MINUTES OF THE TOWN OF WAYNESVILLE TOWN COUNCIL
Regular Meeting
October 13, 2026

THE WAYNESVILLE TOWN COUNCIL held a regular meeting on Tuesday, October 13, 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 6:05 pm with the following members present:
Mayor Gary Caldwell
Mayor Pro Tempore Chuck Dickson
Councilmember Jon Feichter
Councilmember Julia Boyd
Councilmember Anthony Sutton

The following staff members were present:
Page McCurry, Assistant Town Manager & HR Director
Jesse Fowler, Deputy Town Manager
Martha Bradley, Town Attorney
Candace Poolton, Town Clerk/Assistant to the Manager
Chris Mehaffey, Fire Chief
Olga Grooman, Interim Development Services Director
Alex Mumby, Land Use Administrator
Police Chief David Adams

The following members of the media were present:
Paul Nielsen, The Mountaineer

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and announced the Apple Harvest Festival is this Saturday, and the next Council meeting will be October 27th.

B. PUBLIC COMMENT

There was no public comment.

C. ADDITIONS OR DELETIONS TO THE AGENDA

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to move item 8, "Unauthorized Signs on Town Property" to be presented after the consent agenda. The motion passed unanimously.

A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to add a presentation about the Energy Fair to the agenda. 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. Motion to approve September 22nd, 2026 Regular Meeting Minutes.
b. Motion to call for a public hearing to consider a text amendment to remove the screening requirement for Outdoor Storage on October 27th, 2026.
c. Motion to call for a public hearing to consider a text amendment to remove parking minimums to be consistent with NC General Statutes on October 27th, 2026.
d. Motion to approve the budget amendment to accept the CLG funds.
e. Motion to approve the budget amendment, accept the Governor's Crime Commission Grant, and approve the establishment of the grant-funded part-time Accreditation Manager position for the Waynesville Police Department.
f. Motion to approve the Hazelween Special Event Permit.
g. Motion to approve the Toys for Tots Special Event Permit.

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

3. <u>Town Attorney's Report- Unauthorized signs on Town property</u>
- Town Attorney, Martha Bradley

Town Attorney Martha Bradley reported that the revised draft of the ordinance she presented needs to be updated to be placed under the general ordinance standards under Article III of Chapter 46, so the enforcement of the ordinance could utilize the Town's police authority. She reminded Council that NCGS requires the allowance of political advertising signs outside of the buffer zone of the voting location. She updated the ordinance to reflect that, since the Town does have a polling place. She said the ordinance allows authorized government agencies, permitted events, wayfinding, parking, public safety, and civic expression of pride as allowable signage on Town property.
Councilmember Feichter asked if it would take effect immediately. Ms. Bradley said yes upon adoption. Interim Town Manager Rick Howell said while it would technically take effect immediately, there would still have to be a process created for signage requests for staff. He cautioned Council about the phrase "civic pride and expression", because it allows a great deal of discretion on the Town Manager's part in what would be considered "civic pride". He recommended refining the language of the ordinance so it's more specific.

A motion was made by Councilmember Dickson, seconded by Councilmember Sutton, to adopt the ordinance as amended. The motion passed unanimously.

E. PROCLAMATION

4. Pregnancy and Infant Loss Awareness Month Proclamation
   - Mayor Gary Caldwell

Councilmember Boyd read the proclamation on behalf of Mayor Caldwell and proclaimed October Pregnancy and Infant Loss Awareness Month and October 15th Pregnancy and Infant Loss Remembrance Day.

F. PUBLIC HEARING

5. A public hearing to consider an application to designate 437 Boundary St as a Local Landmark.
   - Alex Mumby, Land Use Administrator

A motion was made by Councilmember Sutton, seconded by Councilmember Boyd, to open the public hearing at 6:21pm. The motion passed unanimously.

Land Use Administrator Alex Mumby reported that Staff received an application from Shannon and Sherry Morgan to designate their home at 437 Boundary Street (PIN 8615-48-7971) as a Local Landmark. He explained that the designation of a local landmark provides the owner with a 50 percent reduction in their property taxes in return for any alterations to the property requiring a certificate of appropriateness from the Town of Waynesville Historic Preservation Commission. Mr. Mumby stated that the subject property is currently located within the Spread Out Historic District which is listed on the National Register of Historic Places, and that the national designation protects properties in the district from being affected by projects funded with federal tax dollars as well as making Historic Tax Credits available to property owners for renovations. He added that additional designation as a local landmark will provide the Town with oversight over renovations of the property (certificate of appropriateness) and provide a 50% property tax reduction.
Mr. Mumby outlined the home's history:
"The home was built in 1897 by Captain William Johnson Hannah. After building the house Captain Johnson led the Richland Rifles cohort of the National Guard during the Spanish American War. He was later appointed as Judge Advocate General on the staff of Governor Charles B Aycock."

Mr. Mumby reported that the Historic Preservation Commission (HPC) voted unanimously to recommend designation of the Hannah-Graham-Morgan House as a local landmark citing the work that Sherry and Shannon Morgan have done repairing the house from its previous state. He said that the home now stands as one of the best maintained homes in the Spread Out district and that the house is currently listed on the Study List which designates it as having the potential to be listed on the National Register.

Councilmember Dickson asked about the other home on the property, if that would be included in the Historic Designation. Mr. Mumby said yes, the state says the designation is by property, not structure.

Shannon Morgan, applicant and home-owner spoke about the extensive work they had done to the home the last 16 years and said they would never sell it.

A motion was made by Councilmember Boyd, seconded by Councilmember Dickson, to close the public hearing at 6:29pm. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to designate 437 Boundary St as a Local Landmark. The motion passed unanimously.

G. NEW BUSINESS

6. Purchase of a 2027 Dodge Durango Police Vehicle
   - Police Chief David Adams

Police Chief David Adams requested that Council approve the use of ABC Law Enforcement Funds in the amount of $63,435.37 to purchase a 2027 Dodge Durango police vehicle. Councilmember Sutton said there is a balance of more than $200,000 in the ABC Fund. Chief has discussed with Ian and Rick about purchasing more vehicles using that fund.

A motion was made by Councilmember Sutton, seconded by Councilmember Feichter, to approve the budget amendment for use of ABC funds to purchase a 2027 Dodge Durango. The motion passed unanimously.

Councilmember Boyd thanked Mr. Howell and Chief Adams for working with a homeless individual to find resources to help them.

7. Recommendation of Emergency Water Interconnect Committee
   - Interim Town Manager Rick Howell & Assistant Town Manager Page McCurry

Assistant Town Manager Page McCurry reported that the Water Interconnect Committee has been regularly meeting to discuss this project, and they most recently recommended McGill Engineering Services as related to the potable water interconnect on behalf of the Towns.

Interim Town Manager Rick Howell reported that because the project will last longer than one fiscal year, adopting a project ordinance is recommended. He said the project has a preliminary budget of $19,246,178, and Waynesville has been granted a SRF Grant/Loan of $2,841,800 with a 100% forgiveness of principal.

Mayor Caldwell emphasized that this is an *emergency* water interconnect so that municipalities can provide water to each other during emergency outages. Mr. Howell added that this project will help future Councils with emergency preparedness.

A motion was made by Councilmember Dickson, seconded by Councilmember Feichter, to approve the Interconnect Committee's recommendation of McGill Associates as engineer for the "Canton, Clyde Waynesville Water Interconnect" and request that the Committee negotiate a contract for Council

consideration contingent upon approval from County and other municipalities. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to approve the Project Ordinance establishing the capital projects fund for the Waynesville/Clyde/Canton Water Interconnect Project in the amount of $2,841,800, funded by the North Carolina Department of Environmental Quality (NCDEQ) State Revolving Funds (SRF Helene Funds), as presented. The motion passed unanimously.

H. PRESENTATION

8. Energy Fair Presentation
   - Kipp Sutton, Environmental Sustainability Board (ESB) Member, and Director of Environmental Action Committee (EAC)

ESB Member Kipp Sutton reported that the ESB and EAC are holding an Energy Fair at Vance Street Park on November 7th, 11am-3pm. He said the event is open to the public and will offer cost saving opportunities, information on solar power, electric vehicles, and home energy efficiency. He requested that Council co-sponsor the event and provides LED lightbulbs to giveaway.

A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to co-sponsor the Waynesville Energy Fair along with the EAC. The motion passed unanimously.

I. CLOSED SESSION

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to go into closed session at 6:49pm in accordance with § 143-318.11(6): "To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee". The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to come back into open session at 7:25pm. The motion passed unanimously.

J. COMMUNICATION FROM STAFF

9. Manager's Report
   - Interim Town Manager Rick Howell

Interim Town Manager Rick Howell reported that Louis Davis is still working on the Purchase Power Agreement and Council may need to hold a special meeting for a presentation from the consultant. He provided an update on the Wastewater Treatment Plant SOC regarding equipment installation and plant performance. He added

that there is new legislation related to System Development Fees that may require process and ordinance changes.

K. ADJOURN

A motion was made by Councilmember Dickson, seconded by Councilmember Boyd, to adjourn at 7:46pm. The motion passed unanimously.

ATTEST:

_____ _____

Gary Caldwell, Mayor Rick Howell, Interim Town Manager

_____

Candace Poolton, Town Clerk