

MINUTES OF THE TOWN OF WAYNESVILLE TOWN COUNCIL
Regular Meeting
June 23, 2026

THE WAYNESVILLE TOWN COUNCIL held a regular meeting on Tuesday, June 23, 2026, 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 Tempore Chuck Dickson
Councilmember Jon Feichter
Councilmember Anthony Sutton
Councilmember Julia Boyd

The following staff members were present:

Page McCurry, Interim Town Manager
Jesse Fowler, Deputy Town Manager
Martha Bradley, Town Attorney
Candace Poolton, Town Clerk/Assistant to the Manager
Olga Grooman, Assistant Development Services Director
Hutch Reece, Deputy Director of Operations
Luara Yonkers, Deputy Director of Sustainability
Ian Barrett, Finance Director
Police Chief David Adams
Assistant Police Chief Josh Schick
Fire Chief Chris Mehaffey
Assistant Fire Chief Cody Parton
Luke Kinsland, Recreation Director

The following members of the media were present:

Paul Nielsen, The Mountaineer

Others Present: Quorum of DWC Members-no action taken

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and announced that there will be a Mountain Street Dance this Friday, Town offices will be closed July 3rd, and there will be the Stars and Stripes Parade on July 4th. He said the July 14th meeting will most likely be cancelled. Councilmember Sutton reminded everyone of the Pride Parade on Saturday.

B. PUBLIC COMMENT

Steve Metzger- Mr. Metzger said he owns several businesses downtown and he thanked the Waynesville Police Department for their quick response to diffusing the homeless people that have been occupying the park on Depot and Main Street. He added that the northern part of town needs more loading zones. Mayor Caldwell requested that staff look into adding additional loading zones on North Main Street.

Julia Buckner- Ms. Buckner thanked Council for approving HayCo Pride to place the Pride flags on Main Street. She also thanked the Police and Fire Departments for keeping the Pride event and community safe. She finally thanked staff for their continued professionalism.

C. ADDITIONS OR DELETIONS TO THE AGENDA

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to remove item 7, "Lead Service Line Inventory Project Funding Acceptance and Authorization" from the agenda, and to move item 5, "Adoption of Fiscal Year 2027 Budget" to the end of the meeting. 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 June 8th, 2026 Budget Workshop Continued Meeting Minutes.
 - b. Motion to approve the June 9th, 2026 Regular Meeting Minutes.
 - c. Motion to call for a Public Hearing for August 25, 2026, to consider text amendments related to floodplain regulations, Land Development Standards (LDS) sections 12.3 and 17.5.
 - d. Motion to approve the Budget Amendment for the Fire Department HVAC Repair.
 - e. Motion to approve the Budget to allow the MPS architects to complete the Preliminary Architecture Report.
 - f. Motion to approve the Resolution of Support for Haywood Waterways Association as presented.
 - g. Motion to approve the Hazelwood Back to School Bash Special Event Permit.
 - h. Motion to approve the Hazelwood Block Party Special Event Permit.

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

E. PROCLAMATION

3. Pride Month Proclamation
 - Councilmember Anthony Sutton

Councilmember Sutton read the proclamation proclaiming June 2026 as LGBTQ+ Pride Month.

F. PRESENTATION

4. Recreation Advisory Commission Update – Haywood County Recreation Funding
 - Dan Schultz, Recreation Advisory Commission Member

Mr. Dan Schultz thanked Council for their support during the February meeting where the Recreation Advisory Commission (RAC) requested that Council joins them in requesting additional funding from Haywood County for the recreational facilities in Waynesville. He reminded them that over 60% of County residents use the recreation facilities, but Town residents pay 100% of the taxes to support those facilities. Mr. Schultz said the RAC plans to formally present the request to the Haywood County Board of Commissioners in September. Mr. Schultz said he has reached out to the Haywood County Recreation Advisory Commission, and they plan on meeting to discuss the proposed funding. He said while the goal is to present to the Commissioners in September, they will be requesting funding for fiscal year 2027-2028. Councilmember Sutton requested that Dan share the date when they plan on presenting and that he and Councilmember Dickson would like to assist.

G. NEW BUSINESS

5. Budget Amendment for Public Works
 - Hutch Reece, Deputy Director of Operations

Deputy Director Hutch Reece requested that Council authorizes staff to use \$79,283.01 of Powell Bill reserve funds to help cover the costs of repairs and maintenance completed within the Chestnut Walk streets and residential areas. He said these funds are set aside for these projects, and when the Town gets audited and they have too much left over in the reserves, that may negatively impact future allocations.

A motion was made by Councilmember Sutton, seconded by Councilmember Boyd, to approve the budget amendment ordinance, O-24-26. The motion passed unanimously.

6. Establishment of a permanent Downtown Waynesville Social District
 - Beth Gilmore, DWC and Kirk Noonan, Downtown Waynesville Commissioner

Councilmember Sutton thanked Ms. Gilmore for her incredible work with Main Street. Ms. Gilmore thanked the DWC and business owners that make Main Street such a special place.

Ms. Gilmore reported that since 2021, there have been countless social districts implemented throughout the state with very little problems, issues, or concerns reported.

DWC Commissioner Kirk Noonan reported that the DWC voted eight to one in favor of a social district in the MSD and Frog Level areas, Miller, and Montgomery Streets, Thursday through Sunday 10am-9pm. Councilmember Sutton requested that Watami and the Roll Up Herbal Bar are included in that district. He

reminded Council that there have been four temporary social districts to date, and they've seen double the participation in those special events from prior years. Mr. Noonan said that the initial cost involved with signage and mounting brackets will be covered by the DWC. He added that volunteers from the hospitality industry downtown will mount signage, and the business owners will help with maintenance by fixing things themselves, policing the social district, and training themselves. Mr. Noonan said he's been personally in contact with all the business owners during this process. Councilmember Dickson suggested a meeting involving everyone in the social district to discuss questions, offer training, speak with the ABC Board, etc. Councilmember Boyd reminded business owners that the social district is voluntary, and they don't have to participate. Councilmember Feichter said that one concern he had was the effect the district would have on people who cannot be around alcohol. He said that setting specific hours and days that the social district is operational will make the areas more inclusive to those who can't be around alcohol. Mayor Caldwell stated that he is not in support of enacting a social district, citing his Christian faith.

A motion was made by Councilmember Sutton, seconded by Councilmember Boyd, to and to include 54 and 33 South Main Street in the Social District, and approve the proposed ordinance for the establishment of a Downtown Waynesville Social District. The motion passed unanimously.

H. COMMUNICATION FROM STAFF

7. Manager's Report

- Interim Town Manager, Page McCurry

Interim Town Manager Page McCurry said she will be at the City Managers meeting in Asheville this week that the next interim manager, Mr. Howell, will be sworn in on July 6th.

8. Town Attorney Report

Nothing to report.

I. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

Councilmember Sutton announced that he will be in the Pride Parade on Saturday and invited other Councilmembers to join him.

J. CLOSED SESSION

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to enter closed session at 6:36pm, pursuant of § 143-318.11(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. The motion passed unanimously.

A motion was made by Councilmember Dickson, seconded by Councilmember Sutton, to come out of closed session at 7:00pm. The motion passed unanimously.

A motion was made by Councilmember Boyd, seconded by Councilmember Feichter, to go into of open session at 7:02pm. The motion passed unanimously.

K. OLD BUSINESS

8. Adoption of Fiscal Year 2027 Budget

- Ian Barrett, Finance Director

Finance Director Ian Barrett presented the proposed fee schedule changes:

Development Services:

- Temporary Use Permit (excluding food truck permits) will increase by \$5.
- General Commercial Special Use Permit greater than 100,000 square feet will be \$1000.
- All other Special Use Permits in addition to site plan review fees will be \$300.

Parks and Recreation:

- To minimize impact on town residents, non-resident fees were increased

Enterprise Funds:

- Water tap fees will increase, more so for subdivisions. Council requested that Deputy Director Yonkers define a subdivision in the fee schedule.
- Sewer: the increase of grease blockage fees and the addition of fees for the lack of/overflow of a grease interceptor.

Councilmember Sutton thanked Mr. Barrett for his work on the budget and said this is the first time Council has had a clear understanding of the budget and that staff have more ownership of the budget. Councilmember Feichter asked if there was a rate increase in the water or electric fund. Mr. Barrett said there is no electric rate increase, but there is a state mandate to raise sewer rates to pay for the WWTP.

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to set the ad valorem tax rate at 47.90 cents per \$100 valuation. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to set the tax rate for the MSD at 19 cents per \$100 valuation. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to adopt the budget ordinance for fiscal year 2027. The motion passed unanimously.

L. ADJOURN

A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to adjourn at 7:20pm. The motion passed unanimously.

ATTEST:

Gary Caldwell, Mayor

Candace Poolton, Town Clerk

Page McCurry, Interim Town Manager