Unlimited use of the pool, gym and game room. 20% discount on classes, programs, and leagues. 10% discount on store items. Children under 12 years of age must be accompanied by and supervised by a		
Cardiovascular equipment, track, weight equipment (fitness room) and racquetball courts are intended for use by those ages 12 and up.		

<b>Recreation Center Rental Rates</b>		
<b>Pool Only</b> (for a 2 hour time period)		
20 participants		\$47.00
21-30 participants		\$67.00
31-40 participants		\$79.00
41-50 participants		\$122.00
<b>Pool Rental on Sunday</b> (from 6:00 - 8:00 p.m. only)		
Up to 50 participants		\$150.00
51 - 75 participants		\$200.00
76 - 100 participants		\$250.00
<b>Multi-purpose &amp; Aerobics Rooms</b>		
<b>Member</b>		
Kitchen		\$32.40/hour
1 Room		\$18.50/hour
2 Rooms		\$46.20/hour
Aerobics		\$18.50/hour
<b>Non-Member</b>		
Kitchen		\$38.15/hour
1 Room		\$22.00/hour
2 Rooms		\$52.00/hour
Aerobics		\$22.00/hour
<b>For Profit</b>		
Kitchen		\$45.00/hour
1 Room		\$25.40/hour
2 Rooms		\$62.40/hour
Aerobics		\$25.40/hour
<b>Gymnasium</b> (3 hour minimum rental required. Capacity 709)		
Entire Gym		\$60.00/hour
1/2 of the Gym		\$30.00/hour
Volleyball Setup		No Charge

Athletic Programs	
Adult Basketball & Softball Leagues	\$35.00/per player
	\$460.00/per team
Softball Field Rental	
	1 Field \$240.00 per tournament
	2 Fields \$300.00 per tournament
<i>A tournament rental covers Friday, Saturday, and Sunday</i>	
Other Fees and Charges	
Tennis Court Rental	\$12.00/hour
Sand Volleyball Court Rental	\$60.00/day
Lights at the Vance Street and Pool Fields	\$15.00/hour
Bleacher Rental (5 row, for 24 hours)	\$35.00/each
Shelter Rental	\$40.00/day
Child Care	
	Members No Charge
	Non-Members \$4.60/hour
Swim Team Pool Use: Swim teams have use of the lap pool during regularly scheduled lap swim times. Membership fees apply.	
Swim Meets	\$87.80/hour
High school swim meets may be scheduled on Wednesday evenings during the swim season, November - February. Insurance must be provided and if admission is charged, a financial statement must also be provided. The Recreation Center retains concession operations.	
Old Armory	
Daily Admission	\$1.00
	Current Recreation Center members No Charge
	Individuals ages 17 and under, 60 and above, handicapped, or involved with a program at the Armory No Charge
Gymnasium	
	Town Resident (\$240 maximum for 24 hr period) \$30.00/hour
	Non Resident (\$350 maximum for 24 hr period) \$35.80/hour
Cafeteria	
	Town Resident (\$148 maximum for 24 hr period) \$18.50/hour
	Non Resident (\$230 maximum for 24 hr period) \$24.25/hour
Classrooms	
	Town Resident (\$102 maximum for 24 hr period) \$12.75/hour
	Non Resident (\$175 maximum for 24 hr period) \$18.50/hour

<b>Water Fund (Rates effective 8-1-15)</b>		
<b>Water Rates</b>		
	<b>Inside</b>	<b>Outside</b>
<b>Bulk Sales (contract)</b>	\$1.88/1,000 gal.	\$3.23/1,000 gal.
<b>Industrial Sales</b>	\$1.95/1,000 gal.	\$3.37/1,000 gal.
<b>Retail Sales (Residential and Commercial)</b>		
(Base Charge) 0-2,000 gallons	\$15.41	\$27.78
> 2,000 gallons	\$2.18/1,000 gal.	\$3.90/1,000 gal.
<b>Irrigation Only Meter</b>	<b>Inside</b>	<b>Outside</b>
(Base Charge) 0-2,000 gallons	\$15.41	\$27.78
> 2,000 gallons	\$3.28/1,000 gal.	\$4.83/1,000 gal.
<b>Pump Fee (per pump)</b>	\$6.83	\$10.67
<b>Sales From Fire Hydrant</b>		\$.0222/gallon
<b>Barber's Orchard Water System</b>		
3/4" meter		\$5.00 + Town outside rate
1" meter		\$10.00 + Town outside rate
1 - 1/2" meter		\$50.00 + Town outside rate
<b>Maggie Valley Sanitary District (Rate effective 9-1-13)</b>		
0 - 10,000 gallons		\$2,605.68
All over 10,000 gallons (per 1,000 gal.)		\$10.62/1,000 gal.
<b>Fire Line Connection (monthly)</b>	<b>Inside</b>	<b>Outside</b>
<2 inch	\$2.57	\$5.79
<4 inch	\$10.29	\$23.14
<6 inch	\$20.63	\$46.39
>6 inch	\$36.11	\$81.22
	<b>Inside</b>	<b>Outside</b>
<b>Deposits</b> (tenant-occupied accounts only)	\$40.00	\$60.00
Refund, transfer and application of deposit policies are the same as for electric deposits.		
<b>Late Payment Penalty (applied to any arrears balance)</b>		1.0% per month
<b>Water Tap</b>	<b>Inside</b>	<b>Outside</b>
Residential (5/8" x 3/4")	\$1,000.00	\$1,500.00
Special (3/4" x 3/4")	\$1,100.00	\$1,650.00
1"	\$1,250.00	\$1,875.00
1/2"	\$1,700.00	\$2,550.00
2"	\$2,500.00	\$3,750.00
Greater than 2"	\$1,000 + Costs	\$1,500 + Costs

Water Capacity Fees	Inside	Outside
5/8" x 3/4" 20 gpm	\$400.00	\$800.00
3/4" 30 gpm	\$600.00	\$1,200.00
1" 50 gpm	\$1,000.00	\$2,000.00
1/2" 100 gpm	\$2,000.00	\$4,000.00
2" 160 gpm	\$3,200.00	\$6,400.00
3" 320 gpm	\$6,400.00	\$12,800.00
4" 500 gpm	\$10,000.00	\$20,000.00
6" 1000 gpm	\$20,000.00	\$40,000.00
>6"	Based on Flow	Based on Flow

Sewer Fund		
Sewer Rates (Based on water consumption unless seperately metered)		
Late Payment Penalty (applied to any arrears balance)		1.0% per month
	Inside	Outside
Bulk Sales (Industrial, min. 5,000 gpd)	\$2.09/1,000 gal.	\$3.58/1,000 gal.
Industrial Waste Surcharges		
	BOD	\$111.30/1,000 lbs.
	COD	\$55.65/1,000 lbs.
	TSS	\$55.65/1,000 lbs.
Retail Sales (Residential and Commercial)		
	Inside	Outside
(Base Charge) 0-2,000 gallons	\$15.31	\$27.67
>2,000 gallons	\$2.69/1,000 gal.	\$4.92/1,000 gal.
Flat Rate		
Full Time Resident		42.43
Part Time Resident		\$27.67
Industrial User Permits	Inside	Outside
Annual Fee	\$1,000.00	\$2,000.00
Application Fee	\$200.00	\$400.00
Hauled Wastewater		
Septic Tank (domestic only)		\$0.0222/gallon \$32.00 minimum
Industrial Waste (non-domestic)		\$0.0222/gallon \$64.28 minimum
Industrial Waste (out of county)		\$0.0448/gallon \$96.56 minimum
All unit prices are applied to tanker capacity without regard to fill percentage		
Grease Blockage		\$197.93/minimum on callout

Sewer Tap	Inside	Outside
4"	\$1,000.00	\$1,500.00
6" and larger	\$1,250	\$1,875.00
Sewer Capacity	Inside	Outside
	\$2.50/gpd	\$5.00/gpd

In addition to the tap fee, new connections to the sewage system of the Town of Waynesville shall pay a sewer capacity fee based on wastewater design flow rate determined from the table of minimum allowable design daily flow in 15A NCAC, 02T.0114 of the Environmental Management regulations contained in the North Carolina Administrative Code.

See Attachment A for a copy of the table.

For the tributary sewer systems of Junaluska Sanitary District, Town of Clyde or Maggie Valley, wastewater flow allocation letters will be charged the sewer capacity fee at the outside rate. Lake Junaluska Assembly will be charged the sewer capacity fee for flow allocation letters at the inside rate (in consideration of their participation between 1942 and 1990 in the costs of sewer trunk and treatment plant facilities). The minimum flow rate is 240 GPD.

Electric Fund	
Electric Rates	
Waynesville's electric rates are reviewed and adjusted monthly based on power costs billed by Progress Energy for wholesale rates. Monthly reviews will determine fuel adjustments to be added to based rates shown below. All rates are effective July 1, 2010.	
All electric sales are subject to a 7% sales tax imposed by the State of North Carolina, with the exception of electric sales to the State of North Carolina or United States government, which are exempt from the sales tax.	
Residential & Commercial fuel adjustment added to base rate as of June 1, 2010 is \$ 0.016264 per kWh.	
<b>Late Payment Penalty (applied to any arrears balance)</b>	1.0% per month
<b>Residential</b>	
Base Charge	\$12.09
All kWh(s)	\$0.081704/kWh
<b>Commercial, Single Phase (No Demand)</b>	
Base Charge	\$12.09
1 - 700 kWh	\$0.099299/kWh
701 - 4,000 kWh	\$0.076529/kWh
All over 4,000 kWh	\$0.072389/kWh
<b>Commercial, Three Phase (No Demand)</b>	
Base Charge	\$18.63
1 - 700 kWh	\$0.099299/kWh
701 - 4,000 kWh	\$0.076529/kWh
All over 4,000 kWh	\$0.072389/kWh

**Demand Accounts**

Demand meters are placed on all commercial accounts with an actual or anticipated 12 month average consumption of at least 5,000 kWh per month.

Accounts will be removed from demand service rates when the calendar year average declines below a 5,000 kWh per month average or the nature of the operation is changed to the extent that the average consumption will be less than 5,000 kWh per month.

**Three Phase**

Base Charge	\$13.87
Usage	\$0.051689/kWh

**Single Phase**

Base Charge	\$12.09
Usage	\$0.051689/kWh

In addition to the kilowatt hours charges, peak metered demand is billed at \$6.20 per kilowatt of peak demand per month.

**Industrial Accounts**

Industrial rates are used on all industrial accounts with an actual or anticipated 12 month average consumption of at least 1,500,000 kWh per month.

Industrial fuel adjustment added to base rate as of June 1, 2010 is \$ 0.016264 per kWh.

**Three Phase**

Base Charge	\$13.87
Usage	\$0.033676/kWh

In addition to the kilowatt hours charges, peak metered demand is billed at \$13.24 per kilowatt of peak demand per month.

**Renewable Energy and Efficiency Portfolio Standards (REPS)**

In 2007, the North Carolina General Assembly passed legislation that requires utility companies to develop an increasing supply of alternative energy resources, with 3% of their total supply coming from renewable by 2013 and 12% from renewable by 2021. Utility companies are charging their customers to recover the cost of the renewable energy they purchase. In turn the Town is passing along these costs to its customers. These charges (REPS) are set each December by our power supplier.

Residential	\$0.56
Commercial	\$4.50
Industrial	\$35.00

**Deposits (tenant-occupied accounts only)**

Residential (with Electric Heat)	\$170.00
Residential (without Electric Heat)	\$120.00
Commercial	\$200.00

Deposits may be refunded at customer request if the most recent twelve months of billings have been paid before a late-payment penalty has been added. Deposits available at termination of service are applied to unpaid utility balances and any excess deposit is refunded to customer.

Deposits may be transferred to a new account when customer is moving if the current account is paid in full. The final bill at the current location will be transferred to the new location if not paid in full within thirty (30) days of billing.

<b>Area Lighting Fixture</b>		
Sodium Vapor, 100w/ 9,500 lumen Semi-Enclosed		\$11.94
Sodium Vapor, 150w/16,000 lumen Semi-Enclosed		\$14.11
Sodium Vapor, 400w/50,000 lumen Enclosed		\$25.08
Sodium Vapor, 400w/50,000 lumen Flood		\$28.08
Metal Halide, 400w/40,000 lumen Flood		\$29.08
Mercury, 175w/ 7,000 lumen Semi-Enclosed		\$9.99
<b>Special Area Lighting Pole</b>		
If other than distribution pole, add monthly charge per pole		
	Wood	\$3.62
	Or, a one-time pole charge	\$181.00
<b>Underground service for area lighting</b>		
	Monthly	\$3.62
	Or a one-time charge	\$181.00
<b>Underground Service for New Homes (Up to 4/0 wire)</b>		
	0 - 100 feet of wire from pole to house	\$200.00
	All wire over 100 feet	\$2.00/ft.
<b>Underground Service for Existing Homes That Change from Overhead (Up to 4/0 wire)</b>		
	Opening and Closing of Ditch	\$70.00/hr
	All wire	\$2.00/ft.
<b>3 Phase Underground Service</b>		
	4/0 wire	\$2.00/ft.
	350 mcm	\$2.50/ft.
	500 mcm	\$3.95/ft.
	Opening and Closing of Ditch	\$70.00/hr
If a customer digs his own ditch, the ditch must meet electrical code before the Town will put wire into the ditch.		