

MINUTES OF THE TOWN OF WAYNESVILLE TOWN COUNCIL
Regular Meeting
April 28, 2026

THE WAYNESVILLE TOWN COUNCIL held a regular meeting on Tuesday, April 28, 2026, at 6:00 pm 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
Councilmember Jon Feichter
Councilmember Anthony Sutton
Councilmember Julia Freeman

The following members were absent:

Mayor Pro Tempore Chuck Dickson

The following staff members were present:

Rob Hites, Town Manager
Jesse Fowler, Deputy Manager
Martha Bradley, Town Attorney
Elizabeth Teague, Development Services Director
Olga Grooman, Assistant Development Services Director
Fire Chief Chris Mehaffey
Assistant Fire Chief Cody Parton
Luke Kinsland, Recreation Director

The following members of the media were present:

Becky Johnson, The Mountaineer

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and announced that First Friday, previously known as Art After Dark, will take place on Friday, May 1st.

B. PUBLIC COMMENT

There was no public comment.

C. ADDITIONS OR DELETIONS TO THE AGENDA

A motion was made by Councilmember Feichter, seconded by Councilmember Sutton, to amend the Consent Agenda by adding, "Appoint two (2) members to the Downtown Waynesville Commission." 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 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. RecJam 2026 Special Event Permit
 - b. Bikes, Buses, and Brews Special Event Permit
 - c. Call for a Public Hearing for May 12, 2026, to consider the amendments to the Conditional District for Chick-fil-A Restaurant, Land Development Standards (LDS) Sections 15.2.5.D.
 - d. Appoint two (2) members to the Downtown Waynesville Commission.

Councilmember Sutton stated that he supports a call for the hearing for the Chick-fil-A's proposal because that is a process, but he wants to put both, Chick-fil-A and staff, on notice. He stated that he does not guarantee to vote "Yes" on May 12th. The Town has just applied for a grant to update the Pedestrian Plan, and it was stated repeatedly that Russ Avenue needs to be more walkable, and not less. Chick-fil-A proposes to remove the sidewalk and five (5) mature trees to add another drive-thru lane. He added that a fee-in-lieu does not put the sidewalk back and replacement shrubs do not replace a canopy maple. Councilmember Sutton stated that he wants to hear from the applicant on May 12th about what the project actually does for the surrounding neighborhood and for pedestrians on that corridor. He added that it will be a hard sell for him.

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to approve the consent agenda as amended. The motion passed unanimously.

E. PROCLAMATION

3. Mountain View Garden Club 75th Anniversary Proclamation
 - Mayor Gary Caldwell

Mayor Caldwell read the Proclamation, recognizing the Mountain View Garden Club 75th Anniversary and the Club's contributions to the Waynesville community and Haywood County. The Proclamation stated that the Club is a continuing service organization that works to enhance the beauty and environmental health of the community by planting flowers, trees, improving community landscaping, establishing blue bird habitats, and creating gardens. The Club also supports Haywood County elementary schools through donations to school gardening programs.

F. OLD BUSINESS

4. Special Event Fees
 - Jesse Fowler, Deputy Manager

Deputy Manager Jesse Fowler presented the special event fee recommendations from the last meeting. He stated there were six (6) tiers of sporting events and outdoor entertainment events like concerts. The events are scaled based on their size.

The Council agreed that the fees were conservative, reasonable and fair, and it was a good start.

The Council discussed public school football games. Town Attorney Martha Bradley asked whether schools apply for a Special Event Permit for football games. Deputy Manager Fowler stated that they do not, but the \$500 fee will apply to them if they request police or fire services from the Town after the fee schedule is adopted.

Councilmember Freeman asked if this money will be charged to the school system or Haywood County. Deputy Manager Fowler stated that it would be charged to the applicant, most likely a school.

Deputy Manager Fowler clarified that the Town is not currently compensated for providing fire and police protection for football games.

The Council discussed leaving public school events out of the fee schedule. Councilmember Feichter proposed specifically to leave only football games out.

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to adopt the proposed fee schedule with changes to Tier 6, to exclude public school football games, and to begin implementing these fees immediately upon adoption. The motion passed unanimously.

G. NEW BUSINESS

5. Whole Bloomin' Thing Social District Request

- Cassandra Carter

Ms. Cassandra Carter requested to amend their Special Event Permit Application in order request a Social District be permitted within the Frog Level area during the event on Saturday, May 9th, from 10 am to 4 pm. She presented a boundary map for the festival area, extending from Panacea to the end of Depot Street and stopping in front of the Trader. Ms. Carter stated it would be great for cross-promotion among businesses.

She added that Frog Level Brewery will be selling beer during the festival. Ms. Carter explained that Frog Level brewery will be the only business selling alcohol at the event, and the brewery is allowed to do so without any additional permissions, provided the Town has no objections.

Councilmember Sutton asked whether any other business would be selling alcohol. Ms. Carter stated that no other businesses would be selling alcohol.

Councilmember Sutton asked whether the proposed Social District's boundaries would become a framework for a future Social District in Frog Level or if this boundary would be a one-time arrangement. Mr. Carter stated that the current boundaries as they exist are well defined, unless the Town wanted to connect the District to Main Street. She would first need to coordinate with other businesses.

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to approve the Special Event Permit as amended. The motion passed unanimously.

6. Approval of Emergency Funds for Pool Air System Repair
- Luke Kinsland, Recreation Director

Recreation Director Kinsland requested approval for emergency repairs to the pool air handling system due to damage sustained during a recent winter storm in early February. A hot water coil froze and ruptured after the unit shut down due to the fire alarm system being triggered by frozen duct detectors. Because of that, only one air handling unit is currently operating, and it limits the ability to regulate the temperature and environmental conditions within the pool facility.

Mr. Kinsland stated that emergency repairs were necessary to ensure proper air balance ahead of the summer season. The evaluation and relocation of duct detectors, that have been identified as a contributing factor due to a design flaw, will be addressed separately before next winter. The restoration of the air system remains a priority for now.

The insurance claim has been filed, but the status of reimbursement remains unknown at this time. Mr. Kinsland stated that Bolton Construction was also notified of the design flaw.

Councilmember Sutton asked if Bolton was aware that the final costs may vary from the estimated cost. Mr. Kinsland responded that he would discuss it with them.

Councilmember Sutton stated that the Budget Ordinance needs to be amended to reflect the sales tax. The amount in the Budget Ordinance was only \$18,425, which does not reflect the sales tax.

Councilmember Feichter inquired whether the problem resulted in Bolton's design flaw, and whether they installed the system, and whether they should be responsible for fixing it. Mr. Kinsland responded that he will be talking to Mark Bolton more about this as well as cost sharing to fix the issue. He explained that the units were installed outside in November 2020, and they need to be relocated inside before winter. He added this was the first winter this problem occurred as it wasn't that cold before. Mr. Kinsland also stated that he first brought it to Bolton's attention several years ago.

Town Attorney Martha Bradley explained that other equipment may be damaged if the unit is not repaired and that there was a risk to humans due to condition of the air inside the facility. The Council discussed the involvement of the Town Attorney in the matter.

Mr. Kinsland explained that this is a specialized system, and that is why it makes sense to work with Bolton in this case.

A motion was made by Councilmember Freeman, seconded by Councilmember Feichter, to approve \$19,714 to Bolton Construction for emergency repair of the pool air handling system and approve the budget amendment. The motion passed unanimously.

7. Approval of Funds for Relocation of Sand Volleyball Courts at Recreation Park

- Luke Kinsland, Recreation Director

Mr. Kinsland explained that the relocation of the existing sand volleyball courts was necessary due to the construction of the new dog park at their current location. He explained that time constraints and operational backlog made it impractical to complete the project in-house as originally planned.

Mr. Kinsland shared that Mr. Ben Blair of Southern Appalachian Grading and Excavating, the contractor who is currently performing work on the dog park project, reduced his proposal from \$30,000 to \$18,000 by donating a portion of his time and equipment. Mr. Kinsland has a signed proposal from Mr. Blair. This would allow the courts to be relocated and open to public much sooner.

Mr. Kinsland explained that some fund balances would come from the Rec. Operating budget, and \$9,000 would come from Professional Services budget, and \$9,000 would come from Part-Time Salaries.

The Council acknowledged the progress on the dog park construction.

Councilmember Sutton noted that Southern Appalachian Grading is donating \$12,000 of labor to this project, and this community partnership needs to be recognized.

A motion was made by Councilmember Sutton, seconded by Councilmember Freeman, to approve \$18,000 to Southern Appalachian Grading and Excavating for the relocation of the sand volleyball courts to Recreation Park, and authorize the reallocation of funds within the Recreation Department operating budget as outlines. Motion passed unanimously.

8. Approval of the Contract with SAM Managed Geospatial Services in response to the Town of Waynesville Comprehensive Stormwater Infrastructure Mapping RFQ.

- Olga Grooman, Assistant Development Services Director

Ms. Grooman explained that in August 2025, the Town of Waynesville was audited for compliance with its National Pollutant Discharge Elimination System (NPDES) Stormwater permit. The auditor identified a lack of a comprehensive stormwater infrastructure map. While the Development Services Department has been actively mapping stormwater control measures (SCMs) and outfalls, the current stormwater infrastructure map is outdated.

Ms. Grooman stated that the purpose of the Comprehensive Stormwater Infrastructure Mapping Project was to bring the Town into compliance with our NPDES permit and create a comprehensive inventory of pipes, culverts, manholes, catch basins, grease traps, and other stormwater features and their detailed attributes. This map will also be integrated into the Town's existing utility GIS platform, and it will also help to identify and investigate illicit discharges, and inflow & infiltration (I&I) issues.

In December 2025, the Town issued a Request for Qualifications (RFQ) for Professional Engineering Services for Comprehensive Stormwater Infrastructure Mapping (attached). The interdepartmental committee of 8

members reviewed 18 submissions and unanimously chose SAM Managed Geospatial Services to proceed with contract negotiations.

The proposed contract was prepared and reviewed by SAM, the Town Manager and Development Services staff. The contract represents Phase I of the project and will be completed during the current fiscal year using \$40,000 in allocated funds within the Stormwater Utility budget. The Phase II contract for the project is included in the FY 27 budget request and is subject to budget approval.

Councilmember Freeman asked what the staff projected into next year's budget to continue this project. Ms. Grooman responded that staff requested additional \$50,000 in the Stormwater Budget.

Councilmember Sutton asked whether the audit specified a timeline to comply. Ms. Grooman replied that there was no timeline, but compliance is expected.

A motion was made by Councilmember Freeman, seconded by Councilmember Sutton, to approve the Contract with SAM Managed Geospatial Services in response to the Town of Waynesville Comprehensive Stormwater Infrastructure Mapping RFQ. Motion passed unanimously.

H. COMMUNICATION FROM STAFF

9. Manager's Report

- Town Manager, Rob Hites

Mr. Hites reported that the RFQs for Fire Station 2 will be opened and reviewed on Thursday. Staff will be moving quickly to review the proposals, possibly interview the finalists, and possibly bring the contract to the Council in May.

Mr. Hites also reported that the Town will be opening up the bids for a solar emergency system for the Public Works building in mid-May.

He added that at the end of May, the Town will be opening up a \$10,000,000 project to raise the Little Champion pump station above the flood level and to convert it into a low-pressure pump system.

Mr. Hites also noted that he was working with the engineer to develop a floodproofing system for the Finance Building because there was some money left from the insurance settlement. The project involves the installation of floodproof doors and replacement of some panels under the windows with sealed tiles. Mr. Hites will be bringing these quotes for the Council's approval soon.

By May 12th, Mr. Hites also plans to bring the proposed budget to the Council.

Councilmember Freeman inquired about the water level in the watershed. Mr. Hites responded that it was at a full pond. He added that the Town was very fortunate to have this reservoir.

Councilmember Sutton stated that the SRF Engineering report for the water interconnection was due July 15th, which is two weeks after Mr. Hites' retirement. Mr. Hites explained that Waynesville, Clyde, and Canton all

requested an extension until September 15th. The grants administration was fine with it. The draft will be brought for the Council's review on May 12th.

10. Town Attorney's Report

- Town Attorney, Martha Bradley

Nothing to report.

I. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

Mayor Caldwell expressed his condolences to Councilmember Sutton for the loss in his family.

Councilmember Feichter announced the 40th anniversary of Downtown Waynesville's revitalization efforts and the celebration at Scotsman on Saturday, September 26th.

Councilmember Sutton stated that for May 12th Chick-fil-A hearing he wanted to see the original Chick-fil-A Conditional District Ordinance, board minutes, site plan, and what conditions were attached originally.

J. ADJOURN

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to adjourn at 6:58 pm. The motion passed unanimously.

ATTEST:

Gary Caldwell, Mayor

Robert W. Hites, Jr. Town Manager

Candace Poolton, Town Clerk