

**MINUTES OF THE TOWN OF WAYNESVILLE TOWN COUNCIL**  
**Regular Meeting**  
**April 8, 2025**

**THE WAYNESVILLE TOWN COUNCIL** held a regular meeting on Tuesday, April 8, 2025, at 6:00pm in the Town Hall Board Room located at 9 South Main Street Waynesville, NC.

**A. CALL TO ORDER**

Mayor Gary Caldwell called the meeting to order at 6:02 pm with the following members present:

Mayor Gary Caldwell  
Mayor Pro Tem Chuck Dickson  
Councilmember Jon Feichter  
Councilmember Julia Freeman  
Councilmember Anthony Sutton

The following staff members were present:

Rob Hites, Town Manager  
Jesse Fowler, Assistant Town Manager  
Candace Poolton, Town Clerk  
Page McCurry, Human Resources Director  
Police Chief David Adams  
Sergeant Heath Pressley  
Alex Mumby, Land Use Administrator  
Olga Grooman, Assistant Director of Development Services

Members of the Media:

Paul Nielson, The Mountaineer

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and reminded everyone that the next Council meeting is April 22<sup>nd</sup>.

**B. PUBLIC COMMENT**

No public comment.

**C. ADDITIONS OR DELETIONS TO THE AGENDA**

***A motion was made by Councilmember Dickson, seconded by Councilmember Freeman, to approve the agenda as amended to add items "10. Approval of a Grant Application for the NC Clean Energy Technology Center" and "11. Appointment of an HPC Member". The motion passed unanimously.***

#### **D. CONSENT AGENDA**

*All items below are routine by the Town Council and will be enacted by one motion. There will be no separate discussion on these items unless a Councilmember so requests. In which event, the item will be removed from the Consent Agenda and considered with other items listed in the Regular Agenda.*

2. a. Motion to approve the March 21, 2025 Planning Retreat Meeting Minutes
- b. Motion to approve the March 25, 2025 Regular Scheduled Meeting Minutes

***A motion was made by Councilmember Dickson, seconded by Councilmember Feichter, to approve the consent agenda as presented. The motion passed unanimously.***

#### **E. RESOLUTION**

3. Resolution for Lineworker Appreciation Day
  - Mayor Gary Caldwell

Mayor Gary Caldwell read the Resolution for Lineworker Appreciation Days, April 14<sup>th</sup> and April 16<sup>th</sup>, 2025.

#### **F. PRESENTATION**

4. Recognition of Heath Pressley's promotion
  - Police Chief David Adams

Police Chief David Adams announced Heath Pressley's promotion to Sergeant and swore him in.

#### **G. HISTORIC PRESERVATION UPDATES**

5. Presentation on the projects of Waynesville's Historic Preservation Commission
  - Alex Mumby, Land Use Administrator

Land Use Administrator Alex Mumby outlined some of the things that the HPC has been working on in the last two fiscal years:

- Commission members visiting schools and handing out coloring books to fourth graders which have different historic places around Waynesville.
- Developing informational signage of historic sites and areas around Waynesville. Signs are being developed for the Historic Haywood County Courthouse, Waynesville's Main Street District, Downtown Hazelwood, and Frog Level. A sign for Sulphur Springs Park and the Sulphur Springs Park springhouse and former hotel are also being developed as part of the Sulphur Springs Park improvement plan with the Waynesville Parks and Recreation Department.

- The development of a new edition of the Waynesville Self-guided Tour Book of historic structures. The updated book will feature more locations, updated photos and information, and a more legible map. A letter has been sent to owners of property featured in the book, and the final proof should go to press sometime in late April or May.

6. Presentation on the Town of Waynesville's CLG Grant Application.

- Alex Mumby, Land Use Administrator

Land Use Administrator Alex Mumby reported that the North Carolina CLG Program provides resources for local government to research and promote historic preservation. He said the program includes CLG Grants which allow local governments to hire consultants to apply for assistance with National Register nominations for historic districts and buildings, and special studies, that document and promote the preservation of properties with historic and architectural significance. Mr. Mumby said that Development Services and the Historic Preservation Commission are exploring application opportunities for a National Register nomination for the Love Lane neighborhood, or to further research the Country Club area based on feedback from North Carolina Historic Preservation Office staff.

Mr. Mumby said they did a tour around town with their staff and they were most interested in doing a window restoration project for the Municipal Building. He added that they are looking into making the Belle Meade/ South Main area a historic district and they will be applying to move to that area to a study list before next year.

***A motion was made by Councilmember Freeman, seconded by Councilmember Sutton, to approve staff to apply for the CLG Grant. The motion passed unanimously.***

7. Presentation on the Town of Waynesville's America 250 NC Grant.

- Alex Mumby, Land Use Administrator

Land Use Administrator Alex Mumby announced that to commemorate the 250<sup>th</sup> anniversary of the signing of the Declaration of Independence, the State of North Carolina created a grant fund for communities to hold events and create public art. He said the Town of Waynesville applied and was awarded a grant of \$27,000 to paint a mural of the Town's history and its namesake General "Mad" Anthony Wayne on the back of the Strand Theater facing Wall Street.

Councilmember Dickson asked what kind of legal arrangements the town has with the property owner. Mr. Mumby said they have a Letter of Support from the property owners. Councilmember Dickson suggested looking into getting an easement, like what the Public Art Commission does, so the town could maintain the mural and prevent it from being painted over. Councilmember Sutton said he'd like to be on the subcommittee for the mural.

***A motion was made by Councilmember Dickson, seconded by Councilmember Freeman, to adopt the resolution to accept the America 250 NC Grant as presented in the attached contract. The motion passed unanimously.***

8. Presentation of the Preservation Plan for Waynesville's Business Districts

- Annie McDonald, Historic Preservation Specialist

Historic Preservation Specialist and Senior Architectural Historian, Annie McDonald, presented the Preservation Plan for Waynesville's Historic Commercial Districts, Main Street, Frog Level, and Hazelwood. She emphasized that the Plan meets Goal 4 with the Comprehensive Plan of 2035, "Protect and Promote Waynesville's Cultural Resources".

Ms. McDonald outlined several accomplishments of the Historic Preservation Commission, including raising almost \$50,000 in CLG funds that were used on the Municipal Architectural Survey, Historic District nominations, design guidelines, and a survey of African American Heritage Resources. She said that 14 individual properties are listed in the National Register of Historic Places, and there are three historic districts listed as well. She added that there are 16 individual properties designated by ordinance as Local Landmarks.

Ms. McDonald said that several issues face historic preservation efforts, including tourism and population growth, the demand for commercial space, and transportation. She said the Preservation Plan aims to address these issues by increasing HPC transparency, having an additional survey to educate and expand awareness of Waynesville's history and historic places, engage new constituents and the community at-large through partnerships and programming, and have local designation of historic districts.

Councilmember Dickson encouraged the HPC to focus on Frog Level and there may be potential CDBG grant money to help restore that area.

***A motion was made by Councilmember Dickson, seconded by Councilmember Freeman, to adopt the Preservation Plan as a planning document to guide HPC activities. The motion passed unanimously.***

## **H. NEW BUSINESS**

9. Reclassify the Asset Services Manager position to Deputy Director of Administration and change it from Grade 70 to Grade 73.
  - Page McCurry, Human Resources Director

Human Resources Director Page McCurry presented a strategic opportunity that will significantly enhance the community's commitment to sustainability and operational excellence via the addition of the Deputy Director of Administration position within the Public Works Department through the reclassification of a current Asset Services Manager position that is vacant due to a recent retirement. Ms. McCurry said as staff continue to navigate the complexities of environmental challenges and community needs, it has become increasingly clear that the town needs a dedicated leadership role to integrate sustainability into all facets of our public services. She said the Deputy Director of Administration will serve as a vital liaison to the Environmental Sustainability Board, focusing on the Triple Bottom Line approach—balancing our responsibilities to people, the planet, and profit. She said this role is designed for an independent and strategic leader who will drive sustainability initiatives and improve resource efficiency across various areas, including water and electric distribution, waste management, and fleet maintenance. By developing comprehensive standard operating procedures, ensuring regulatory compliance, and leveraging new technologies, Ms. McCurry said that this position will enhance our operational effectiveness while fostering a culture of accountability and continuous improvement. She added that the Deputy Director will establish a systematic process for monthly progress reporting, ensuring we not only track our achievements but also uphold transparency and accountability to

our community and the structured annual report will showcase our accomplishments and key performance indicators, reinforcing our commitment to sustainability and public service.

Mayor Caldwell asked for clarification in this position's role in supporting the Public Services Director's Day to day operations. Ms. McCurry said this position would be assisting with administrative tasks.

***A motion was made by Councilmember Dickson, seconded by Councilmember Sutton, to approve the reclassification of Asset Services Manager position to Deputy Director of Administration and change it from Grade 70 to Grade 73. The motion passed unanimously.***

10. Approval of a Grant Application for the NC Clean Energy Technology Center
- Councilmember Chuck Dickson

Councilmember Dickson reported that he is requesting support from Council to apply for a grant through the NC Clean Energy Technology Center for EV Chargers to be installed in the Hazelwood Parking Lot. He said the four chargers wouldn't cost the town anything, and they'd be the fastest in NC.

***A motion was made by Councilmember Dickson, seconded by Councilmember Feichter, to approve the application for the NC Clean Energy Technology Center grant. The motion passed unanimously***

11. Appointment of a Historic Preservation Commissioner
- Councilmember Chuck Dickson

***A motion was made by Councilmember Dickson, seconded by Councilmember Freeman, to appoint Anna Whitmire to the Historic Preservation Commission. The motion passed unanimously.***

## **I. COMMUNICATION FROM STAFF**

12. Manager's Report
- Town Manager, Rob Hites

Town Manager Rob Hites reported that FEMA restoration staff had a site visit Monday to see what the restoration value is of the damaged town properties. He said the mitigation staff will determine how much additional funds are needed to improve the property so that it doesn't flood again. He said FEMA may not pay more than 100% of the restoration value for mitigation. Councilmember Feichter asked what the timeline was for receiving funds from FEMA. Mr. Hites said that the Grants Manager has submitted documentation.

Councilmember Dickson asked about the recent flooding on Harris Street. Ms. Grooman reported that Harris Street is in the floodway, which means the area is designed to carry flood waters. She said staff were told there was a berm that used to be near the Elks Lodge. She said that Haywood Waterways said they may be able to get grant money. She said the area where the berm was is private property and they would need approval from the Army Corps of Engineers to work on the area there.

13. Town Attorney's Report
- Martha Bradley, Town Attorney

Nothing to report.

#### **J. COMMUNICATIONS FROM THE MAYOR AND COUNCIL**

Mayor Caldwell reported that there is another recovery meeting in Asheville this Friday and Councilmember Dickson will attend.

Councilmember Sutton reported that the MPO is hosting a listening session tomorrow at the Canton Branch Library for Safe Streets to review plans where accidents are commonly happening. He also said he's joined the American Flood Coalition.

Councilmember Feichter invited everyone to attend a Town Wide Litter Pick Up on May 3<sup>rd</sup>, 10-11:30am.

***A motion was made by Councilmember Feichter, seconded by Councilmember Sutton to set the speed limit on Long Street to 20mph. The motion passed unanimously.***

Councilmember Feichter said he has visited 27 of the 41 streets on the list to be paved. He suggested that two streets, Boyd Avenue from the library to Sulphur Springs, and the entire length of Chestnut Park, appear to need paving. Mr. Hites requested that he brings his recommendations to the next meeting. Councilmember said the roads that need the most repairs are above Eagle Nest. Councilmember Sutton reminded everyone that paving priority also depends on how many people it would affect. Councilmember Dickson suggested having Ricky Bourne review the list before approving the paving and pothole schedule.

#### **K. ADJOURN**

***A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to adjourn at 7:29pm. The motion passed unanimously.***

ATTEST:

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Gary Caldwell, Mayor

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Robert W. Hites, Jr. Town Manager

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Candace Poolton, Town Clerk