



Town of Waynesville, NC

Board of Aldermen Regular Meeting

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

Date: July 13, 2021 Time: 6:00 p.m.

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(828) 452-2491 eward@waynesvillenc.gov

A. CALL TO ORDER - Mayor Gary Caldwell

1. Welcome/Calendar/Announcements

B. PUBLIC COMMENT

C. CONSENT AGENDA:

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

i. Adoption of minutes of the June 8th and June 22nd regular meetings

Motion: To approve the Consent Agenda as Presented

D. CALL FOR PUBLIC HEARING

2. Call for a Public Hearing to consider the draft Greenway Feasibility Study.

- Development Services Director, Elizabeth Teague

Motion: To call for a Public Hearing to be held on July 27, 2021 at 6:00 pm or as closely thereafter as possible in the Town Hall Board room located at 9 South Main Street, Waynesville to consider the Waynesville Greenway Feasibility Study to Lake Junaluska

E. PUBLIC HEARING

4. BiLo Apartments

- Town Manager Rob Hites
- Ashley Anderson (Sanford Holshouser)

Consider the comments provided by the Public. Should the Board find the agreement to be in order they should move to "Approve the agreement".

TOWN OF WAYNESVILLE – REGULAR SESSION AGENDA

July 13, 2021

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5. Adjustments to the Downtown Municipal Service District
- Alderman Anthony Sutton

E. NEW BUSINESS

3. Appointment of new Boards and Commissions members
- Assistant Town Manager Jesse Fowler

Motion: To approve the ballots and appoint those applicants to each Board and Commission with terms ending June 30, 2022, and Waynesville Housing Authority with terms ending June 30, 2026

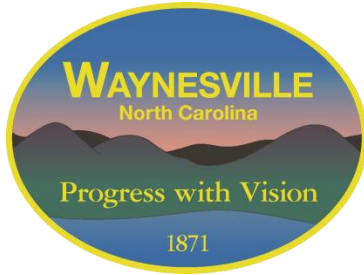
5. Manager's Report
- Manager Rob Hites

6. Town Attorney Report
- Interim Town Attorney Ron Sneed

F. COMMUNICATIONS FROM THE MAYOR AND BOAR

7. Resolution of Support to reduce the time that Exit 103 will be closed.
- Alderman Anthony Sutton

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 July 2021

2021	
Saturday July 24	International Day – Main Street – 10:00 am
Tuesday July 27	Board of Aldermen Meeting – Regular Session
Friday August 6	Friday Night Street Dance – Main Street – 6:30
Saturday August 7	Sarge's Annual Downtown Dog Walk
Tuesday August 10	Board of Aldermen Meeting – Regular Session
Sunday August 16	Pig Pickin/Back to School Bash 4:00 – FUMC Parking lot
Tuesday August 24	Board of Aldermen Meeting – Regular Session
Monday September 4 Labor Day	Town Offices Closed
Tuesday September 14	Board of Aldermen Meeting – Regular Session
Saturday September 18	Fall Rockin Block Party – Main Street – 7:00 pm
Saturday September 25	Power of Pink – Commerce Street Frog Lever – 9:00 – 11:00 am
Friday September 24	Friday Night Street Dance – Main Street – 6:30
Tuesday September 28	Board of Aldermen Meeting – Regular Session
Saturday October 9	38 th Annual Church Street Art & Crafts – Main Street – 10:00 am
Tuesday October 12	Board of Aldermen Meeting – Regular Session
Saturday October 16	Apple Harvest Festival 9:00 am – 5:00 pm – Main Street
Tuesday October 26	Board of Aldermen Meeting – Regular Session
Saturday October 30	Treats on the Street – Main Street – 5:00 pm
Tuesday November 9	Board of Aldermen Meeting – Regular Session
Thursday November 11 Veterans Day	Town Offices Closed
Tuesday November 23	Board of Alderman Meeting- Regular Session
Thursday & Friday November 25 & 26	Town Offices Closed - Thanksgiving
Friday December 3	Waynesville Christmas Tree Lighting – Main Street - 6:00 pm
Monday December 6	Waynesville Christmas Parade – Main Street - 6:00 pm
Saturday December 11	Night Before Christmas – Main Street – 6:00 p,
Tuesday December 14	Board of Aldermen Meeting – Regular Session
December 23, 24 & 27th	Town Closed – Christmas Holidays

ABC Board	ABC Office – 52 Dayco Drive	July 20 3 rd Tuesday 10:00 AM
Board of Adjustment	Town Hall – 9 S. Main Street	July 6 1 st Tuesday 5:30 PM
Downtown Waynesville Association	UCB Board Room – 165 North Main	July 22 4 th Thursday 12 Noon
Firefighters 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	July 7 1 st Wednesday 2:00 PM
Planning Board	Town Hall – 9 S. Main Street	July 19 3 rd Monday 5:30 PM
Public Art Commission	Town Hall – 9 S. Main Street	July 8 2 nd Thursdays 4:00 PM
Recreation & Parks Advisory Commission	Rec Center Office – 550 Vance Street	July 21 3 rd Wednesday 5:30 PM
Waynesville Housing Authority	Waynesville Towers – 65 Church Street	July 13 2 nd Tuesday 3:30 PM

MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN

Regular Meeting

June 8, 2021

THE WAYNESVILLE BOARD OF ALDERMEN held a regular meeting on Tuesday, June 8, 2021 at 6:00 p.m. 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 6:04 pm with the following members present:

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

The following staff members were present:

Rob Hites, Town Manager
Jesse Fowler, Assistant Town Manager
Eddie Ward, Town Clerk
Town Attorney William E Cannon, Jr.
Donald Hummel, Facilities/Athletic Manager
Autumn Lyvers, Finance Director
Byron Hickox, Land Use Administrator
Olga Grooman, Planner
Elizabeth Teague, Development Services Director
Members of Police Department

The following media representatives were present:

Becky Johnson, The Mountaineer
Cory Valliancort, Smoky Mountain News

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and referred the board to the calendar and reminded everyone about the First United Methodist Church Bible Times Vacation Bible School. He introduced and welcomed Attorney Ronald E. Sneed as interim Town Attorney.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Jon Feichter, to appoint Attorney Ronald E. Sneed as Interim Town Attorney. The motion carried unanimously.

B. PUBLIC COMMENT

Mayor Caldwell opened the Public Comment period at 6:07 pm.

Jason Rogers
28 Counsel Place
Waynesville, NC 28786

Mr. Rogers spoke concerning the proposed text amendment to the Land Development Standards Table of Permitted Uses with definitions of Soup Kitchens, Homeless Shelters, and Temporary Shelters. He stated that he felt the definition of Homeless Shelter was discriminatory due to including drug and alcohol use. Some people are homeless not by choice, but by circumstances beyond their control. Another concern about the amendment is temporary shelter. He said there was no dates defined as temporary. He asked the Board to consider delaying voting on this amendment until these definitions can be more clearly.

Lisa Overhultz
26 Davis Lane
Waynesville, NC 28786

Ms. Overhultz expressed concerns about the leadership of the Bethel House and questioned the confidence of taxpayers in the leadership of Waynesville. She commented on low barrier shelters and stated that most citizens do not want these shelters in Waynesville. She questioned money that has designated for Helping Hands of Haywood for housing homeless in local motels. She said town citizens must draw the line and it is time for the Board to listen to citizens.

Erich Overhultz
26 Davis Lane
Waynesville, NC 28786

Mr. Overhultz told the Board that citizens did not want taxpayer money to be spent on wasteful and unfruitful initiatives such as giving money to a non-profit organization to house homeless. He said the public has spoken out against this line of thinking. He asked what kind of message this type of spending sends to the hard-working people of Waynesville. He asked the Board to reconsider the decision of allotting taxpayer money for these purposes.

Donald Hummel
172 E Marshall Street
Waynesville, NC 28786

Mr. Hummel said that he has worked for the Town of Waynesville for 25 years and now he wants to help the current employees. He stated that in this year's budget the Board can fund the pay study in phase 1, phase 2, and career track. Employees need to be fully compensated for their education and longevity with the Town. He said that raising the tax rate would fully fund the pay rate for employees. The value of the Town of Waynesville is the employees. Mr. Hummel thanked the Mayor and each Alderman for their support.

Sherry Morgan
PO Box 1496
Waynesville, NC 28786

Ms. Morgan had comments concerning the Waynesville Task Force for Homelessness. She expressed her concerns over how the Task Force was influencing the Town and the direction it was taking. Ms. Morgan questioned how money was being spent from the Task Force. She would like to see money being spent on a rehabilitation facility instead of the Task Force.

Joey Reece
Maple Street
Waynesville, NC 28786

Mr. Reece spoke about the budget and tax rate. He said that even though the Town is receiving a large amount of money, that is still a lot of hardship in the Town with businesses being closed and jobs lost. He told the Board that even though it is being said that the tax rate is decreasing, with the reevaluation of the County, most people will be faced with a tax increase. He asked the Board to decline bring the tax rate down because of the effect it will have on the citizens of Waynesville who live on a fixed income. Mr. Reece voiced his concerns with the Homelessness Task Force.

**John Baus
55 Love Lane
Waynesville, NC 28786**

Mr. Baus' comments pertained to the Homelessness Task Force and conflicts of interest. He spoke about grants that was being sought by the director of the Homelessness Task Force to build a shelter for convicted felons. He said this is a tourist town, and we should not be doing things that will hurt this town.

**Kay Miller
32 Cypress Villa Lane
Waynesville, NC 28786**

Ms. Miller asked the Board to consider adjusting to make the tax rate revenue neutral.

**Christine Sievers
54 Johnson Hill Drive
Waynesville, NC 28786**

Ms. Sievers asked the Board to not raise taxes. She said she was here to represent Senior Citizens. Most Senior Citizens lived on a fixed income and cannot afford to pay more taxes. She told the Board that they need to wait until people can get back on their feet before thinking of raising taxes. The County is essentially raising property taxes, and it will cause great hardship on people who are already struggling.

**Walter Bryson
47 Calvary St
Waynesville, NC 28786**

Mr. Bryson reiterated what previous speakers have said concerning the tax rate. He said his taxes from the County had gone up so much he did not know how he could afford to pay them. All the people in his neighborhood are 70 – 90 years of age and are on a fixed income. They are fearful because of the amount they are being assessed is being raised so much, and most must pay city and town taxes.

**Beth Elsey
101 Ninevah Road
Waynesville, NC 28786**

Ms. Elsey explained to the Board that evaluation on the property has gone up 45% from the County. She said that it appears that the Town has plenty of money now, and with the price of homes now, she feels there will

be more money coming is from property taxes. She thanked the Board for listening and asked them to keep the tax rate at revenue neutral.

Larry Payne
161 Riverbend Street
Waynesville, NC 28786

Mr. Payne questioned the cost of printing and mailing the new utility bills. He talked about the speeding cars on Riverbend Street. He asked if speed limit signs could be placed on that street. Another item was the cross walk at Giles in Frog Level. People need to be aware of their surroundings when they are crossing that road.

Mayor Caldwell asked Assistant Town Manager Jesse Fowler to check into speed limit signs for Riverbend Street.

Hilliard Gibbs
249 Belleview
Waynesville, NC 28786

Mr. Gibbs spoke taxes was creating a problem for him because he was 94 years old and on a fixed income. He said that he had always work hard to be an upstanding citizen and asked the Board to consider the lower Tax Rate.

Phillip Gibbs
59 Babb Street
Waynesville, NC 28786

Mr. Gibbs appealed to the Board to be conscious of the fact that senior citizens are mostly on a fixed income. He said he will not get any more money that what he is receiving now. Mr. Gibbs said he understood that the Town needs money to operate, but please be aware that there are a lot of senior citizens who cannot afford taxes now and will eventually be run out of their homes.

Mayor Caldwell closed the Public Comment period at 6:43 pm.

C. Approval of Minutes – May 25, 2021 regular meeting

A motion was made by Alderman Anthony Sutton, seconded by Alderman Jon Feichter, to approve the minutes of the May 25th regular meeting as presented. The motion carried unanimously.

D. CALL FOR PUBLIC HEARING

- 2. To consider Text Amendments to the Land Development Standards for compliance with NCGS 160D**
- Olga Grooman, Planner

Ms. Olga Grooman, Planner, explained to the Board that Chapter 160D of the North Carolina General Statutes (NCGS) clarify, consolidate, and reorganize city and county-enabling statutes related to development. These statutory guidelines are currently found in NCGS 160A which will be replaced by this new legislation. These changes to Waynesville's LDS include converting all references from "160A" to "160D," required conflict of interest language, changes in timeframes for permit validity and vested rights, and updating several definitions for consistency throughout the state. Several procedural updates are also proposed to align the Town's Land

Development Standards with best practices suggested by the UNC School of Government's analysis of 160D. Ms. Grooman told the Board that these amendments need to be incorporated into local development and zoning regulations by July 1, 2021 to become effective on August 1, 2021.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Julia Freeman to call for a Public Hearing to consider Text Amendments to Land Development Standards for compliance with 160D to be held on Tuesday June 22, 2021 at 6:00 pm or as closely thereafter as possible in the Town Hall Board Room located at 9 South Main Street Waynesville. The motion carried unanimously.

3. To consider a Text Amendment to Land Development Standards Section 2.5.3 – Table of Permitted Uses and Section 17.3 – Definitions
 - Byron Hickox, Land Use Administrator

Mr. Byron Hickox, Land Use Administrator, informed the Board that the Planning Board examined the Land Development Standards' approach to congregate care facilities such as halfway houses and shelters.

At the Planning Board meetings in September, October, and November 2020 and April and May 2021, there was discussion regarding the variety of needs and the different categories and types of facilities that provide "congregate housing."

He said there was considerable discussion regarding the fact that the Land Development Standards does not address or define several types of shelters as well as the methods and constraints that currently apply to religious and nonprofit institutions that may try to operate such facilities.

After extensive discussion over the course of five meetings, there was a consensus regarding the addition of new definitions related to short and long-term shelters, changes to some existing definitions, as well as a consensus regarding the appropriate zoning districts in which these uses should be permitted.

At its May 26, 2021 meeting, the Planning Board recommended to the Board of Aldermen a set of text amendments related to various types of congregate care facilities.

Alderman Anthony Sutton expressed his concerns about the definitions in this Text Amendment and asked that this item be sent back to the Planning Board for clarification.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Jon Feichter, to revert this Text Amendment to the Planning Board for clarifications on definitions presented to the Board. The motion carried unanimously.

E. PUBLIC HEARING

4. Public Hearing to receive input on an agreement to provide Premier Magnesia with an incentive to locate a new process in Waynesville.
 - Rob Hites, Town Manager

Manager Hites explained that we have been asked by the State Department of Commerce to postpone our public hearing regarding our negotiations with Premier Magnesia and asked the Board to delay the Public Hearing.

A motion was made by Alderman Chuck Dickson, seconded by Alderman Anthony Sutton, to continue this Public Hearing indefinitely until such time it can be readvertised to the public. The motion carried unanimously.

5. To consider the adoption of the Fiscal Year 2021-2022 budget.

- Rob Hites, Town Manager

Mayor Caldwell opened the Public Hearing at 6:55 pm.

Manager Hites asked Autumn Lyvers, Finance Director, to present the 2021/2022 Fiscal Year Budget.

Ms. Lyvers' presentation indicated the Operating Funds for the FY2021-2022 is 35.2 million which is a 2.2 million increase in the General Fund over last year's budget. She explained to the Board that there were some changes in the budget since the budget workshop last week. Included in the changes is the deletion of the \$15.00 vehicle fee, and an increase in the grant revenue by \$130,000.00 from Haywood County for the new recycling containers. On the expenditure side, the second-year appropriation for the Homelessness Task Force was removed, and any money that is not spent in the current year budget will carry forward to the new budget. Also \$83,000.00 was added to the funding for the Board Room Audio Visual equipment.

She discussed the property tax rate which is currently 49.57¢, and the revenue neutral is 41.27¢, and we are still proposing a 45.2¢ tax rate which is based on 25% property increase. Ms. Lyvers said that typically 96 % of property taxes are collected, and with the proposed tax rate that would be about 6.3 million in tax revenue. Manager Hites said there is a Homestead Exemption from Haywood County which allows citizens 65 years of age and older with a household income of \$32,000.00 to receive a lower property tax. Alderman Feichter asked Ms. Lyvers to check into Haywood County's policy so we can let all citizens be aware of the Homestead Exemption.

The Town is proposing a 19¢ tax rate for the Municipal Service District tax rate which will bring in \$7,300.00 in revenue. Ms. Lyvers stated there has been a 13% increase in growth in the sales tax revenue mostly due to stimulus relief packages, federal unemployment assistance, a shift towards taxable goods and online purchases, and the appeal of the area around Waynesville. She urged the Board to be conservative with the growth estimate of sales tax over the next year. In FY 2021/2022 a 4 % growth estimate over current year actuals is proposed and in line with the North Carolina League of Municipalities recommendations.

In the General Fund, we are seeing a lot of personnel expenditures, with the largest being the implementation of the employee pay study and career track. Other increases include health insurance and an increase in retirement for employees. She explained other expenditures for this budget such as Board Room AV equipment, recycling containers, new upgrades for software, and special appropriations.

In the General Fund – Capital Outlay Ms. Lyvers said the is 911,000.00 budgeted and does not include American Rescue Plan Funds. The largest expense is for the land for the new Fire Station which is \$495,000.00. Since the workshop, we have been in discussion with a bond attorney to discuss the possibility of refinancing and financing

the fire station land. With a USDA loan, the Local Government Commission only allows USDA Loans to be refinanced at a twenty-year maximum. Overall, Ms. Lyvers said the Town would be saving a great deal of money in interest. The financing of the land and they could be done together and put them in the same RFP.

American Rescue Plan (ARP) 2.9 million funding will be distributed between FY 2022 and FY 2023-2024. She went over the items that allocated from these funds. She said that some of the allocations are calculated due to the estimated revenue that was lost due to COVID-19 such as Police vehicles, Fire vehicles, garbage can replacements, Greenway PARTF match, and general infrastructure.

In the water fund the Town is not requesting raising rates, will increase the sewer rates by 10% which is a required increase as an agreement that was made with the state when the Town acquires the Waste-Water Treatment Plant loan. They wanted to see that the rates would be high enough by 2024 to cover the debt on the plant. There will be a 10% increase every year for the next few years until that project is completed.

The Electric Fund Budget is at \$10,730,854.00 which is an increase of 6% due to some large capital projects that were unplanned. There will not be any rate or fee changes in the electric fund.

**John Watts
55 Buckston Street
Waynesville, NC 28786**

Mr. Watts had some questions concerning the increase of 13% in sales tax. He said he felt that going from 13% to 4% is extremely conservative.

Mayor Caldwell closed the Public Hearing at 7:30 pm.

Alderman Julia Freeman said she would like to have the staff revisit the sales tax revenue to bring it up to 6 or 6.5 % from 4%.

After much discussion the consensus of the Board was for staff to present another budget to the Board showing a revenue neutral tax rate.

Alderman Chuck Dickson made a motion, seconded by Alderman Jon Feichter, to instruct the Finance Department to come back to the next meeting with a budget that reflects a revenue neutral tax rate. The motion carried unanimously.

Manager Hites recommended to the Board that a budget workshop be scheduled for Wednesday June 16th at 10:00 am. The meeting will be held in the Municipal Building at 16 South Main Street, Waynesville.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Julia Freeman to call for a Public Hearing to consider adoption of the Fiscal Year 2021/2022 to be held on Tuesday June 22, 2021 at 6:00 pm or as closely thereafter as possible in the Town Hall Board Room located at 9 South Main Street Waynesville. The motion carried unanimously.

F. NEW BUSINESS

6. Resolution for receiving Federal Funds under the American Rescue Plan Act (ARPA)
 - Autumn Lyvers, Finance Director

Ms. Lyvers told the Board that this Resolution is a formality that the North Carolina Recovery Office office is asking municipalities to do. She said that the Town's funding is not coming from the Federal Government, but it flows through the N.C. Pandemic Recovery Office then to the Town. The Resolution states that the Town will accept the funds and use them as prescribed in the American Rescue Plan Act.

A motion was made by Alderman Chuck Dickson made a motion, seconded by Alderman Anthony Sutton, to approve Resolution #R-05-21 for receiving funds under the American Rescue Plan Act. The motion carried unanimously.

7. Capital budget request to update the Finance drive-thru drawer and audio
 - Autumn Lyvers, Finance Director

Finance Director Lyvers explained to the Board that the drive thru drawer and audio in the Finance department is very outdated and replacement has been delayed for many years. The current drawer requires a lot of stretching and loud. There is no privacy when customers come to the window. Ms. Lyvers aske to Board to approve replacement of the old system with a KSI5000 model transaction drawer and enhanced audio features. The new system will have headphones for privacy for customers and reduce noise in the office.

A motion was made by Alderman Julia Freeman, seconded by Alderman Chuck Dickson, to approve the capital purchase of the KSI5000 model transaction drawer and enhanced audio features at a cost of \$11,808.00. The motion carried unanimously.

7. Acceptance of Proposal for administration of Downtown Municipal Service District
 - Town Manager Rob Hites

Following GS 160A, Article 23 of the NC General Assembly, which outlines the procedures to create and administer municipal service districts, the Town adopted such a district and contracted the Downtown Waynesville Association to administer the district on the Town's behalf. The statute requires a contract to extend no more than 5 years. Manager Hites said that a Public Hearing must be held on the needs of the Municipal Service District (MSD) and then send out an RFP to solicit interested parties to administer the district. The Board held the Public Hearing and sent out the RFP and only received one proposal from the Downtown Waynesville Association.

Manager Hites stated there had been a lot of discussion concerning the Downtown Waynesville Association (DWA) in the last year, and he gave the Board several recommendations in order to review the proposal and determine key elements of the contract, including holding a joint meeting of the entire Board of Aldermen and officers of the DWA to review the proposal.

Alderman Anthony Sutton had several questions for the DWA and said that he had not received all the minutes or financial statements as requested from the DWA. He proposed that a joint meeting of the Board and officers and asked the Board to have prepared questions for the Executive Board of the DWA.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Julia Freeman, to hold a joint meeting with the Town Board of Alderman and the Board of DWA to answer questions and review the proposal. The motion carried unanimously.

G. COMMUNICATIONS FROM STAFF

Manager's Report – Update on third party review of Town electric utility billing

- Assistant Town Manager Jesse Fowler

Assistant Manager Jesse Fowler told the Board that there had been some roadblocks in the review of the Town electric utility billing. He said the auditor started about three weeks ago, after some connectivity and security issues with the Munis program. Last week we received a new module and training environment synced with our current Munis data, and it not going to affect the live data. Now the auditor can quickly access the data to perform the audit. It was decided to start with 300 customers as a sample to see if there is any gaps or irregularities then the sample size will be increased. A full audit report should be presented to the Board by the end of the month. This report will show if the utility bill has been estimated, and what caused the irregularity for the bill to be estimated.

Alderman Jon Feichter questioned Assistant Manager Fowler to find out the months that are being audited. He said that he had heard from several people in the last week that their electric bills are still extremely high and asked if the pace of the utility calls complaining had decreased. Mr. Fowler said he is monitoring the incoming calls.

Alderman Feichter asked if Assistant Manager Fowler had contacted any other utility provider concerning high bills. He asked that Mr. Fowler reach out to Duke Energy and HEMC and report back as to what their experience was in the same months of January, February, March, and April 2021.

Another question to Mr. Fowler was about the length of days in a cycle, some being 44 days. Mr. Fowler stated that was due to staffing and equipment failures. Alderman Feichter stated that having two equipment failures in four months is abnormal and asked if there was money budgeted to be able to fix the problems. Mr. Fowler explained that equipment had been purchased to be placed on meters, but that equipment would not work without a register for each meter also.

Finance Director Lyvers stated that what they thought would be \$70.00 per meter, has turned into about \$200.00 per meter. The handheld readers are old and refurbished and will not work with the new equipment. Alderman Anthony Sutton stated he would like to see all the equipment updated so we do not see this problem again. Alderman Feichter told Ms. Lyvers that after the budget is passed that this be made a priority, and a proposal that will solve these kinds of problems going forward. He said he wanted this fixed for the citizens of Waynesville.

H. COMMUNICATIONS FROM THE MAYOR AND BOARD

Alderman Julia Freeman asked if there had been any pushback from the new dumpsters. Manager Hites said He had not heard any comments.

Alderman Anthony Sutton asked for the Board to review the Municipal Service District map at the next regular

meeting.

Mr. Dick Young had comments about the length of days in his utility bills.

H. CLOSED SESSION

A motion was made by Alderman Anthony Sutton, seconded by Alderman Chuck Dickson to enter Closed Session at 8:50 pm in Accordance with 143-318.11(a)(5) to consider the acquisition of property. A second item is to receive an update from the staff on the location of a business in accordance with GS 143-318.11(a)(4). The motion carried unanimously.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Jon Feichter, to return to open session at 9:09 pm. The motion carried unanimously.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Chuck Dickson to recess the meeting until Wednesday June 16, at 10:00 am in the Municipal Building located at 16 South Main Street. The motion carried unanimously.

Mayor Gary Caldwell reconvened the recessed meeting of June 8th, 2021 10:03 am on June 16th, 2021.

Members Present:

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

The following staff members were present:

Rob Hites, Town Manager
Jesse Fowler, Assistant Town Manager
Eddie Ward, Town Clerk
Interim Town Attorney Ron Sneed
Donald Hummel, Facilities/Athletic Manager
Autumn Lyvers, Finance Director
Elizabeth Teague, Development Services Director
Rhett Langston, Recreation Director
Jeff Stines, Public Services Director

Members of the Media Present:

Cory Valliancort, Smoky Mountain News
Becky Johnson, The Mountaineer

Finance Director Autumn Lyvers presented the Board with a memo of a revenue-neutral budget for the upcoming fiscal year. The memo detailed what a revenue-neutral budget will look like for the FY 2022 as well as the potential long-term impact of adopting a revenue-neutral budget.

Revenue Neutral Budget

The revenue neutral budget requested includes the following changes:

- Change in tax rate from the original proposed 45.42 cents to the revenue neutral rate of 41.27 cents per \$100 of assessed valuation.
- Increase in projected sales tax revenue to reflect a 6.5% growth from current year (FY2021) actual sales tax revenue instead of the original proposed 4% growth.
- New budget for loan proceeds in the amount of \$495,000 to finance the Fire Station land purchase. This reduces the appropriation of General Fund Balance originally planned for the purchase. However, General Fund Balance will now be used to pay for ongoing salary expenditures.

The revenue neutral budget essentially replaces the use of property tax revenue with the use of sales tax revenue and General Fund Balance to fund expenditures. To illustrate the impact to General Fund Balance, Ms. Lyvers referred the Board to a chart showing projected recurring expenditures (personnel, operating, loan payments) versus recurring revenues (tax revenues, permits, sales and services) over the next four years. The projection includes a projected annual growth of 2.5% in personnel expenditures, 1% in operating expenditures, 1.5% in ad valorem revenue, and 4% in sales tax revenue. Additionally, loan payments for the new Fire Station are projected to begin in FY2024.

Consideration 1: Alternate tax rate between revenue neutral (41.27) and proposed rate (45.42)

Ms. Lyvers explained that given the large operating deficit we would be facing with a revenue neutral tax rate, she recommended consideration of an alternate tax rate. The lowest tax rate recommended is 43.92 cents. This rate is 1.5 cents lower than the proposed rate of 45.42, and 2.65 cents higher than revenue neutral. Increasing the sales tax revenue projection provides an additional \$123,130 in revenue, slightly less than a penny on our tax rate. It would be feasible to reduce the property tax rate with the sales tax increase in mind.

Ms. Lyvers added that the new proposed tax rate will lessen the projected deficit over the coming years.

Consideration 2: Reinstate the \$15 vehicle fee

The \$15 vehicle fee generates approximately \$130,000 of revenue annually. By continuing this fee, we can reduce a penny on the tax rate. If the Board were to agree on reinstating this fee, she recommends a tax rate of 42.92 cents, which is one cent lower than the tax rate proposed under Consideration 1. This rate is 2.5 cents lower than the proposed rate of 45.42, and 1.65 cents higher than revenue neutral.

Consideration 3: Defer Phase 2 of the Pay Study until FY2023

This would defer \$250,000 of expenditures until FY2023. This is equivalent to 1.82 cents of property tax revenue.

Consideration 4: Eliminate capital spending from the FY2022 General Fund budget, directing staff to utilize only American Rescue Plan funding for capital needs.

This would defer \$416,000 in capital items to FY2023, when the second tranche of ARP funds are received. This is equivalent to 3.04 cents of property tax revenue.

Deferring both Phase 2 of the Pay Study and General Fund Capital will assist in balancing the budget with a revenue neutral rate. These considerations will help delay the use of fund balance, and potentially revisiting the tax rate until FY2024.

There was much discussion concerning the Municipal Service District Tax on whether the tax rate for the District remain at 20% or be lowered to 19%. The consensus of the Board was to lower the rate to 19%.

Mayor Caldwell asked the Board for their comments.

Alderman Dickson stated he was very optimistic about the FY 2022. He alluded to ways to increase revenue for the Town including increasing the tax collection rate from 96% to 98% and the debt for the Town will decrease in 2022 which will offset the new expenditures that are forthcoming. He feels that the economy is looking better, and he named areas where some things can be cut in the budget. He is not in favor of raising taxes this year, because a lot of people will be hurting because of the reevaluation of property taxes in the County.

Alderman Feichter said that these are unprecedented times. Because of the economic impact of the pandemic, and the reevaluation of property, seniors and others who are living on fixed incomes have been hit particularly hard financially. He said that he felt that going to a revenue-neutral tax rate and bringing back the \$15.00 vehicle fee is a reasonable trade off, and therefore he feels that the tax rate should be revenue-neutral.

Alderman Julia Freeman told everyone that we need to be realistic. She said that costs were rising for everything, and she supports the staff recommendations of a tax rate of 43.92, not a revenue neutral tax rate.

Alderman Anthony Sutton explained that he felt that the Board needs to be a good steward of the citizens tax money, and by sticking to the 43.92 tax rate it will prevent the Town's Fund balance from going down and causing tax payers unnecessary fees in the future. He said that has in favor of staff recommendation of 43.92 for the tax rate.

Mayor Caldwell said he felt that putting the Town in a situation where the Fund balance drops scares him. He is comfortable with the 43.92 tax rate.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Julia Freeman, to have the staff present the 43.92 tax rate at the June 22, 2021 Board of Aldermen meeting. The motion carried with three yays (Alderman Anthony Sutton, Aldermen Julia Freeman, and Mayor Gary Caldwell) and two nays (Alderman Chuck Dickson, and Alderman Jon Feichter.)

D. OTHER BUSINESS

Assistant Town Manager Jesse Fowler told the Board that he had had a conversation with the Town's personnel Attorney Sabrina Rockoff concerning the Board of Aldermen's motion to provide every employee who has been vaccinated for COVID-19 with a \$100 gift certificate. Ms. Rockoff had some concerns with the \$100.00 gift card, and had some suggestions to meet with the Board's wishes.

Ms. Rockoff's first concern was that of taxes. The issue with providing employees with incentive gift cards is that there are no taxes taken out. Ms. Rockoff believes that this issue is easily taken care of by distributing the incentive through payroll. For example, when we distribute Christmas Bonuses each year for \$500 dollars,

we pay each employee \$500, plus the amount of payroll tax for the amount to equal out to \$500. We would use this strategy with any vaccination incentive.

The second concern was that of the amount. It is Ms. Rockoff's opinion that \$100 might exceed what the courts would consider de minimis. Currently, to receive better rates from our insurance company we provide a wellness incentive program wherein employees can participate in certain activities or programs to gain points. If they receive certain amount of points each quarter, then they are eligible for a gift card varying from \$25 to \$75 depending on the number of points. Ms. Rockoff believes that since we already offer a wellness incentive of \$75, that \$75 might be a more appropriate amount of money to offer as a vaccination incentive.

The third concern was that of accommodation. Some individuals may have religious or medical reasons which could preclude them from receiving a vaccine. To accommodate these restrictions, we would have to provide some form of alternative to a vaccine such as an informational course in best practices to mitigate the spread of COVID-19. We provide this kind of accommodation within our previously mentioned wellness program.

Assistant Manager Fowler stated that staff had two recommendations:

Recommendation 1: \$75 payroll incentive. To be consistent with our current wellness program, and in order to avoid any concerns with tax liability, we could offer employees a \$75 incentive bonus on their regular payroll check which has already had the taxes taken out.

Recommendation 2: 50-point incentive towards our current wellness program. We currently provide a 10 point incentive to employees who receive a flu vaccine. We could add a line into our wellness passports which provides employees who receive the COVID-19 vaccination a 50-point incentive that will go towards them quarterly goal of 125 points that earn them a \$75 gift card.

A motion was made by Alderman Anthony Sutton, to offer employees a \$75.00 net incentive on their regular payroll check to each employee that has or will in the future receive the COVID-19 vaccination. The motion carried unanimously.

H. ADJOURN

A motion was made by Alderman Chuck Dickson, seconded by Alderman Anthony Sutton, to adjourn at 10:58 am. The motion carried unanimously.

ATTEST:

Gary Caldwell, Mayor

Robert W. Hites, Town Manager

Eddie Ward, Town Clerk

MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN

Regular Meeting

June 22, 2021

THE WAYNESVILLE BOARD OF ALDERMEN held a regular meeting on Tuesday, June 22, 2021 at 6:00 p.m. 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 6:01 pm with the following members present:

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

The following staff members were present:

Rob Hites, Town Manager
Jesse Fowler, Assistant Town Manager
Kathy Johnson, Deputy Clerk
Town Attorney Ron Sneed
Autumn Lyvers, Finance Director
Olga Grooman, Planner
Elizabeth Teague, Development Services Director
Police Department Staff
Fire Department Staff

The following media were present:

Tom Lotshaw, The Mountaineer

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and referenced the calendar and reminded everyone about the upcoming street dances on June 25th and July 9th, the Stars and Stripes Street kids parade on July 3rd, and he reminded everyone that all Town offices will be closed on July 5th in observation of Independence Day.

Mayor Caldwell announced the Chamber of Commerce has presented the town with an award for Haywood Strong and Haywood Recovery. This award was presented in recognition of individuals that have shown exceptional resilience through the year of 2020.

B. PUBLIC COMMENT

Mayor Caldwell opened the meeting to public comment and asked that anyone wanting to speak to please sign in.

**Lisa Overhultz
26 Davis Lane
Waynesville, NC 28786**

Ms. Overhultz said she was originally from Florida, her family moved to Waynesville because they love the area and do not want to see it destroyed. She spoke on food pantries in the area being stocked with drug paraphernalia and feels a low barrier homeless shelter will harm the homeless more than help them. She said the Town needs money budgeted for rehab centers for the homeless, not homeless shelters.

Sherry Morgan
PO Box 1496
Waynesville, NC 28786

Ms. Morgan presented the Board with a handout on NC Homeless Coalition status of Haywood County homeless in 2020. The handout represented 30 homeless people and 100 in the Pathways center. She feels drug addict felons will be the ones to benefit from the low barrier shelters. She referred to an article that Lieutenant Tyler Trantham wrote about the Homeless population. She discussed how she agrees with the article and feels the homeless situation should be taken on a case by case basis to help restore their life.

Ms. Morgan said she feels the Homeless Task Force should represent all of Waynesville and take into consideration the law abiding, hardworking citizens of Waynesville.

John Baus
55 Love Lane
Waynesville, NC 28786

Mr. Baus said he would like to refer to his comments from the last meeting where he said the head of the Homeless Task Force, Amy Nugen has a conflict of interest because she is requesting money from the town for programs she was going to run. Since the last meeting he has read the minutes from the HTF and said the entire committee is requesting Ms. Nugen ask for the monies. Therefore, he feels the committee has a conflict of interest and the Board cannot rely on the recommendations of the HTF.

C. CONSENT AGENDA

(Adoption of June 3rd Special Called Meeting, Approval of Special Events Permits, Pig Pickin Back to School Bash – First United Methodist Church Apple Harvest Festival)

A motion was made by Alderman Anthony Sutton, seconded by Alderman Julia Freeman, to approve the Consent Agenda as presented. The motion carried unanimously.

D. PRESENTATIONS

2. Presentation of two Hero Awards

- Police Chief David Adams, Fire Chief Joey Webb, and Haywood County EMS Director Travis Donaldson

Police Chief David Adams Presented nine-year-old Hayden Bradley with a plaque on behalf of Waynesville Police Department, Waynesville Fire Department and Haywood County EMS for showing courage, bravery, and life-saving actions on June 7, 2021 where she alerted officials when she witnessed a neighbor trapped under a vehicle.

Chief Adams presented nine-year-old Conner Bridges with a plaque on behalf of WPD, WFD, HCEMS for showing courage, bravery and life-saving actions on May 20, 2021 where he aided his grandfather during a life threatening diabetic medical emergency.

E. PUBLIC HEARING

3. Public Hearing for the 2021/2022 proposed budget

A motion was made by Alderman Anthony Sutton, seconded by Alderman Julia Freeman to open the public hearing at 6:21 pm for the 2021/2022 proposed budget. The motion carried unanimously.

**Donald Hummel
172 E. Marshall Street
Waynesville, NC 28786**

Mr. Hummel addressed the Board stating he was a 25-year resident of Waynesville. He spoke in favor of the budget and the importance of investing in the Town and Town employees. He expressed appreciation for the repeal of the vehicle tax fee.

**Erin Columbo
117 Nelson Park Drive
Waynesville, NC**

Ms. Columbo bought a home in Waynesville over a year ago and is concerned with the reappraisal of her property and with the proposed tax, her property tax will be more than double. She said this will put a hardship on her being a single supporting, recently unemployed resident. She urged the Board to reconsider the proposed budget.

**Wanda Brooks
63 North Hill Street
Waynesville, NC**

Ms. Brooks feels when the moratorium is lifted there will be a large number of people losing their homes, resulting in a larger number of homelessness. She said this was not a good time to be increasing taxes for residents.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Julia Freeman to close the public hearing at 6:32 pm and enter into discussion for the 2021/2022 proposed budget. The motion carried unanimously.

Mayor Gary Caldwell thanked Ms. Lyvers and Staff for their work on the proposed Budget.

Alderman Chuck Dickson congratulated the Board on coming together and thanked everyone that worked on the budget. He said there are many things in the proposed budget that he likes, including the repeal of the vehicle tax and the full implementation of the pay plan for employees.

Alderman Dickson said although the town has a lot of improvements planned this year, he does not feel like this is a good time to be raising taxes. He expressed he would be voting against the proposed budget; he is not in agreeance with the \$100,000 allotment in the budget for County wide non-profit services, although he feels we need the services in the county, these services should be funded by the County and not the Town of Waynesville taxpayers.

Aldermen Julia Freeman expressed her appreciation to staff for the work on the budget and said she feels like there has been a great compromise in dropping the tax rate from 49 cents to 45 cents and finally to 43.92 cents. Being optimistic of the future of the town but realistic on what we are facing down the road. She feels it would not be good to deplete the fund balance and will be voting in favor of the proposed budget.

Alderman Jon Feichter thanked Ms. Lyvers and staff for their hard work on the budget. He expressed disappointment that a revenue neutral tax rate could not be reached. Although there are many aspects of the purposed budget that he likes, the tax rate would need to be a little lower before he could vote in favor of it.

Alderman Anthony Sutton said he fully supported the staff's recommendations and thanked the staff for their work on the proposed budget. He said he would be voting in favor of the purposed budget and feels that if the tax rate were to be lowered to revenue neutral the fund balance would be depleted and the Towns credit rate would go down, causing an increase in interest rates in the future.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Julia Freeman to approve Budget ordinance 09-21. The motion carried with three yays (Alderman Anthony Sutton, Alderman Julia Freeman, and Mayor Gary Caldwell) and two nays (Alderman Jon Feichter, and Alderman Chuck Dickson.)

A motion was made by Alderman Anthony Sutton, seconded by Alderman Julia Freeman to approve the Financial Operating Plan Resolution R0621. The motion carried with three yays (Alderman Anthony Sutton, Alderman Julia Freeman, and Mayor Gary Caldwell) and two nays (Alderman Jon Feichter, and Alderman Chuck Dickson.)

A motion was made by Anthony Sutton, seconded by Alderman Jon Feichter to approve an ordinance to repeal the \$15 Vehicle tax. The motion carried unanimously.

4. Text Amendments to the Land Development Standards for compliance with NCGS 160D
 - Olga Grooman, Planner

Development Services Director Elizabeth Teague explained that this public hearing has two parts and she wanted to clarify that text amendments are state mandated changes to local ordinances and these recommendations come to the Board of Alderman with the planning board's approval. Second item in the Public Hearing are not required to go to the planning board and is to update citations.

Town Planner Olga Grooman gave a detailed summary on NCGS 160D Land Development Standards (LDS) text amendments. These statutory guidelines are currently found in NCGS 160A and will be replaced by this new legislation. Changes to Town of Waynesville's LDS include converting all references from "160A" to "160D". The Amendments need to be incorporated into local development and zoning regulations by July 1 2021, before the Chapter 160D statutes become effective on August 1, 2021.

There was much discussion between Board members, Ms. Teague and Ms. Grooman on the proposed changes in the text amendment.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Julia Freeman to open the public hearing at 6:59 pm for consideration of Text Amendments to the Land Development Standards NCGS 160D. The motion carried unanimously.

Mayor Caldwell asked if anyone would like to speak at the public hearing to please come forward.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Chuck Dickson to close the public hearing at 7:00 pm. The motion carried unanimously.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Chuck Dickson to find that the 160D updates are in the public interest because they bring land development standards in compliance with the 2035 Comprehensive Land use plan. The purposed amendment will keep the Town of Waynesville in compliance with the current General Statutes for land use planning and zoning, and clarify definitions and procedures which should aid in land use decisions. The purposed text amendments are consistent with the first goal of the 2035 Comprehensive Plan to continue to promote smart growth principles in land use planning and zoning, create walkable and attractive neighborhoods and commercial centers. Encourage in-fill, mixed use, and context-sensitive development. Promote conservative design to preserve important natural resources and reinforce the unique character of Waynesville. The motion carried unanimously.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Jon Feichter to adopt the attached text amendments to Land Development Standards as presented. The motion carried unanimously.

A motion was made by Alderman Julia Freeman, seconded by Alderman Jon Feichter to find that 160D updates are in the public interest because they bring the Land Development Standards in compliance with the new law. The motion carried unanimously.

5. Public Hearing to consider additional changes to the Town of Waynesville Code of Ordinance for compliance with NCGS
 - Olga Grooman, Planner

A motion was made by Alderman Anthony Sutton, seconded by Alderman Jon Feichter to open the public hearing at 7:06 pm to consider additional changes to the Town of Waynesville Code of Ordinance for compliance with NCGS. The motion carried unanimously.

Mayor Caldwell asked if anyone would like to speak at the public hearing to please come forward.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Chuck Dickson to close the public hearing at 7:07 pm. The motion carried unanimously.

A motion was made by Alderman Jon Feichter, seconded by Alderman Anthony Sutton to adopt the attached text amendments to the Town Ordinance as presented (or as amended). The motion carried unanimously.

F. NEW BUSINESS

6. Contract for Interim Town Attorney Ron Sneed

Town Manager Rob Hites said he has reviewed the contract for Mr. Sneed and finds it to be consistent with the previous Town attorney.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Chuck Dickson to approve the contract for Interim Town Attorney Ron Sneed. The motion carried unanimously.

7. Appointment of a Town of Waynesville Representative to the Haywood County Planning Board

- Elizabeth Teague, Development Services Director

Ms. Teague explained that Haywood County has asked the Town of Waynesville to appoint someone to the County Planning Board to represent the Town's interests. Ginger Hain serves on the Town's Planning Board and Ms. Teague and staff recommend this appointment.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Jon Feichter to appoint Ginger Hain as the Town's representative to the Haywood County Planning Board. The motion carried unanimously.

8. Audit Proposal

- Autumn Lyvers, Finance Director

Ms. Lyvers said the audit proposal presented was to authorize Mayor Caldwell to sign the contract for Ray, Bumgarner, Kingshill, and Associates. The fees have increased from \$95 per hour to \$135 per hour.

A motion was made by Alderman Jon Feichter, seconded by Alderman Julia Freeman to approve the audit proposal and authorize the Mayor to sign the Contract to Audit Accounts. The motion carried unanimously.

9. Budget amendment for rehabilitation of "Old Haywood County Hospital" (Brookmont Lofts)

Ms. Teague gave an update on the Brookmont Lofts. There was discussion between staff and Board members on the history of the building.

A motion was made by Alderman Anthony Sutton and Seconded by Julia Freeman to approve the budget amendment as presented. The motion carried unanimously.

10. Grant Project Ordinance establishing a Special Revenue Fund to account for grant revenues and related expenditures, including funds to be received under the American Rescue Plan Act of 2021 (ARP)

- Autumn Lyvers, Finance Director

Ms. Lyvers explained to the Board that approval of the attached Grant Project Ordinance will allow a separate special revenue fund for the American Rescue Plan grant. She said the grant will fund Police Vehicles \$250,000, Fire Vehicles \$80,000, Storm Sewer upgrade-Kentucky Ave \$90,000, garbage can replacement \$289,000, Greenway bridge \$210,000, COVID vaccination incentive for employees \$19,000, Helping Hands \$35,000, With total of \$973,000.

A motion was made by Anthony Sutton, seconded by Alderman Chuck Dickson to adopt the Grant project Ordinance 1) authorizing the Finance Director to set up special revenue fund to account for multiyear grant activity and 2) appropriation \$973,000 of ARP funds for expenditures as outlined. The motion carried unanimously.

11. Reimburse Resolution for Fire Station #2.1 associated costs

- Rob Hites, Town Manager

Manager Hites explained to the Board that he, along with Ms. Lyvers and the Town's Bond Attorney Bob Jessup have discussed refinancing the USDA and BB&T loans. Adoption of the resolution will permit the purchase of the Fire Station land and the environmental study fees to be included in the loan.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Chuck Dickson to adopt the pre-payment method. The motion carried unanimously.

12. Refinancing of USDA and BB&T Loan including purchase of fire station land

- Rob Hites, Town Manager

Manager Hites said upon request of Alderman Dickson, discussion is taking place on refinancing the 40-year 4% loan for fire station #1. Mr. Jessup said he will draft an RFP on the refinancing of the loan and send it to lenders at no additional cost other than Mr. Jessup's fees.

A motion was made by Alderman Jon Feichter, seconded by Alderman Anthony Sutton to request Bob Jessup and staff to draft an RFP to be sent out to lending institutions and determine if refinancing the debt would be advantageous to the Town. The motion carried unanimously.

13. Approve purchase of 3.67 acres of property located at Mosaic Place

- Rob Hites

Manager Hites updated the board on 3.67 acres of property located at 33 Mosaic Place in Hazelwood. Phase 1 and phase 2 on an environmental study have been completed and although there were several chemicals found in the soil that were considered contaminants, not in a quantity by EPA standards that will prohibit a fire station to be built on site.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Julia Freeman to approve the purchase of the 3.67 acres site located at 33 Mosaic Place for a purchase price of \$405,000 and to appropriate the funds from the General Fund Balance. (The additional \$5,000 is intended to cover closing costs, attorney's fees, etc.)

A motion was made by Alderman Anthony Sutton, seconded by Alderman Julia Freeman to amend the motion to approve the purchase of the 3.67 site located at 33 Mosaic Place for a purchase price of \$400,000 and to allot \$5,000 to cover the closing cost and to appropriate the funds from the General Fund Balance. (The additional \$5,000 is intended to cover closing costs, attorney's fees, etc.) The motion carried unanimously.

14. Manager's Report-Staffing Issues Parks and Recreation

- Assistant Town Manager Jesse Fowler

Assistant Town Manager Jesse Fowler explained to the Board there have been some staffing issues in the Parks and Recreation department. As a result of being short staffed the pool has not been able to operate normal hours. Staff is asking the Board to take four of the part time lifeguard positions and replace those positions with 2 full time positions.

A motion was made by Alderman Jon Feichter, seconded by Alderman Anthony Sutton to replace four part time lifeguard positions with two full time lifeguard positions. The motion carried unanimously.

15. Town Attorney Report

- Interim Town Attorney Ron Sneed

Attorney Ron Sneed reported to the Board there are a couple of bills that are still in committee in the legislature that could change laws in zoning and local government planning.

Ms. Teague announces that the State planning association is monitoring these changes.

G. COMMUNICATIONS FROM MAYOR AND BOARD

16. Board discussion concerning adjustments to the Downtown Municipal Service District

- Alderman Anthony Sutton

Alderman Sutton and the Board discussed property located at 180 Legion Drive and decided there should be a public hearing to possibly remove this property from MSD.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Julia Freeman to hold a public hearing to remove 180 Legion Drive from the MSD. The motion carried unanimously.

H. CLOSED SESSION

A motion was made by Alderman Anthony Sutton, seconded by Alderman Chuck Dickson at 7:43 pm to enter into Closed Session in accordance with North Carolina General Statute 143-318.11 (3) (4) to consult with interim Town Attorney to preserve attorney/client privilege and to discuss matters relating to the relocation or expansion of an industry or business. The motion carried unanimously.

A motion was made by Alderman Anthony Sutton, seconded by Alderman Jon Feichter to enter back into open session at 9:06 pm. The motion carried unanimously.

A motion was made by Alderman Jon Feichter, seconded by Alderman Julia Freeman to compensate Zeb Smathers for legal fees incurred through his services in representing a Town of Waynesville Police Officer in matters pending litigation wherein the officer is being sued in both his professional and personal capacity. The motion carried unanimously.

A motion was made by Alderman Anthony Sutton and seconded by Alderman Jon Feichter to schedule a public hearing on July 13, 2021 for the purpose of discussing the expansion of industry at 100 Mountain Creek Way in Waynesville. The motion carried unanimously.

A motion was made by Alderman Jon Feichter and seconded by Alderman Chuck Dickson to adjourn the meeting at 9:12 pm. The motion carried unanimously.

ATTEST:

Gary Caldwell, Mayor

Robert W. Hites, Town Manager

Kathy Johnson, Deputy Clerk

TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: July 13, 2021

SUBJECT:

Call for a Public Hearing to consider the draft Greenway Feasibility Study.

AGENDA INFORMATION:

Agenda Location: Call for Public Hearing
Item Number: D2
Department: Development Services
Contact: Elizabeth Teague
Presenter: Elizabeth Teague

BRIEF SUMMARY:

Pursuant to the Town's Comprehensive Land Use Plan goals, the Town has pursued greenway planning by studying the feasibility of multi-use trail alignments and connections to meet multiple types of potential users. In 2017, Equinox Environmental completed the Feasibility study from Recreation and Vance Street Parks south to Hyatt Creek Road. This past year, Equinox has been studying the feasibility of trails from Recreation and Vance Street Parks north to the trailhead at Dellwood Road and Lake Junaluska. Megan Foy of Equinox Environmental will present at the hearing and be available to answer any questions.

MOTIONS FOR CONSIDERATION:

1. Motion to call for a Public Hearing to consider the Waynesville Greenway Feasibility Study to Lake Junaluska.

FUNDING SOURCE/IMPACT:

N/A

ATTACHMENTS:

Draft Study Document available through the Development Services Office and in hard copy.

MANAGER'S COMMENTS AND RECOMMENDATIONS:

TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: 7-13-21

SUBJECT: BiLo Apartments

AGENDA INFORMATION:

Agenda Location: Public Hearing
Item Number: E4
Department: Adminsitration
Contact: Rob Hites
Presenter: Rob Hites, Ashley Anderson (Sanford Holshouser)

BRIEF SUMMARY:

During your June 22nd meeting the Town Board called a Public Hearing on a “Reimbursement Agreement between Tribridge Associates LLC and the Town. The agreement outlines the terms and conditions for the Town to repay Tribridge for constructing the public utilities and streets that will connect Marshall Street with Russ Avenue. The proposed agreement is attached for your perusal. The General Statute that governs reimbursement agreements does not require a public hearing however the Town Board wishes to hear public input on the agreement. The Board approved a public hearing be held during its July 13th meeting to solicit such input.

MOTION FOR CONSIDERATION:

Consider the comments provided by the Public. Should the Board find the agreement to be in order they should move to “Approve the agreement”.

FUNDING SOURCE/IMPACT: General Fund

ATTACHMENTS: Document forwarded by Ashley Anderson

MANAGER’S COMMENTS AND RECOMMENDATIONS: Review the attached document and provide feedback from the public. If the document is suitable with minor changes move to approve the agreement subject to the Board’s changes.

Mountain Creek Economic Development Agreement

THIS ECONOMIC DEVELOPMENT AGREEMENT (“Agreement”) is made effective as of _____, 2021 by and between the Town of Waynesville, a North Carolina municipal corporation (the **“Town”**), and RFLP Mountain Creek, LLC, a North Carolina limited liability company (**“Developer”**).

Unless the context clearly requires otherwise, capitalized terms used in this Agreement have the meanings set forth in Exhibit A.

RECITALS

The parties have engaged in a series of discussions concerning an economic development project whereby:

- Developer will convey to the Town the property located along the creek (the “Creek Property”) (approximately 1.6 acres) as illustrated on the “Creek Map” attached as Exhibit B.
- Developer will carry out a project (the “Project”) to design, construct, and otherwise complete the Mountain Creek development (“Mountain Creek”) as illustrated on the schematic design (the “Plan”) submitted to the Town on August 26, 2019 ~~submitted to the Town on August 26, 2019~~ attached as Exhibit C.
- As a part of the Project Developer will design and construct the necessary public improvements (the “Public Improvements,” as further defined below), including roadways, streetscapes, sidewalks, landscaping, signage, traffic signal facilities, storm water infrastructure, and other similar improvements as described on the Plan.

- Upon completion of the Public Improvements, Developer will dedicate to the Town the Public Improvements together with any related portions of the rights of way related thereto as described on the “Public Improvements Description” attached as Exhibit D.
- Developer will reserve, make available, and maintain twenty of the apartment units within Mountain Creek as affordable housing for persons of moderate income.
- The Town will make payments to Developer out of the incremental property tax revenues generated by Mountain Creek, which will reimburse Developer for some or all of its costs of designing and constructing the Public Improvements. These payments will be subject to adjustment based on Developer’s compliance with its affordable housing commitments.

NOW, THEREFORE, the parties agree as follows:

1. Developer will convey the Creek Property to the Town.

Developer will convey the Creek Property to the Town. Developer will make this conveyance by means of a general warranty deed conveying fee simple marketable title, free of all encumbrances except ad valorem taxes for the current year (prorated through the date of closing), utility easements, unviolated restrictive covenants that do not materially affect the value of the Creek Property, and such other encumbrances as may be assumed or specifically approved by the Town within 90 days of the effective date of this Agreement.

Developer will pay for the preparation of the deed and will pay for or provide for the payment of real property taxes on the Creek Property through the conveyance date.

The Town will grant the Developer temporary construction easements across the Creek Property as may be necessary for the construction of the Project, subject to any applicable state or environmental requirements.

2. Developer will design and construct Mountain Creek and the Public Improvements.

a. Design and construction. Developer will design and build Mountain Creek and the Public Improvements in accordance with the Plan. The Town must approve any increases in construction costs for the Public Improvements that exceed 110% of the estimated construction budget attached as Exhibit E. Notwithstanding the foregoing, should the Town disapprove such increase, the Developer may still incur additional costs, but such costs shall not be included in the total costs submitted pursuant to Section 5(a)(1) hereof.

Prior to commencing construction, Developer shall provide the Town with a written notice of commencement.

The Town's obligations under this Agreement shall terminate: if subject to an intervening *force majeure* event, the Occupancy Date has not occurred within three years after the notice of commencement is provided.

As used herein, "*force majeure* event" shall mean an unforeseeable event or cause that is beyond the reasonable control of the affected party including, without limitation, those caused by: (a) acts of God, war, riots, insurrection, terrorism, rebellion, floods, hurricanes, tornadoes, earthquakes, lightning, pandemic (including without limitation, any delays caused by COVID-19), epidemics, actual or threatened health emergency, quarantine, or other health risks or natural calamities; (b) explosions or fires; (c) strikes, lockouts, or other labor disputes; or (d) actions or inactions of any government authority or utility provider, including permitting or inspection delays beyond the normal applicable waiting period and government preemption. A *force majeure* event shall extend the requirement that the Occupancy Date must occur within three years after the notice of commencement is provided by the length of time of the *force majeure* event.

b. Regulatory compliance. Developer will acquire all necessary regulatory approvals, including such approvals, rights-of-way and temporary construction easements for construction of the Public Improvements and comply with any permitting, bidding, contracting, and bonding requirements, including all modifications or improvements required through the normal governmental inspection process. In constructing the Public Improvements, Developer will comply with the requirements of G.S. 143-129 relating to public advertising and bid opening that would apply if the Town were awarding the construction contracts.

c. Inspection; final completion. Developer will notify the Town when Developer begins construction of the Public Improvements. The Town will inspect the Public Improvements from time to time for compliance with Town and other regulatory standards, but any such inspection is only for the Town's benefit and not for the benefit of Developer or any contractor of Developer.

d. Warranty. Developer will cause the contract with its general contractor to include a guarantee by the contractor for all materials and workmanship related to Mountain Creek and the Public Improvements until the date that is one year after the date a certificate of occupancy has been issued for the entire project. The guarantee must provide the contractor to replace any portions that fail because of faulty materials or workmanship at no additional cost to the Town. The contract must provide that the contractor will perform all work related to the Project in accordance with the Plan and will complete work in a good and workmanlike manner, free of defects.

3. Developer will dedicate the Public Improvements to the Town.

Within 90 days after final completion of the Public Improvements and inspection and approval by the Town, Developer will dedicate to the Town the Public Improvements together with any applicable portions of the rights of way related thereto. The Public Improvements must be free of all encumbrances except ad valorem taxes for the current year (prorated through the date of closing), utility easements, unviolated restrictive covenants that do not materially affect the value of the Public Improvements and such other encumbrances as may be assumed or specifically approved by the Town.

Developer will pay for the preparation of the deed of easement and will pay for or provide for the payment of real property taxes on the Public Improvements and the related property through the conveyance date.

4. Developer will reserve, make available, and maintain twenty units for occupancy by moderate income individuals.

Developer will reserve, make available and maintain twenty of the apartment units within Mountain Creek, which units need not be fixed but may float, as affordable housing for persons of moderate income ("Eligible Persons"), as further described in this Agreement. The maximum qualifying household income (the "Qualifying Income") for these units during the term of this Agreement will be 97% of HUD limits (HUD limits being 80% of the median household income for Haywood County, North Carolina, as published annually by HUD and adjusted for family size).

Maximum gross rent shall be 30% of Qualifying Income. These units must be made available no later than thirty days after a certificate of occupancy is issued for the entire project (the "Occupancy Date").

By way of example, Exhibit G illustrates, for 2021, Qualifying Income limits and maximum gross rents for 1, 2, and 3 bedroom units based upon 30% of household income and 1.5 persons per bedroom.

Eligibility determinations shall be made prior to initial lease and prior to lease renewal. Income limits and maximum gross rent rates shall be based on the most recent data published by HUD. Notwithstanding the foregoing, maximum gross rent rates will not be lower than the rates set forth in Exhibit G.

These affordable housing units must remain reserved and consistent with the Qualifying Income and be in service for ten years from the Occupancy Date or until the final payment under Section 5(a) of this Agreement, whichever is longer.

The Town will designate a Town representative or equivalent third party experienced in affordable housing matters (the "Compliance Officer") to assist Developer and the Town with complying, and monitoring compliance, with the affordable unit requirement. The Compliance Officer will annually (a) review initial rental eligibility requirements for the affordable units, (b)

certify that incomes and rents for the affordable units are in compliance with the requirements set forth in this Agreement, and (c) monitor the affordable unit occupancy and availability rates for consistency with the reimbursement payment terms outlined in this Agreement. The Compliance Officer's responsibility and obligations will be to the Town. The Developer will pay for the fees incurred by the Compliance Officer, so long as the fees are commercially reasonable and acceptable.

By each February 1 during the term of this Agreement, beginning with the first February 1 following the Occupancy Date, the Compliance Officer will make a report to the Town and Developer (the "Affordable Housing Report") setting out the total number of days in the preceding calendar year during which units in Mountain Creek were under lease to Eligible Persons, or actively marketed and available in rent ready condition (subject to appropriate unit turn times in between tenants) to Eligible Persons (the "Eligible Days"), along with any other information the Compliance Officer cares to include.

For purposes of complying with the requirements set forth in this section 5, if the income of an individual or family resident in a unit set aside for Eligible Persons did not exceed the applicable income limit (adjusted for family size) at the commencement of such resident's occupancy, the income of such individual or family shall be treated as continuing to not exceed the applicable income limit as long as such unit remains rent-restricted in accordance with this Agreement. The preceding sentence shall cease to apply to any individual or family whose income, as of the most recent determination, exceeds one-hundred-forty percent (140%) of the applicable income limit (adjusted for family size), if after a determination that an individual or family has exceeded 140% of the applicable income limit, the Developer fails to reserve, make available and maintain the next available unit of comparable or smaller size as affordable housing for Eligible Persons.

5. The Town will make payments to Developer related to incremental tax payments, subject to adjustment based on compliance with the affordable housing requirements.

a. Payment terms. The Town will make payments (the "Payments") to Developer calculated with reference to the incremental property tax payments

generated by Mountain Creek and with reference to Developer's costs of designing and constructing the Public Improvements. The Town will pay to Developer a percentage of the Town property tax payments attributable to increases in the property tax value within the Project Area over ten years, as follows:

Years 1-4: 75%
Years 5-6: 65%
Years 7-10: 55%

The baseline for calculating the incremental property tax increase value is \$4,333,700.00 (the "Base Value"). The incremental property tax payments will be calculated by multiplying the Town's property tax rate as in effect from time to time by the difference, for any tax year, between the then-current assessed value of the Project Area and the Base Value.

In addition,

- i) Developer is not eligible to receive any Payment for any year in which the incremental assessed value is not at least \$15,000,000.
- ii) In no event will the total amount paid to Developer exceed the design and construction costs of the Public Improvements. Within 90 days after the Dedication Date, Developer shall provide to the Town an accounting of the total costs incurred by Developer for the design and construction of the Public Improvements, and the Town may request reasonable further additional information concerning these costs in its discretion. The parties agree that the costs will not include any developer fee or similar fee to Developer or any profit captured by any development entities controlled by, or in common control with, Developer.

b. Payment Schedule. Developer may request a Payment by notice to the Town. Developer must make its request on or before February 1 with respect to property taxes assessed for the prior calendar year. When Developer makes its first payment request, then "Year 1" for the purposes of Section 5(a) will be the prior calendar year.

Developer must make its first request, however, not be more than two years after the Occupancy Date. Developer has no further rights to Payments if Developer does not submit its first Payment request within that two-year period

The Town will make a Payment to Developer no later than 30 days after receiving the Payment request.

c. Adjustments. For any calendar year for which Developer requests a Payment under this Section 5, the amount of the Payment will be adjusted based on Developer's compliance with Section 4 of this Agreement, as provided below.

The Town will calculate a percentage equivalent to a fraction, the numerator of which is the number of Eligible Days in the calendar year and the denominator of which is 7300 (based on 365 days multiplied by 20 units).

If the percentage is 85% or greater, then Developer will receive the full Payment. If the percentage is less than 50%, then Developer will not receive any Payment that year, and the term for Payments will not be extended beyond year ten as provided in Section 5(a). If the percentage is between 50% and 85%, then the Payment to Developer will be the maximum Payment calculated under Section 5(a) multiplied by the percentage. An example of these payment calculations is provided on Exhibit F.

d. Payment eligibility. Developer must be current on all taxes, charges and fees owed to the Town and County for Developer to be eligible for a Payment. The Town can set off from any required Payment any amounts Developer owes to the Town. The Town will describe any taxes, charges or fees legally owed and payable to the Town when making Payments.

6. Other Developer requirements.

a. Cooperation. Developer will cooperate with the Town in its development of Mountain Creek and the Public Improvements. By way of illustration, but not by way of limitation, Developer agrees as follows:

i. Developer will advise the Town on a pro-active basis and in a timely manner whenever any timeline previously provided to the Town becomes materially different from Developer's updated expectations. Developer at the same time will provide the Town with a revised timeline.

ii. Developer will involve the Town Manager, or the Town Manager's designee, in Developer's process with other governmental entities, including participation in calls or conferences and sharing documents.

b. Monthly reports; appearances before the Town Board. Developer will provide to the Town, each month beginning following the effective date of this Agreement, copies of the minutes from the Developer's monthly construction meetings. After the Certificate of Occupancy is issued for the Project the Developer will then provide quarterly reports to the Town.

At any time and from time to time, at the Town's request, Developer will provide an appropriate representative to appear before the Town Board to provide a narrative update on Mountain Creek and to provide full and complete answers to questions from Board members. The Town does not expect that these requests will occur more frequently than every three months.

c. Representations and warranties. Developer makes the following statements of fact, with the intent and understanding that the Town is relying on these statements in making its decision to enter into this Agreement:

- i. Developer is duly organized and eligible to do business in North Carolina;
- ii. This Agreement does not conflict with any other agreements to which Developer is a party;
- iii. There is no ongoing litigation related to Mountain Creek and the Project Area;
- iv. Developer has and will maintain financial and technical wherewithal to carry out its obligations under this Agreement ; and

- v. Without the commitments from the Town outlined in this Agreement, Developer would not proceed with the Project.

7. Defaults and Remedies; Dispute Resolution

- a. Defaults. A party is in default under this Agreement if:
 - i. It fails to observe and perform any covenant, condition or agreement on its part to be observed or performed for a period of 30 days after notice specifying the failure and requesting that it be remedied has been given by the other party;
 - ii. Any representation, statement, or warranty provided in this Agreement is found to be incorrect or incomplete in any material respect as of the execution date;
 - iii. Any lien, charge, or encumbrance prior to or affecting the validity of this Agreement is found to exist, or proceedings are instituted to enforce any lien, charge or encumbrance against the Creek Property or the Public Improvements and such lien, charge or encumbrance would be prior to the conveyance of the Creek Property or the Public Improvements to the Town; and
 - iv. Developer or any principal of Developer, known or identified to the Town, is indicted or convicted for any felony crime involving fraud, misrepresentation, or misappropriation.

Any such failure is an “Event of Default” under this Agreement. Developer’s failure to provide units according to Section 4 will not constitute a default under this Agreement and will only result in a reduction of amount payable to Developer. The Town has no obligation to make any Payments, however, while an event of default is continuing.

- b. Remedies. Whenever any Event of Default is continuing, the non-defaulting party may take whatever action at law or in equity may appear necessary or desirable to remedy the default, including collection of any amounts then due and

thereafter to become due as a result of the default, to enforce performance and observance of any obligation, agreement or covenant of a party under this Agreement.

c. No remedy exclusive; other provisions. No remedy conferred or reserved in this Agreement is intended to be exclusive, but instead is intended to be cumulative. No delay or omission to exercise any right or power accruing upon any default constitutes a waiver of that right or power. A waiver of any default is limited to the default so waived and does not waive any other default. If a party incurs legal or other costs and expenses to collect any payments due under this Agreement, or to enforce the performance or observance of any obligation or covenant under this Agreement, then to the extent permitted by law each party promises to reimburse a non-defaulting party for all reasonable legal and other fees and costs incurred in the collection or enforcement.

d. Indemnification. Developer agrees to indemnify, defend and hold harmless the Town to the extent allowed by law, from and against any and all losses, claims, damages (compensatory, exemplary, punitive, or otherwise), liabilities, expenses, and judgments, and any other amounts reasonably incurred or suffered by the Town (including attorneys' fees, expert fees, disbursements, and reasonable costs), in connection with any threatened, pending or completed claim, action, suit or proceeding, arising out of the construction of the Public Improvements (collectively referred to hereafter as a "Claim").

The Town shall have the right to employ its own counsel in connection with any such Claim and to participate in the defense thereof, but the fees and expenses of such counsel shall be at the expense of the Town unless (i) Developer shall not have assumed the defense of the Claim and employed counsel for such defense, or (ii) the named parties to any such action (including any impleaded parties) include both the Town and Developer, and the Town shall have reasonably concluded that joint representation is inappropriate under applicable standards of professional conduct due to an actual or potential material conflict of interest between the Town and Developer.

e. Dispute resolution. In the event of any dispute, claim, question, or disagreement arising from or relating to this Agreement or the breach thereof, the parties hereto shall use their best efforts to settle the dispute, claim, question, or disagreement. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable

solution satisfactory to both parties. If the dispute cannot be settled through negotiation within sixty (60) days of initiating negotiation, the parties agree to try in good faith to settle the dispute by mediation using a mediator mutually agreed upon by the parties at a mediation attended by persons with appropriate authority to resolve the dispute. If the parties cannot agree upon a mediator, the parties agree that the Chief Resident Judge of Superior Court in Haywood County, North Carolina shall appoint a mediator. Mediation shall be completed within forty-five (45) days of appointment of the mediator. If no agreement is reached, either party may pursue any claim arising out of the dispute in the Superior Court of Haywood County, North Carolina.

8. Miscellaneous

a. Authority for this Agreement. The Project, and entering into this agreement, is an economic development project for the Town. The Town expects that Mountain Creek and the Public Improvements will enhance the Town's taxable property, employment, and business prospects. The Town is authorized to enter into this Agreement by statute, including Sections 158-7.1, 160A-499, and 153A-451 of the North Carolina General Statutes. **This Agreement does not constitute a "Development Agreement" within the meaning of Article 10, Chapter 160D of the North Carolina General Statutes.**

b. **Town as land use regulator.** Developer acknowledges that the Town acts in separate capacities as a party to a business agreement such as this Agreement, and as a land use regulator. **The Town makes no representation, and can give no assurances, that any land use or related approvals necessary for the Project will be forthcoming at any time.** The Town promises, however, to act in a prompt and professional manner in the review and consideration of all matters. The review process may result in Project design, construction and development requirements above the requirements stated in this Agreement, and may result in requests for community benefits beyond those provided for in this Agreement. If the development review process results in increasing Developer's obligations under this Agreement, then Developer must comply with the results of the development review process. Developer will not be entitled to any setoff or reduction of commitments under this Agreement, or entitled to any additional compensation or other consideration from the Town.

c. Notices. Any communication provided for in this Agreement must be in writing (not including facsimile transmission or electronic mail). Any communication under this Agreement will be deemed given on the delivery date shown on a certified mail receipt, or a delivery receipt (or similar evidence) from a national commercial package delivery service, if addressed as follows:

If intended for the Town, to Town of Waynesville, c/o Town Manager,
Town Hall, Post Office Box 100, Waynesville, NC 28786.

If intended for Developer, to RFLP Mountain Creek, LLC, c/o TriBridge
Residential, Katherine Mosley, 100 Peachtree Street, Suite 1400, Atlanta, GA
30303

With copy to: Nelson Mullins, c/o Eric Wilensky, 201 17th Street, Suite
1700, Atlanta, GA 30363

Any addressee may designate additional or different addresses for communications by notice given under this Section to the other.

d. Each party will bear its own costs. Each party will bear its own costs of the fees and expenses of its counsel and consultants, and of the studies or surveys required under this Agreement or that it otherwise commissions or obtains for its use under this Agreement.

e. Limitation on liability of officers and agents. No officer, agent or employee of the Town will be subject to any personal liability or accountability because of the execution of this Agreement or any other documents related to the transactions contemplated by this Agreement. Those officers, agents or employees will be deemed to execute such documents in their official capacities only, and not in their individual capacities. This provision does not relieve any officer, agent or employee from the performance of any official duty provided by law.

f. No assignment. Neither party may assign any of its rights or obligations under this Agreement without the express consent of the other. Notwithstanding the foregoing, RFLP Mountain Creek, LLC may assign all of its rights and obligations under this Agreement to Waynesville Mountain Creek Owner, LLC, a Delaware Limited Liability Corporation. RFLP Mountain Creek, LLC guarantees

Waynesville Mountain Creek Owner, LLC's ability to preform the duties and obligations outlined in this Agreement.

g. Amendments. This Agreement may only be modified in writing signed by all parties.

h. Governing law. The parties intend that North Carolina law will govern this Agreement and all matters of its interpretation. To the extent permitted by law, the parties agree that any action brought with respect to this Agreement must be brought in the North Carolina General Court of Justice in Haywood County, North Carolina.

i. Consent to jurisdiction and venue. Developer consents to jurisdiction in the State of North Carolina and venue in Haywood County for any lawsuit arising from this Agreement, or from the related transactions and agreements contemplated by this Agreement.

j. Severability. If any provision of this Agreement is determined to be unenforceable, that will not affect any other provision of this Agreement.

k. Binding effect. Subject to the specific provisions of this Agreement, this Agreement will be binding upon and inure to the benefit of and be enforceable by the parties and their respective successors and assigns.

l. Entire agreement. This Agreement constitutes the entire agreement between the Town and Developer with respect to its general subject matter.

m. No third-party beneficiaries. This Agreement is entered into by and between the parties hereto for their exclusive benefit. The parties do not intend to create or establish by this Agreement any third-party beneficiary status or rights, and no such third-party shall be entitled to enforce any right of obligation or enjoy any benefit created or established by this Agreement.

n. Counterparts. This Agreement may be executed in several counterparts, including separate counterparts. Each will be an original, but all of them together constitute the same instrument.

o. Further assurances. The parties hereby agree to execute and deliver to the other party, from time to time, upon request, such reasonable documentation as is necessary to assure, confirm, reaffirm, correct, perfect, evidence or consummate more fully the transactions and obligations set forth herein or in any extensions or modifications hereof. The Town Manager shall be authorized, and hereby is authorized, to execute any such further reasonable documentation on behalf of the Town.

p. HUD Requirements. The Developer intends to obtain a loan for Mountain Creek that will be insured by the United States Department of Housing and Urban Development ("HUD") (a "HUD Loan"). Prior to the closing of the HUD Loan, the Town shall execute a subordination and amendment of this Agreement in the form attached hereto as Exhibit H (or the then current form required by HUD). Notwithstanding anything to the contrary herein, during any such time that a HUD Loan is outstanding, any indemnification payment obligations of the Developer pursuant to Section 7.d. hereunder shall be limited to surplus cash, as defined in the Regulatory Agreement to be entered into by Developer and HUD with respect to Mountain Creek.

[The remainder of this page has been left blank intentionally.]

IN WITNESS WHEREOF, the Town and Developer have caused this Agreement to be executed and delivered as of the day and year first above written by duly authorized officers.

(SEAL)

ATTEST:

**TOWN OF WAYNESVILLE
NORTH CAROLINA**

Eddie Ward
Town Clerk

By: _____
Rob Hites
Town Manager

RFLP Mountain Creek, LLC

By: _____

Printed name: _____

Title: _____

Exhibits:

- A – Definitions
- B – Creek Map
- C – Plan
- D – Public Improvements Description
- E – Construction Budget
- F – Illustration of Payment Calculations
- G – Affordable Housing Income and Rent Schedule

[Economic Development Agreement dated as of _____, 2021]

Exhibit A – Index to Definitions

Term	Definition	Section Reference
Affordable Housing Report	A report that will be submitted to the Town and Developer by the Compliance Officer by each February 1 during the term of the Agreement, beginning with the first February 1 following the Occupancy Date setting out the total number of days in the preceding calendar year during which units in Mountain Creek were under lease to Eligible Persons; and any other information the Compliance officer cares to include.	Section 4; Page 4
Agreement	This Economic Development Agreement dated _____, 2021 between the Town of Waynesville and Developer.	Recitals; Page 1
Compliance Officer	Wilborn-Brock and Associates or an equivalent third party designated by the Developer experienced in affordable housing who will assist Developer with complying with the affordable unit requirement	Section 4; Page 4
Creek Property	Approximately 1.6 acres as illustrated on the Creek Map (Exhibit B)	Recitals; Page 1
Dedication Date	The date on which Developer completes the dedication of the Public Improvements, as contemplated in Section 3.	Section
Eligible Days	The total number of days in the preceding calendar year during which units in Mountain Creek were under lease or actively marketed and available to Eligible Persons subject to unit turnover times in between tenants	Section 4; Page 4

Eligible Persons	Person of moderate income who qualify for the affordable housing units within Mountain Creek.	Section 4; Page 4
Mountain Creek	The Mountain Creek development to be built by Developer as illustrated on the schematic design submitted to the Town on August 26, 2019 (Exhibit C)	Recitals; Page 1
Occupancy Date	The date when a certificate of occupancy is issued for the entire Mountain Creek development	Including, Section 2(a) page 3; Section 4; Page 4
Payments	The Town will make payments to Developer out of the incremental property tax payments generated by Mountain Creek that will reimburse Developer for some or all of its costs of designing and constructing the Public Improvements.	Section 5; Page 5
Plan	The schematic design submitted to the Town on August 26, 2019 outlining the Mountain Creek development	Recitals; Page 1
Project	A project to design, construct and otherwise complete the Mountain Creek Development	Recitals; Page 1
Project Area	Pin # 8616-40-4235	5(a); Page 5
Public Improvements	Roadways, streetscapes, sidewalks, landscaping, signage, traffic signals facilities, storm water facilities, and other similar improvements to be built by Developer within the Mountain Creek development for the benefit of the Town as described on the Plan and Exhibit D	Recitals; Page 1
Qualifying Income	The maximum qualifying income for the 20 affordable housing units within Mountain Creek is 97% of HUD limits (HUD limits being 80% of the median household income for Haywood County, North Carolina, as published annually by HUD and as adjusted	Section 4; Page 4

	for family size). <u>By way of explanation, the 3% reduction is intended to approximate median household income for the Town of Waynesville.</u> Calculation of income and associated rents are depicted in Exhibit G.	
Town	Town of Waynesville, a North Carolina municipal corporation	Recitals; Page 1
Town Board	The Town's governing Board of Aldermen, or any successor to its functions	
Developer	RFLP Mountain Creek, LLC, a North Carolina limited liability company	Recitals; Page 1

Exhibit B – Creek Property Map

[To be added]

Exhibit C – Plan dated August 26, 2019

[To be added]

Exhibit D- Public Improvements Description

[To be added]

Exhibit E- Construction Budget

[To be added]

Exhibit F – Examples of calculations under Section 5

This exhibit gives examples showing the intended operation of the calculations provided for in Section 5.

Example 1

In year 4, the incremental taxes received by the Town are \$50,000. Under 5(a), the baseline payment to Developer is 75% of that amount, or \$37,500. The percentage provided for in 5(c) is calculated as 92%. Since 92% is greater than 85%, Developer is entitled to payment of the entire \$37,500.

Example 2

In year 6, the incremental taxes received by the Town are \$50,000. Under 5(a), the baseline payment to Developer is 65% of that amount, or \$32,500. The percentage provided for in 5(c) is calculated as 63%. Since 63% is between 50% and 85%, the payment to which Developer would otherwise be entitled is multiplied by 63%. Therefore, the payment to Developer is \$32,500 multiplied by 63%, and Developer will receive \$20,475.

Example 3

In year 8, the incremental taxes received by the Town are \$50,000. Under 5(a), the baseline payment to Developer is 55% of that amount, or \$27,500. The percentage provided for in 5(c) is calculated as 47%. Since 47% is less than 50%, Developer is not entitled to any payment.

EXHIBIT G

Affordable Housing Income and Rent Schedule

Source for Income Limits – Base Year 2020¹



FY 2020 MTSP INCOME AVERAGING LIMITS SUMMARY

Haywood County, North Carolina is part of the **Haywood County, NC HUD Metro FMR Area**, so all information presented here applies to all of the **Haywood County, NC HUD Metro FMR Area**.

Haywood County, NC HUD Metro FMR Area									
FY 2020 MTSP Income Limit Area	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
	80 Percent Income Limits	\$33,840	\$38,720	\$43,520	\$48,320	\$52,240	\$56,080	\$59,920	\$63,840
	70 Percent Income Limits	\$29,610	\$33,880	\$38,080	\$42,280	\$45,710	\$49,070	\$52,430	\$55,860
	60 Percent Income Limits	\$25,380	\$29,040	\$32,640	\$36,240	\$39,180	\$42,060	\$44,940	\$47,880
Haywood County, NC HUD Metro FMR Area	50 Percent Income Limits	\$21,150	\$24,200	\$27,200	\$30,200	\$32,650	\$35,050	\$37,450	\$39,900

Income by Agreement (97% of HUD Income Limits)

1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
\$32,825	\$37,558	\$42,214	\$46,870	\$50,673	\$54,398

Rent is calculated as such:

- All Rent calculations assume rent should not exceed 30% of the household income and assumes 1.5 persons per bedroom.
- In no calendar year of the agreement shall the rents be less than below.
- Below are the fixed rental rates using 2020 data:

80% AMI	Gross Rent
1 Bedroom	\$879.79
2 Bedrooms	\$1,055.36
3 Bedrooms	\$1,219.29

EXHIBIT H

Form of HUD Amendment

5.3 HUD [Rider / Amendment] To Restrictive Covenants

** Use as a Rider if the Restrictive Covenants are being entered into at closing; use as an Amendment if the Restrictive Covenants have already been entered into.*

This [RIDER] [AMENDMENT] TO RESTRICTIVE COVENANTS is made as of _____, 20____, by _____ ("Borrower") and _____ ("Agency").

WHEREAS, Borrower has obtained financing from _____ ("Lender") for the benefit of the project known as _____ ("Project"), which loan is secured by a [name of security instrument] ("Security Instrument") dated as of _____, and recorded in the [Recorder's Office or other land records office] of _____ County, _____ ("Records") on _____ as Document Number _____, and is insured by the United States Department of Housing and Urban Development ("HUD");

WHEREAS, Borrower has received [a loan] [an allocation of Low Income Housing Tax Credits] [HOME funds] [tax-exempt bond financing] [other- describe] from the Agency, which Agency [is requiring] [has required] certain restrictions be recorded against the Project; and

[Use if the Restrictive Covenants have already been entered into: WHEREAS, Borrower entered into that certain [_____] Insert name of restrictive covenants document] ("Restrictive Covenants") with respect to the Project, as more particularly described in Exhibit A attached hereto, dated as of [_____] and recorded in the Records;]

WHEREAS, HUD requires as a condition of its insuring Lender's financing to the Project, that the lien and covenants of the Restrictive Covenants be subordinated to the lien, covenants, and enforcement of the Security Instrument; and

WHEREAS, the Agency has agreed to subordinate the Restrictive Covenants to the lien of the Mortgage Loan in accordance with the terms of this [Rider] [Amendment].

NOW, THEREFORE, in consideration of the foregoing and for other consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

(a) **In the event of any conflict between any provision contained elsewhere in the Restrictive Covenants and any provision contained in this [Rider] [Amendment], the provision contained in this [Rider] [Amendment] shall govern and be controlling in all respects as set forth more fully herein.**

(b) The following terms shall have the following definitions:

"Code" means the Internal Revenue Code of 1986, as amended.

"HUD" means the United States Department of Housing and Urban Development.

"HUD Regulatory Agreement" means the Regulatory Agreement between Borrower and HUD with respect to the Project, as the same may be supplemented, amended or modified from time to time.

"Lender" means _____, its successors and assigns.

"Mortgage Loan" means the mortgage loan made by Lender to the Borrower pursuant to the Mortgage Loan Documents with respect to the Project.

"Mortgage Loan Documents" means the Security Instrument, the HUD Regulatory Agreement and all other documents required by HUD or Lender in connection with the Mortgage Loan.

"National Housing Act" means the National Housing Act of 1934, as amended.

"Program Obligations" has the meaning set forth in the Security Instrument.

"Residual Receipts" has the meaning specified in the HUD Regulatory Agreement.

"Security Instrument" means the mortgage or deed of trust from Borrower in favor of Lender, as the same may be supplemented, amended or modified.

"Surplus Cash" has the meaning specified in the HUD Regulatory Agreement.

(c) Notwithstanding anything in the Restrictive Covenants to the contrary, *[use for tax credit transactions only: except the requirements in 26 U.S.C. 42(h)(6)(E)(ii), to the extent applicable,]* the provisions hereof are expressly subordinate to (i) the Mortgage Loan Documents, including without limitation, the Security Instrument, and (ii) Program Obligations (the Mortgage Loan Documents and Program Obligations are collectively referred to herein as the "HUD Requirements"). Borrower covenants that it will not take or permit any action that would result in a violation of the Code, HUD Requirements or Restrictive Covenants. In the event of any conflict between the provisions of the Restrictive Covenants and the provisions of the HUD Requirements, HUD shall be and remains entitled to enforce the HUD Requirements. Notwithstanding the foregoing, nothing herein limits the Agency's ability to enforce the terms of the Restrictive Covenants, provided such terms do not conflict with statutory provisions of the National Housing Act or the regulations related thereto. The Borrower represents and warrants that to the best of Borrower's knowledge the Restrictive Covenants impose no terms or requirements that conflict with the National Housing Act and related regulations.

(d) *[Use for tax credit transactions only: In accordance with 26 U.S.C. 42(h)(6)(E)(i)(1), in]* In the event of foreclosure (or deed in lieu of foreclosure), the Restrictive Covenants (including without limitation, any and all land use covenants and/or restrictions contained herein) shall automatically terminate, *[use for tax credit transactions only: with the exception of the requirements of 26 U.S.C. 42(h)(6)(E)(ii) above, to the extent applicable, or as otherwise approved by HUD.]*

(e) Borrower and the Agency acknowledge that Borrower's failure to comply with the covenants provided in the Restrictive Covenants does not and shall not serve as a basis for default under the HUD Requirements, unless a default also arises under the HUD Requirements.

(f) [Except for the Agency's reporting requirement,] in enforcing the Restrictive Covenants the Agency will not file any claim against the Project, the Mortgage Loan proceeds, any reserve or deposit required by HUD in connection with the Security Instrument or HUD Regulatory Agreement, or the rents or other income from the property other than a claim against:

- i. Available surplus cash, if the Borrower is a for-profit entity;
- ii. Available distributions of surplus cash and residual receipts authorized for release by HUD, if the Borrower is a limited distribution entity; or
- iii. Available residual receipts authorized by HUD, if the Borrower is a non-profit entity. [or
- iv. [A HUD-approved collateral assignment of any HAP contract.]

(g) For so long as the Mortgage Loan is outstanding, Borrower and Agency shall not further amend the Restrictive Covenants, with the exception of clerical errors or administrative correction of non-substantive matters, without HUD's prior written consent.

(h) Subject to the HUD Regulatory Agreement, the Agency may require the Borrower to indemnify and hold the Agency harmless from all loss, cost, damage and expense arising from any claim or proceeding instituted against Agency relating to the subordination and covenants set forth in the Restrictive Covenants, provided, however, that Borrower's obligation to indemnify and hold the Agency harmless shall be limited to available surplus cash and/or residual receipts of the Borrower.

(i) [***Use only with Low-Income Housing Tax Credits:*** Notwithstanding anything to the contrary contained herein, it is not the intent of any of the parties hereto to cause a recapture of the Low Income Housing Tax Credits or any portion thereof related to any potential conflicts between the HUD Requirements and the Restrictive Covenants. Borrower represents and warrants that to the best of Borrower's knowledge the HUD Requirements impose no requirements which may be inconsistent with full compliance with the Restrictive Covenants. The acknowledged purpose of the HUD Requirements is to articulate requirements imposed by HUD, consistent with its governing statutes, and the acknowledged purpose of the Restrictive Covenants is to articulate requirements imposed by Section 42 of the Code. In the event an apparent conflict between the HUD Requirements and the Restrictive Covenant arises, the parties and HUD will work in good faith to determine which federally imposed requirement is controlling. It is the primary responsibility of the Borrower, with advice of counsel, to determine that it will be able to comply with the HUD Requirements and its obligations under the Restrictive Covenants. [***Use only with tax-exempt bonds:*** No action shall be taken in accordance with the rights granted herein to preserve the tax exemption of the interest on the notes or bonds, or prohibiting the owner from taking any action that might jeopardize the tax-exemption, except in strict accord with Program Obligations.]

BORROWER:

AGENCY:

By:

Name:
Title:

By:

Name:
Title:

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for the county and State aforesaid, do hereby certify that on this _____, _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (s)he signed and delivered the said instrument as his/her free and voluntary act and the free and voluntary act of _____ for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[seal]

Notary Public

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for the county and State aforesaid, do hereby certify that on this _____, _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that (s)he signed and delivered the said instrument as his/her free and voluntary act and the free and voluntary act of _____ for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[seal]

Notary Public

[Attach Exhibit A – Legal Description]

TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: July 13, 2021

SUBJECT: Public hearing to discuss adjustments to the Downtown Municipal Service District

AGENDA INFORMATION:

Agenda Location: Public Hearing
Item Number: E5
Department: Board of Aldermen
Contact: Anthony Sutton, Alderman
Presenter: Anthony Sutton, Alderman

BRIEF SUMMARY:

This is a public hearing to discuss removing properties from the Downtown Municipal Service district (MSD). The Board has been approached by some members of the public who own businesses within the MSD that believe their businesses do not benefit from the extra tax levied on properties within that district. Alderman Anthony Sutton would like to review the current MSD map and discuss with the Board if any changes should be made, specifically, if businesses that do not enter from or exit onto Main Street should be included on the map.

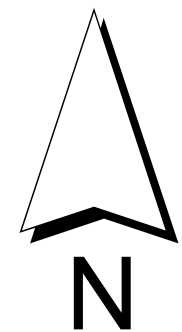
MOTION FOR CONSIDERATION:

FUNDING SOURCE/IMPACT:

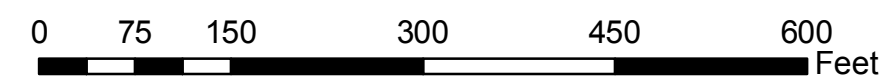
ATTACHMENTS:

1. Downtown Municipal Service Districts Maps

MANAGER'S COMMENTS AND RECOMMENDATIONS:



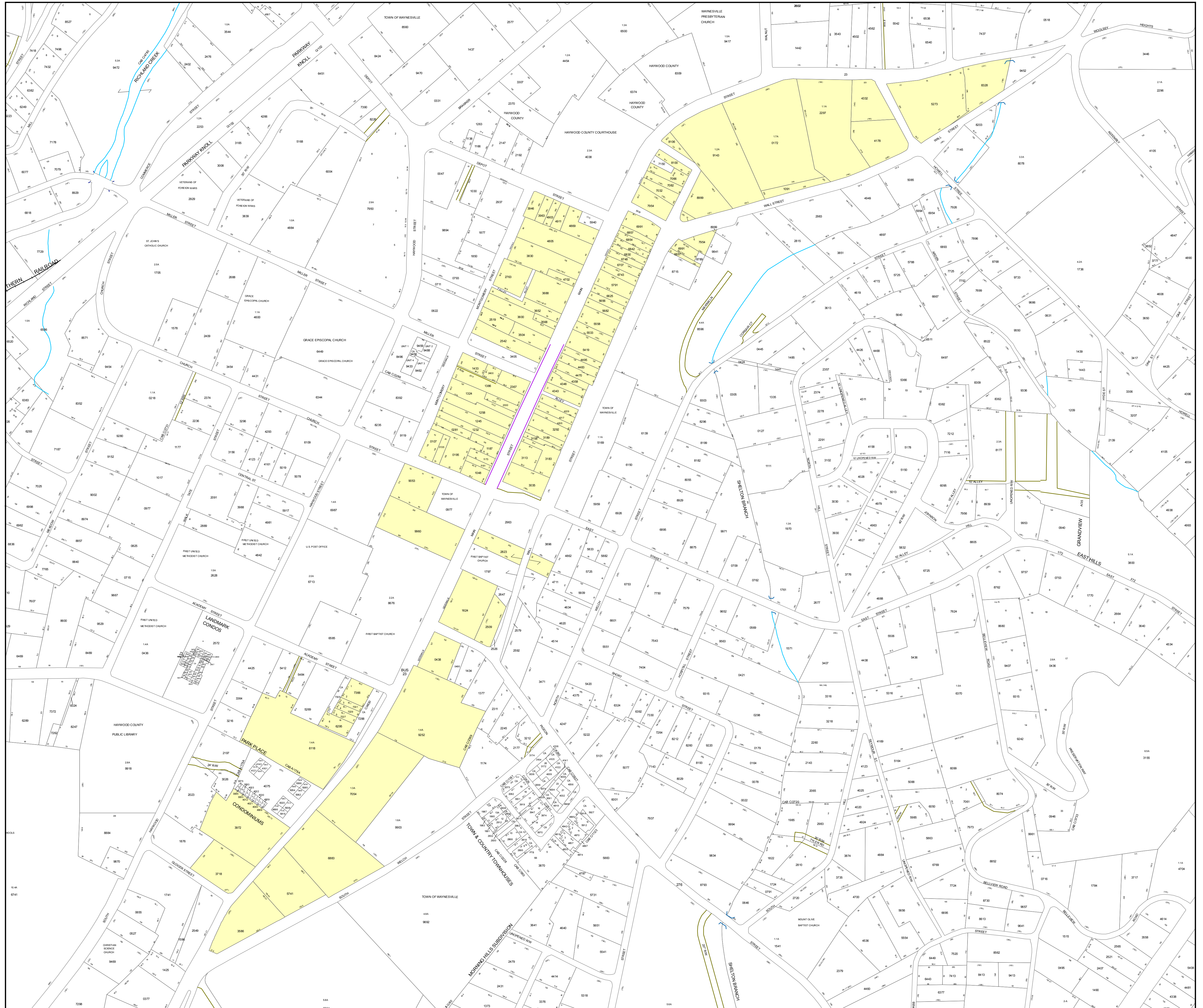
Waynesville MSD



- Bridges
- Culvert
- Easement
- Hooks
- Hydro
- Leaders
- Railroad
- ROW
- Hwy ROW
- SR ROW
- Misc

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY FOUND WITHIN THIS JURISDICTION, AND IS COMPILED FROM RECORDED DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS MAP ARE HEREBY NOTIFIED THAT THE AFOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. HAYWOOD COUNTY ASSUMES NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED ON THIS MAP.

Printing Date: Friday, January 22, 2010
File: WaynesvilleMSD.mxd
Coordinate System:
NAD 1983 StatePlane North Carolina FIPS 3200 Feet
Operating System: Microsoft Windows XP Professional
ArcMap Build Number: 9.3.1770
Haywood County GIS



TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: July 13, 2021

SUBJECT: Appointment of new Boards and Commissions members

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: E3
Department: Administration
Contact: Eddie Ward, Town Clerk
Jesse Fowler, Assistant Town Manager
Presenter: Jesse Fowler, Assistant Town Manager

BRIEF SUMMARY:

There are several boards and commissions that have vacancies and we have received several applications to fill these vacancies. The Board of Aldermen will receive ballots at the beginning of their meeting on July 13, 2021 and will vote on which applicants will fill the vacancies on each Board and Commission. Below is a summary of vacancies and applications received.

- | | |
|---|-------------------------------|
| • ABC Board: | 1 vacancy & 5 applications* |
| • Cemetery Commission: | 2 vacancies & 2 applications* |
| • Zoning Board of Adjustment: | 3 vacancies & 3 applications* |
| • Historic Preservation Commission: | 4 vacancies & 4 applications* |
| • Planning Board: | 3 vacancies & 6 applications* |
| • Public Art Commission: | 4 vacancies & 4 applications* |
| • Parks & Recreation Advisory Commission: | 4 vacancies & 7 applications* |
| • Waynesville Housing Authority: | 3 vacancies & 4 applications |

*All Boards and Commissions are for a 3-year term with the exception of Waynesville Housing Authority which has a 5-year term.

MOTION FOR CONSIDERATION:

Motion to approve the ballots and appoint those applicants to each Board and Commission with terms ending June 30, 2022, and Waynesville Housing Authority with terms ending June 30, 2026

FUNDING SOURCE/IMPACT:

ATTACHMENTS:

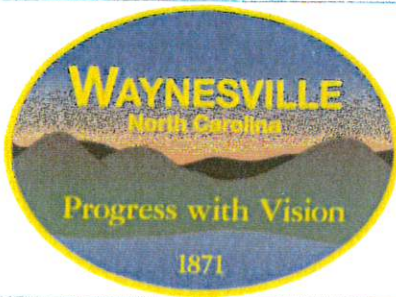
- Applications for Boards and Commissions

MANAGER'S COMMENTS AND RECOMMENDATIONS:

ABC BOARD

ONE VACANCY

FIVE APPLICANTS



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME RAYMOND M. EZELL
STREET ADDRESS 409 LONGVIEW DRIVE, WAYNESVILLE, NC 28786
MAILING ADDRESS SAME
PHONE 828-452-4261 (H) 828-400-9553 (C)
E-MAIL REZELL2454@CHARTER.NET

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Alcoholic Beverage Control Board | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |
| <input type="checkbox"/> Homelessness Taskforce (adhoc) | <input type="checkbox"/> Cemetery Committee (adhoc) |

I am interested in serving on this board or commission because: I WOULD LIKE TO CONTINUE SERVING ON THE ABC BOARD BUILDING ON THE SUCCESS WE HAVE ACHIEVED

I have experience/expertise in the following areas and/or have served on the following board or commission:

MY EXPERIENCE IN SERVING ON THE ABC BOARD OVER SEVERAL YEARS PROVIDES EXPERTISE IN THE OPERATIONAL AND COMPLIANT ASPECTS OF THE ABC STORE

I feel that I can contribute the following to this board or commission: MY KNOWLEDGE IN FINANCIAL INTEGRITY AND DEALING WITH PEOPLE COMES 40 PLUS YEARS AS A U.S. POSTAL INSPECTOR AND POLYGRAPH EXAMINER.

Tell us about yourself and your background: RETIRED U.S. POSTAL INSPECTOR/POLYGRAPH EXAMINER, MARRIED 54 YEARS, 3 SONS AND LIVING IN WAYNESVILLE SINCE 1976.

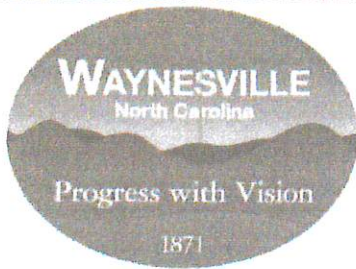
If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature

Raymond M. Ezell

May 3, 2021

Date



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME CeCe Higgs

STREET ADDRESS 91 Worsham Drive - Waynesville- NC- 28786

MAILING ADDRESS 91 Worsham Drive- Waynesville-NC -28786

PHONE 828.768.1430

E-MAIL chiggs@haywoodchamber.com

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Alcoholic Beverage Control Board | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |
| <input checked="" type="checkbox"/> Homelessness Taskforce (adhoc) | <input type="checkbox"/> Cemetery Committee (adhoc) |

I am interested in serving on this board or commission because: See Attached

I have experience/expertise in the following areas and/or have served on the following board or commission:

See Attached

I feel that I can contribute the following to this board or commission See Attached

Tell us about yourself and your background: _____

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

CeCe Higgs
Signature

JUNE 7, 2021
Date

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per NCGS 132-1.
Return Application to Town Clerk's Office

I am interested in serving on this board of commission because:

I have a history of service to the citizens of Haywood County since 2004. I have served many local and state boards, commissions, committees, ad-hoc committees, and community advisory boards.

I have experience/expertise in the following areas and/or have served on the following board or commission:

I currently serve on the NC Rural Center Board, the Haywood Health Foundation Board. Co-Chair of the Haywood Health Foundation Golf Gala, Ad-Hoc Task Force on Homelessness. In addition, I have also serve on the following boards, commissions, ad-hoc committees or task forces.

- NC Rural Center Board Treasurer
- NC Rural Center Executive Committee
- NC Rural Center Governance Committee
- Western North Carolina Chambers of Commerce President
- Western North Carolina Chambers of Commerce Executive Committee
- Member Mountain Bizworks Board
- Member Folk Moot International Festival Board
- Haywood Medical Center Flourish Conference for Women Committee
- Tourism Development Authority Board Member
- Haywood Advancement Foundation Board Member
- Tourism Development Strategic Planning Committee
- NC Rural Center Strategic Planning Committee
- Rotary Club Member
- Search Committee Haywood Community College President
- Haywood County Bicentennial Celebration Committee Member
- Haywood County Community College Focus Group
- Member Haywood County Extension Advisory Council
- Haywood Medical Center Hospice Advisory Board & Golf Committee
- Selection Committee Teacher of The Year 2006 and 2007

I feel that I can contribute the following to this board of commission:

Through my career and community involvement I have experience in advancing and promoting the mission of individual organizations, providing financial oversight, governance, advocacy, consensus building and engagement. In addition, I commit to being actively engaged, listen and work well with diverse perspectives.

Tell us about yourself and background:

See attached bio

Bio
CeCe Hipps, CCE, IOM
Haywood Chamber of Commerce

CeCe Hipps became president of the Haywood County Chamber of Commerce in October 2004 where her focus is building a strong and successful economic environment and serving as a voice for the community and businesses.

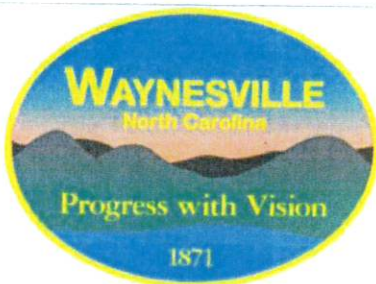
Prior to coming to Haywood County, Hipps was VP of Governmental Relations and Member Services at the Cary Chamber of Commerce in Cary, NC in which the Chamber more than doubled in size. She was successful in leading a team to secure a public schools bond referendum and served on a regional committee for transportation and infrastructure needs. She was often referred to as the force that kept everyone together.

Before her employment with the Cary Chamber she was an elementary school teacher with a Bachelor of Science in Exceptional Education from Appalachian State University. She was named Teacher of the Year at Oak Lane Elementary School in 1986 and was working towards her Master's Degree when she discovered her passion in the Chamber of Commerce profession.

She has earned the CCE designation in which less than five hundred Chamber professionals have achieved and recently received her 25 year service pin. Additional certifications include Institute of Organizational Management (IOM), the UNC Governmental Basic Economic Development Certification and a graduate of Leadership North Carolina. She was one of five team members who received the Advantage West Certified Entrepreneurial Certification for Haywood County while working with Key community leaders recognizing Haywood County as the First Certified Entrepreneurial Community assuring that programs and support were available for businesses. In 2014 the county commissioners approved the merger of Economic Development under the Haywood County Chamber of Commerce in order to generate new energy and enthusiasm around economic development.

Hipps currently serves on the NC Rural Center Board of Directors and served as Treasurer for two years. She also serves on the Haywood Public Schools Continuing Education Advisory Council, the Haywood Health Foundation Board, Haywood Health Golf Co-Chair and Ad-Hoc Take Force on Homelessness.

CeCe is active in her community and participates in various community fundraising events including the Haywood Foundation Golf Tournament, REACH and the Haywood County Schools Foundation Mardi Gras Ball. She resides in Waynesville with her husband, Rob Roland. In her spare time she enjoys golfing, cooking, entertaining friends, and traveling. She has two sons, Bradley and Justin and a step son, Kyle, one beautiful daughter in laws, Apton and two grandsons Harrison and Brooks.



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME Ted Lambert
STREET ADDRESS 79 Walking Horse Dr., Clyde NC 28721
MAILING ADDRESS 79 Walking Horse Dr., Clyde NC 28721
PHONE 828-400-7646
E-MAIL driedlambert@gmail.com

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Alcoholic Beverage Control Board | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |
| <input type="checkbox"/> Homelessness Taskforce (adhoc) | <input type="checkbox"/> Cemetery Committee (adhoc) |

I am interested in serving on this board or commission because: I have a vested interest in the community and want to play my role in the economic development of Waynesville.

I have experience/expertise in the following areas and/or have served on the following board or commission:

As a small business owner, with 20 employees for over 14 years, I understand the dynamics and challenges that might occur. I have also been very active with the non-profit Sarge's Organization, Sarge's Board member 3 years, officer for 6 years, and 2 years as President.

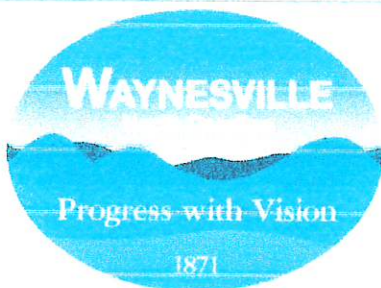
I feel that I can contribute the following to this board or commission

Practical business knowledge and leadership, Fiscal responsibility, and a love of the community

Tell us about yourself and your background: Originally from Louisiana, I have lived in Hyland County for the past 15 years. My wife is originally from Waynesville, and we have a dental practice, Smoky Mountain Dentistry. We are very active in the community and are always looking for ways to give back.
If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Ted Lambert
Signature

Date



TOWN OF WAYNESVILLE, NORTH CAROLINA
Application for Appointment to Boards/Commissions
Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME: Katherine C. Smith

STREET ADDRESS 33 Meadowind Court Waynesville NC 28786

MAILING ADDRESS _____

PHONE 828-506-1879

E-MAIL kathysmith2@charter.net

Please consider me for appointment to the following board(s) or commission(s):

<input checked="" type="checkbox"/> Alcoholic Beverage Control Board	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Community Action Forum	<input type="checkbox"/> Public Art Commission
<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Recreation & Parks Advisory Commission
<input type="checkbox"/> Firemen's Relief Fund Board	<input type="checkbox"/> Waynesville Housing Authority
<input type="checkbox"/> Historic Preservation Commission	<input type="checkbox"/> 1% Zip Code Subcommittee (TDA)
<input checked="" type="checkbox"/> Homelessness Taskforce (adhoc)	<input type="checkbox"/> Cemetery Committee (adhoc)

I am interested in serving on this board or commission because: I enjoy gaining business insight, working as part of a team to develop strategies to grow business interests. I am a fact finder and negotiator by nature and enjoy working as a team member to realize positive outcomes.

I have experience/expertise in the following areas and/or have served on the following board or commission: I possess the management and analytical skills necessary to assist in gaining a competitive edge. I am an excellent communicator. I have the organizational and decision-making skills necessary to balance organizational needs with governmental regulations.

I feel that I can contribute the following to this board or commission: Strategic planning, metrics tracking and analysis, negotiation and problem solving as well as team building.

Tell us about yourself and your background: My educational background and the majority of my work experience has been in Corporate HR and government contracting. I am currently serving in the role of Sr. Branch Office Administrator for Edward Jones Financial Services. Please see my resume for further details.

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Katherine C. Smith
Signature

6/4/2021
Date



Katherine C. Smith

June 4, 2021

Town of Waynesville
Mr. Eddie Ward,
Town Clerk
PO Box 100
Waynesville NC 28786

Dear Mr. Ward,

I am interested in speaking with you regarding the open position on the Alcoholic Beverage Control Board. I believe my experience in the field of Human Resources, Business Management and Financial Analysis would be an asset to the board.

I have attached my application and look forward to discussing the opportunity in more detail.

Best Regards,



Katherine C. Smith

Katherine C. Smith

33 Meadowind Court Waynesville, North Carolina 28786 | (828)-506-1879 | kathysmith2@charter.net

Summary

I am an experienced professional who utilizes analytical thinking, creativity, leadership and collaborative efforts to realize positive outcomes. A fact finder by nature, I am an effective communicator with excellent planning, team building and organizational skills.

Experience

5/1/17 – Present Edward Jones – Waynesville
Sr. Branch Office Administrator

- Partner with Financial Advisor in office managing over 150 million dollars in assets, insuring that all client needs and goals are met.
- Analyze financial data
- Accurately enter financial data, and confidential information
- Gather financial information for presentation
- Accurately manage client accounts
- Process trades, retirement and estate account processing, etc.

4/25/13 – 3/7/17 Civil Design Concepts, Inc. – Asheville, NC
Administrative Operations Manager

- Project management
- Marketing
- Proposal and contract review
- Staff culture coach
- Evaluation and implementation of processes and procedures
- Recruitment and onboarding of professional staff
- Liaison to third party HR group

9/13/12 – 4/25/13 Relocated to North Carolina

- Miscellaneous volunteer work while seeking employment

11/1/06 – 9/12/12 *Company Now Closed
Tactical Holdings Operations, Inc. – Knoxville, TN
(parent company of Wellco Enterprises)
Corporate Director of Human Resources

- Corporate oversight of all Human Resource Departments for multi-location Government Contractor – NC, TN, GA, OR and Puerto Rico (average 850 employees)
- Strategic planning, development and implementation of policies, procedures, programs and practices in accordance with the organization's objectives and applicable laws.
- Administrator for employee benefits
- Workforce Development and administration of effective recruitment program
- Oversight of all required recordkeeping and reporting including OSHA, EEO, E-Verify, FMLA, Affirmative Action, Pension Plan, 401k, etc.
- Responsible for labor relations for all facilities (US and Puerto Rico) including negotiation of Collective Bargaining Agreements, investigations, conflict resolution and mediation.

4/87 – 11/06 Giles Chemical Corporation - Human Resources & Customer Service Manager

- Workforce development, recruitment and placement.
- Administration of all company benefit plans.
- Ensured that all aspects of the business operated in accordance with State and Federal law as well as Company Policy.
- All related reporting including EEO, AAP, OSHA, etc.
- Managed customer service and administrative staff
- Served as project manager on several new initiatives, including new business start-up.

Education

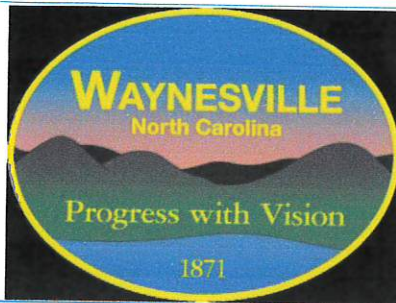
- Montreat College, Montreat, NC - B. A. Business Administration - Cum Laude

Memberships, Certifications and Trainings

- Former Credentialed Senior Professional in Human Resources - SPHR
- Former SHRM Member
- Past Board Member WNC Community Credit Union
- NC Notary Public
- Graduate of Leadership Haywood
- OSHA – General Industry Safety & Health Training
- ISO Internal Auditor Training
- Past Member of the Haywood County HR Association
- Past Member, Haywood County Job Services Employers Committee
- Past Member, Altrusa International
- Past Board of Directors member - Canton First Baptist Church Foundation
- Past Member, Canton First Baptist Church Personnel Committee

Volunteer Work

- Canton First Baptist Church – Small group facilitator
- Canton First Baptist Church - Operation In As Much and Gum Drop Mission
- Annual Canton First Baptist Youth On Missions Rick Gosnell Memorial Golf Tournament
- Operation Christmas Child Regional Collection Center
- North Canton Elementary School Adopt a School program and Christmas Workshop
- Annual Coat Drive and Toys for Tots Christmas Drive – Morristown, TN



TOWN OF WAYNESVILLE, NORTH CAROLINA
Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME C. Kenneth Stines
STREET ADDRESS 4294 PISGAH DRIVE, CANTON NC 28716
MAILING ADDRESS _____
PHONE 828-231-2625
E-MAIL GSMLOOKOUTFARMS@GMAIL.COM

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Alcoholic Beverage Control Board | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |
| <input type="checkbox"/> Homelessness Taskforce (adhoc) | <input type="checkbox"/> Cemetery Committee (adhoc) |

I am interested in serving on this board or commission because: I feel I would be an interesting
BOARD TO SERVE and be able to give back to community.

I have experience/expertise in the following areas and/or have served on the following board or commission:

Assoc. Degree in Civil Engineering, Assoc. Degree in Surveying, Worked
for County organization for 25 years, serve on NC 811 Board
and serve on NC Water Pollution Operators Certification Commission.

I feel that I can contribute the following to this board or commission: NATIVE to Haywood
County I feel I could help contribute to the continued success of
this board and put good professional to discussion.

Tell us about yourself and your background: Born and raised in Haywood County, attend
Church @ LONES CHAPEL, EAGLE SCOUT, employed for 25 years @ MSD
of Buncombe County as Director of MAINTENANCE AND FARM
BLACK HERFORD CATTLE, ENJOY BEING OUTSIDE.

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature

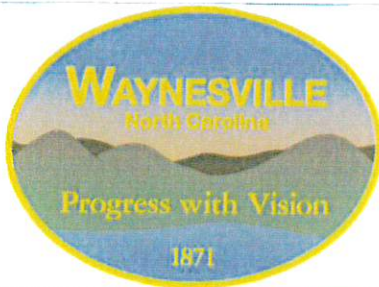
6-12-2021

Date

CEMETERY COMMISSION

TWO VACANCIES

TWO APPLICANTS



TOWN OF WAYNESVILLE, NORTH CAROLINA
Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME ELIZABETH W. ATKINSON
STREET ADDRESS 1 BRADFORD CIRCLE, WAYNESVILLE, NC 28786
MAILING ADDRESS (SAME AS ABOVE)
PHONE (828) 456-9928
E-MAIL elizabethatkinson@att.net

Please consider me for appointment to the following board(s) or commission(s):

<input type="checkbox"/> Alcoholic Beverage Control Board	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Community Action Forum	<input type="checkbox"/> Public Art Commission
<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Recreation & Parks Advisory Commission
<input type="checkbox"/> Firemen's Relief Fund Board	<input type="checkbox"/> Waynesville Housing Authority
<input type="checkbox"/> Historic Preservation Commission	<input type="checkbox"/> 1% Zip Code Subcommittee (TDA)
<input checked="" type="checkbox"/> Cemetery Committee	

I am interested in serving on this board or commission because: I SERVED ON THIS SAME COMMITTEE LAST TERM AND WAS VERY IMPRESSED WITH THE ACTIONS. I WOULD ENJOY CONTINUING THE RELATIONSHIPS WITH OTHER COMMITTEE MEMBERS AND BEING A SERVICE TO OUR TOWN OF WAYNESVILLE.

I have experience/expertise in the following areas and/or have served on the following board or commission:

CEMETARY COMMITTEE &
10 COUNTRY CLUB PROPERTY OWNERS ASSOC. (SEC/TREAS.)

I feel that I can contribute the following to this board or commission

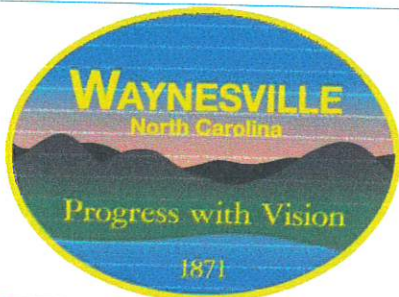
INTEREST IN PRESERVING THE BEAUTY AND REVERENCE OF OUR GREENHILL CEMETARY

Tell us about yourself and your background: I HAVE LIVED HERE IN WAYNESVILLE ALL MY LIFE (83 YRS.) AND AM PROUD OF OUR TOWN. I WORKED FOR ANDERSON AUTO CENTER FOR OVER 43 YEARS AS THE ACCOUNTING MANAGER.

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Elizabeth W. Atkinson
Signature

4/7/2020
Date



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME Sharon W. Franks
STREET ADDRESS 1629 Crymes Cove Rd. Waynesville Nc 28786
MAILING ADDRESS Same
PHONE 828-456-4581 (h) 828-734-8313(c)
E-MAIL gfrankss@charter.net

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|---|---|
| <input type="checkbox"/> Alcoholic Beverage Control Board | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |
| <input type="checkbox"/> Homelessness Taskforce (adhoc) | <input checked="" type="checkbox"/> Cemetery Committee (adhoc) |

I am interested in serving on this board or commission because: I truly care about the families of loved ones buried there as well as maintaining dignity and respect for all.

I have experience/expertise in the following areas and/or have served on the following board or commission:

I am one of the founding members of Greenhill Cemetery Committee and have done research into what statutes are and are not allowed in any cemetery.

I feel that I can contribute the following to this board or commission I can be a voice for many families, both past and future, for respect, dignity and honoring the memories of loved ones buried there.

Tell us about yourself and your background: Haywood County born and raised. My father retired from ToW Electric Dept + Fire Dept. I have 3 children, 2 of which are LEO's + 4 grandchildren (1 of which is LEO).

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Sharon W. Franks
Signature

6-6-2021
Date

HISTORIC PRESERVATION COMMISSION

FOUR VACANCIES

FOUR APPLICANTS



TOWN OF WAYNESVILLE, NORTH CAROLINA
Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME Rodney Conrad
STREET ADDRESS 138 Church St. Waynesville NC 28786
MAILING ADDRESS Same
PHONE 828-734-2612
E-MAIL rodneycconrad@me.com

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|--|---|
| <input type="checkbox"/> Alcoholic Beverage Control Board | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input checked="" type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |
| <input type="checkbox"/> Homelessness Taskforce (ad hoc) | <input type="checkbox"/> Cemetery Committee (ad hoc) |

I am interested in serving on this board or commission because: I am currently serving on the board and would like to continue.

I have experience/expertise in the following areas and/or have served on the following board or commission:

I have experience in historic home preservation and excellent communication skills.

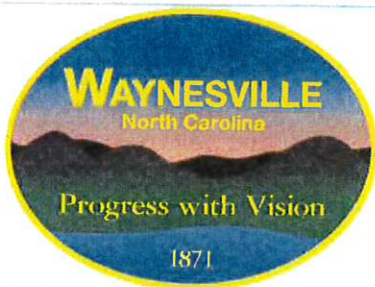
I feel that I can contribute the following to this board or commission: I am able to help preserve the rich history we have here in Waynesville as well as help use it as a tool to promote Waynesville.

Tell us about yourself and your background.

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature [Signature]

Date 5/4/2021



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME David W. Hyder

STREET ADDRESS 220 Camp Branch Road, Apt 1 Waynesville, NC

MAILING ADDRESS _____

PHONE 828-456-8383 ; 919-798-0192

E-MAIL David@juteagueengineering.com

Please consider me for appointment to the following board(s) or commission(s):

☐ Alcoholic Beverage Control Board

☐ Community Action Forum

☐ Board of Adjustment

☐ Firemen's Relief Fund Board

☒ Historic Preservation Commission

☐ Homelessness Taskforce (adhoc)

☐ Planning Board

☐ Public Art Commission

☒ Recreation & Parks Advisory Commission

☐ Waynesville Housing Authority

☐ 1% Zip Code Subcommittee (TDA)

☐ Cemetery Committee (adhoc)

I am interested in serving on this board or commission because:

Both are important to community understanding & the future

I have experience/expertise in the following areas and/or have served on the following board or commission:

- An Engineer, environmental review & federal grant

I feel that I can contribute the following to this board or commission

With cross-field expertise

Tell us about yourself and your background:

I am an NC Native, Registered Engineer and advisor

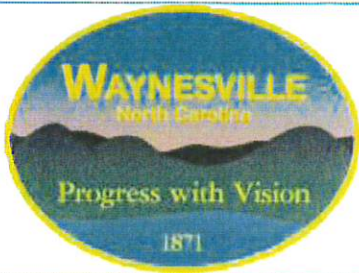
If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature

David W. Hyder

Date

Jan 17, 2021



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME: Linda Ann Lee
STREET ADDRESS 12 Nature Lane, Waynesville, NC
MAILING ADDRESS same
PHONE 845-527-0868
E-MAIL newburgh59@msn.com

Please consider me for appointment to the following board(s) or commission(s):

<input type="checkbox"/> Alcoholic Beverage Control Board	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Community Action Forum	<input type="checkbox"/> Public Art Commission
<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Recreation & Parks Advisory Commission
<input type="checkbox"/> Firemen's Relief Fund Board	<input type="checkbox"/> Waynesville Housing Authority
<input checked="" type="checkbox"/> Historic Preservation Commission	<input type="checkbox"/> 1% Zip Code Subcommittee (TDA)

I am interested in serving on this board or commission because: Having resided in Waynesville for over seven years, I appreciate the beauty and uniqueness of our town, especially the historically significant structures and sites.

I have experience/expertise in the following areas and/or have served on the following board or commission:

I have restored 14 historical homes and have communicated significantly with the Historic Preservation Board of Lynchburg, Va. I can see the desires of Preservation Integrity from both sides.

I feel that I can contribute to this board or commission

With my experience and love of historical homes, structures and sites and history in general, I feel that I could be a fair voice for both sides of concern.

Tell us about yourself and your background:

I have lived in Waynesville for seven years, renovated many homes including in N. Carolina, Georgia, New York and Virginia. I live in my renovated home on Camp Branch. I'm a nurse and single foster mother.

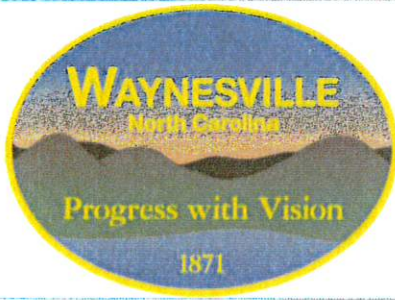
If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Linda Ann Lee
Signature

6.27.18
Date

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per NCGS 132-1.

- Return Application to Town Clerk's Office -



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME B. Alex McKay
STREET ADDRESS 343 Hazelwood Ave. Waynesville, NC 28786
MAILING ADDRESS 343 Hazelwood Ave.
PHONE (828) 246-8528
E-MAIL Waynesvillearchive@yahoo.com

Please consider me for appointment to the following board(s) or commission(s):

<input type="checkbox"/> Alcoholic Beverage Control Board	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Community Action Forum	<input type="checkbox"/> Public Art Commission
<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Recreation & Parks Advisory Commission
<input type="checkbox"/> Firemen's Relief Fund Board	<input type="checkbox"/> Waynesville Housing Authority
<input checked="" type="checkbox"/> Historic Preservation Commission	<input type="checkbox"/> 1% Zip Code Subcommittee (TDA)
<input type="checkbox"/> Homelessness Taskforce (adhoc)	<input type="checkbox"/> Cemetery Committee (adhoc)

I am interested in serving on this board or commission because: I'm on Commission now and would like to serve again

I have experience/expertise in the following areas and/or have served on the following board or commission:

Expertise in local history

I feel that I can contribute the following to this board or commission

Tell us about yourself and your background:

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

B. Alex McKay 5-21-21
Signature Date

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per NCGS 132-1.

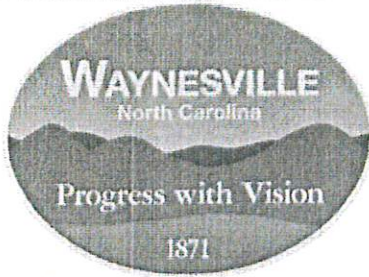
Return Application to Town Clerk's Office

PLANNING BOARD

THREE VACANCIES

(1 FOR ETJ)

SIX APPLICANTS



TOWN OF WAYNESVILLE, NORTH CAROLINA
Application for Appointment to Boards/Commissions
Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME JOHN V. BAUS JR
STREET ADDRESS 55 LOVE LANE
MAILING ADDRESS WAYNESVILLE NC 28786
PHONE 504-239-8080
E-MAIL johnbaus@att.net

Please consider me for appointment to the following board(s) or commission(s):

<input type="checkbox"/> Alcoholic Beverage Control Board	<input checked="" type="checkbox"/> Planning Board
<input type="checkbox"/> Community Action Forum	<input type="checkbox"/> Public Art Commission
<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Recreation & Parks Advisory Commission
<input type="checkbox"/> Firemen's Relief Fund Board	<input type="checkbox"/> Waynesville Housing Authority
<input type="checkbox"/> Historic Preservation Commission	<input type="checkbox"/> 1% Zip Code Subcommittee (TDA)
<input type="checkbox"/> Homelessness Taskforce (adhoc)	<input type="checkbox"/> Cemetery Committee (adhoc)

I am interested in serving on this board or commission because:
I WANT WHAT IS BEST FOR THE RESIDENTS AND
BUSINESSES OF WAYNESVILLE

I have experience/expertise in the following areas and/or have served on the following board or commission:

LAW, REAL ESTATE, COMMERCIAL DEVELOPMENT
- CURRENT MEMBER OF THE ZONING BOARD

I feel that I can contribute the following to this board or commission
LEGAL EXPERIENCE, MEDIATION EXPERIENCE, JUDICIAL EXPERIENCE,
COMMERCIAL PROPERTY EXPERIENCE, AS WELL
AS RATIONAL PROBLEM SOLVING AND COMMON SENSE.

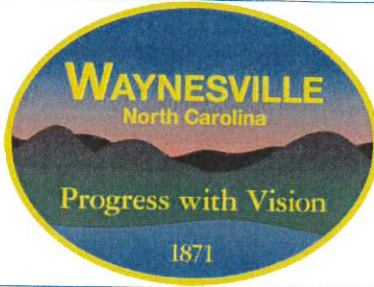
Tell us about yourself and your background: FORMER STATE PROSECUTOR,
FORMER CIVIL TRIAL ATTORNEY (DEFENSE PRACTICE), FORMER
ADMINISTRATIVE LAW JUDGE, OWNED AND OPERATED A COMMERCIAL
REAL ESTATE CONSULTING BUSINESS

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature John V Baus Jr

Date

ETJ



TOWN OF WAYNESVILLE, NORTH CAROLINA
Application for Appointment to Boards/Commissions

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16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME Hylah Birenbaum

STREET ADDRESS 599 Walker Rd Waynesville NC 28786

MAILING ADDRESS Same

PHONE 828-452-9283

E-MAIL HylahBirenbaum@icloud.com

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|---|---|
| <input type="checkbox"/> Alcoholic Beverage Control Board | <input checked="" type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |
| <input type="checkbox"/> Homelessness Taskforce (adhoc) | <input type="checkbox"/> Cemetery Committee (adhoc) |

I am interested in serving on this board or commission because: I have lived in Waynesville since 1995 and want to help the town grow in a healthy manner. I want to give back to the community utilizing any knowledge and experience I have and giving my voice when needed. I want to help improve the quality of development and insure there is managed growth.

I have experience/expertise in the following areas and/or have served on the following board or commission:

I have served on several boards in the county (Haywood County Schools Foundation, Haywood Hospital Foundation and recently Friends of the Library) I want to get more involved with the local government. I want to gain more knowledge with land development and land use laws to make sure all sides are represented equally - private rights and public good.

I feel that I can contribute the following to this board or commission Knowledge of being on other boards and understanding procedures. Organized, well spoken, driven and dependable. I do what I say I will do.

Finally, I am a great listener - hearing all sides, understanding peoples point of view and digging deeper to ask more questions

Tell us about yourself and your background:

Moved to Waynesville in 1995 to open a bed & breakfast (the old Freedlander house from Dayco Corp) While operating the B&B for 10 years, I also sold advertising for a regional magazine. In 2012 I joined the Smoky Mountain News family as Editor in Chief for Smoky Mountain Living magazine. I handle, marketing, communications and advertising plus oversee the operations for two magazines (Smoky Mountain Living and Blue Ridge Motorcycling) When I was in college I took a political science class which led me to intern with my congressman. I always knew that I wanted to be involved with my community. Now that my children are older, I have the time to give back to my community. Gaining knowledge from the planning board will lead me to other positions and opportunities which in turn will help my community grow and flourish.

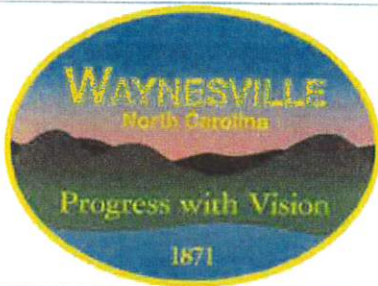
If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Hylah Birenbaum
Signature

6/11/2021

Date

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per NCGS 132-1.
Return Application to Town Clerk's Office



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME TRAVIS COLLINS
STREET ADDRESS 227 BOYD AVE. WAYNESVILLE, NC 28786
MAILING ADDRESS SAME AS ABOVE
PHONE 828.421.8654
E-MAIL wttraviscollins1@gmail.com

Please consider me for appointment to the following board(s) or commission(s):

<input type="checkbox"/> Alcoholic Beverage Control Board	<input checked="" type="checkbox"/> Planning Board
<input type="checkbox"/> Community Action Forum	<input type="checkbox"/> Public Art Commission
<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Recreation & Parks Advisory Commission
<input type="checkbox"/> Firemen's Relief Fund Board	<input type="checkbox"/> Waynesville Housing Authority
<input type="checkbox"/> Historic Preservation Commission	<input type="checkbox"/> 1% Zip Code Subcommittee (TDA)
<input type="checkbox"/> Homelessness Taskforce (adhoc)	<input type="checkbox"/> Cemetery Committee (adhoc)

I am interested in serving on this board or commission because:

PLEASE SEE ATTACHED RESPONSE FOR THIS & THE FOLLOWING QUESTIONS.

I have experience/expertise in the following areas and/or have served on the following board or commission:

I feel that I can contribute the following to this board or commission:

Tell us about yourself and your background:

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature

Travis Collins

6.8.21

Date



Travis Collins

828.421.8654 wtraviscollins1@gmail.com 227 Boyd Avenue Waynesville, NC 28786

Profile

Highly Effective school leader with 15 years experience as a schoolhouse principal in a variety of settings serving diverse school communities. Proven communication and problem solving skills focused on cultivating vibrant and high functioning school community cultures. Invested in our Waynesville community and passionate about our town's growth and prosperity for ALL of our citizens.

Experience

PRINCIPAL, ENKA INTERMEDIATE SCHOOL – 2018-PRESENT

Increase in student performance scores with regards to both proficiency and growth. Currently serving as professional mentor for WCU's TP3 Master's in School Administration program.

PRINCIPAL, TUSCOLA HIGH SCHOOL - 2014-2018

Haywood County Schools Principal of the Year 2016-2017. Student proficiency, growth, and ACT scores rose every year from year 1 to year 4. Moved school from a "C" school to a "B" school under NC School Report Card analysis while transitioning the school from a traditional schedule to a 4x4 block schedule.

PRINCIPAL, CANTON MIDDLE SCHOOL – 2011-2014

Increase in student achievement scores with regards to both proficiency and growth. C.M.S. test scores ranked among the top 35% of middle schools in N.C. by the summer of 2014.

PRINCIPAL, MEADOWBROOK ELEMENTARY SCHOOL - 2006-2011

Enrollment increase of 25% while enrollment throughout the rest of the school system declined over the same period of time. Moved from one of the lowest performing elementary schools to among the highest in five-year period.

Education

Western Carolina University – Masters of School Administration, May 2002

North Carolina Principal Fellow

Western Carolina University - Bachelor of Science in Elementary Education, December 1995

Skills

Strategic Planning. Proven Problem Solver. Culture Builder. Growth Mindset Leader.

References

Dr. Tony Baldwin, Superintendent, Buncombe County Schools

Mrs. Susanne Swanger, Associate Superintendent, Buncombe County Schools

Dr. Bill Nolte, Superintendent, Buncombe County Schools

Responses to Application Questions:

I am interested in serving on the Town of Waynesville Planning Board because I believe that I reflect and can represent a broad array of stakeholders. You cannot be a successful schoolhouse principal if you are not first and foremost a great listener. Listening, collaborating, building coalitions, and working towards and completing goals has been a part of my professional life as a principal for the past 15 years. I think these skills will serve the planning board, but most importantly, our town and its citizens well.

I will contribute to the planning board by doing my homework, listening to the community, and putting my broad skillset to work for the town. I feel called to do this. Once or twice a week my girls and I just drive around town and monitor and dream about our progress as a community. My boy is at school in Chapel Hill, Ruthie will be an 8th grader, and Melissa teaches within our school system. We love walking to our church, biking around town, and strolling up to the library. I know that they have to sprout their own wings but we would love for our children to eventually find their way back home to Waynesville. I want to be a part of this board to do my civil duty to make my town a better place no matter what street you live on or where you lay your head at night.

I look forward to serving if given the opportunity.

Sincerely,

A handwritten signature in blue ink that reads "TRAVIS COLLINS". The signature is stylized with a large, looped "T" and "C".

ETJ

APPLICATION FOR APPOINTMENT TO BOARDS/COMMISSIONS

NAME Ginger Hain
STREET ADDRESS 267 Calhoun Rd Waynesville, NC 28786
MAILING ADDRESS (same)
PHONE 828-456-9373
E-MAIL gghain@hotmail.com

Please consider me for appointment to the following board(s) or commission(s):

<input type="checkbox"/> Alcoholic Beverage Control Board	<input checked="" type="checkbox"/> Planning Board
<input type="checkbox"/> Community Action Forum	<input type="checkbox"/> Public Art Commission
<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Recreation & Parks Advisory Commission
<input type="checkbox"/> Firemen's Relief Fund Board	<input type="checkbox"/> Waynesville Housing Authority
<input type="checkbox"/> Historic Preservation Commission	

I am interested in serving on this board or commission because: see attached

I have experience/expertise in the following areas and/or have served on the following board or commission: _____

I feel that I can contribute the following to this board or commission _____

Tell us about yourself and your background: _____

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Ginger Hain July 5, 2016
Signature Date

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per NCGS 132-1.

- Return Application to Town Clerk's Office -

I am interested in serving on the Planning Board because: *I would like to participate in a leadership role in the development of the 2020 comprehensive Land Use Plan.*

I have experience/expertise in the following areas:

Worked in local government for 9 years (1900-1999)

Worked as a project manager for software implementations for local government (1999-2013)

I am comfortable in making presentations to boards and project teams

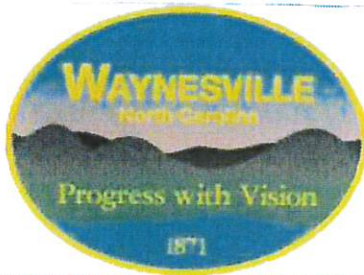
I feel that I can contribute the following to the board:

Being knowledgeable on given topics by studying and researching

Having experience in project management, particularly as they relate to local government

Tell us about yourself and your background:

I have lived in Haywood County since 1977. I have lived at my current address since 1982. I was employed by Haywood County as the department head of Information Technology. While employed with the County, I chaired the 911 Re-addressing project for Haywood County. I currently work for Tyler Technologies which is a provider of software for local governments. My interests are arts, education, and urban farming/horticulture.



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME: SUSAN TEAS Smith

STREET ADDRESS 2461 Eagles Nest Rd.

MAILING ADDRESS Waynesville 28786

PHONE (828) 456-4387 (H); (630) 215-5891 (M)

E-MAIL SUSAN TEAS Smith@mc.com

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|---|---|
| <input type="checkbox"/> Alcoholic Beverage Control Board | <input checked="" type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input checked="" type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |

I am interested in serving on this board or commission because: I believe in supporting my community and using my education and background in retirement!

I have experience/expertise in the following areas and/or have served on the following board or commission: Please see attached Bio.

I feel that I can contribute the following to this board or commission: Please see attached Bio.

Tell us about yourself and your background: Please see attached Bio.

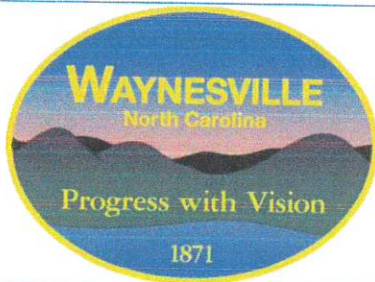
If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Susan Smith
Signature

6/27/18
Date

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per NCGS 132-1.

- Return Application to Town Clerk's Office -



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

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(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME Barbara Christian-Thomas
STREET ADDRESS 164 Breezemoor Drive
MAILING ADDRESS same
PHONE 828-454-0838
E-MAIL barbchristi@bellsouth.net

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|---|---|
| <input type="checkbox"/> Alcoholic Beverage Control Board | <input checked="" type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |
| <input type="checkbox"/> Homelessness Taskforce (adhoc) | <input type="checkbox"/> Cemetery Committee (adhoc) |

① I am interested in serving on this board or commission because: SEE attached

② I have experience/expertise in the following areas and/or have served on the following board or commission: SEE attached

③ I feel that I can contribute the following to this board or commission: SEE attached

④ Tell us about yourself and your background: SEE attached

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Barbara C Thomas
Signature

6/10/2021
Date

- 1) **I am interested in serving on the Planning Board because:** like most people who elect to serve on nonprofit Boards,
- I know the area well after first visiting here over 30+ years ago.
 - The Town of Waynesville has been my primary home for almost 20 years.
 - I have seen the Town of Waynesville demonstrate substantial and amazing growth and change.
 - I have the skills, background, and time to contribute to the positive changes I see spelled out in the 2035 Planning Documents.
- 2) **I have experience /expertise in the following areas and or have served on the following board or commission:** (the information in this section will be limited to the positions held since moving to Western North Carolina)

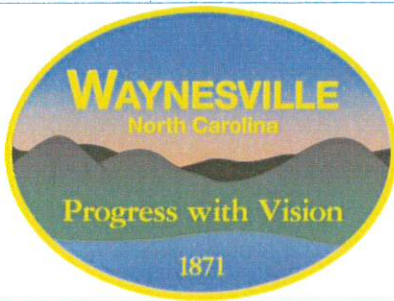
Institution (dates approximate)	Position	Leadership Highlights	Organizational Purpose
Jackson County Mission Center. (2005-2006)	*Board Member	* Established & Resourced Original Org. with 5 other Board Members.	Provide access to numerous county resources for the underserved population.
Community Table/Jackson County. (2006-2012)	*Board Member (6yrs.) *Vice President (3 yrs.) *Treasurer (1 yr.)	*Business Plan Dev. *Skills Development Plan Exec. Director	Reducing food insecurity among for low- or fixed-income individuals.
REACH of Jackson County (2007-2013)	*Board Member (6 yrs.) *Vice President (2 yrs.) *Program Dev.Mgr. (2 yrs.)	* Redirected Board toward Business focus. *Created the Business Plan for the Retail store	Create, maintain & provide the local resources to support families in crisis.
Jackson County Drug Task Force. (2010?)	*Task Force Member (1 yr.)	*Coordinated various resources to achieve optimal outcomes.	Address the alarming drug addiction in the county.
Mountain Mediation. (2005-2018)	*Certified Lead Mediator (10+ yrs.) *Advisory Board (5 yrs.)	*100's of meditations State & Federal system. *Annual planning & recommendations to Board	Reduce the burden on the court system.
Haywood County Arts Council. (2006-2015)	*Board Member (9 yrs.) All officer positions except President.	*Co-lead International Festival Day. *Business plan & Gallery redirection. *Co-lead Hiring & Development /Executive Director	Support art & artists to showcase the value for the arts in Haywood County.
HART Theatre (2012-2018)	*Board Member (6 yrs.) *Treasurer (1 yr.) *Finance (2 yrs.) *Planning & Operating (2 yrs.)	*Fund Raising /participant. *Budget oversight including Capital Investment plan.	A primary destination for visitors to appreciate theater and through their interests bring revenue to many of the small businesses in Town.

- 3) **I feel I can contribute the following to the Town Planning Board:** The information provided in the previous section gives sufficient insight into the scope and depth of my knowledge of the people, organizations, and businesses in Waynesville and beyond. The first 6-7 years after moving to the area were concentrated in Jackson County because I lived in Balsam. However, since moving to what is commonly known as the Waynesville Country Club in 2007, I became more fully engaged in the Waynesville and Haywood Communities.
- 4) **Tell us about yourself and your background:** First, work life included an Executive career with AT&T where among many other things I ran a multistate organization, led new product development teams, led numerous startups & turnaround efforts, and led negotiations for AT&T for re- entry into local services. Also, after my first retirement, I contracted with a midsize business to build and manage a national outside sales organization that would turn a 15% annual net profit. Finally, after moving to this area in 2005, I along with a partner established and ran a successful Project Design Business from 2006-2016. Since then, I have worked only on renovating my house.
- I have a daughter who lives in Atlanta. I have traveled extensively in the US and much in Europe. I hope to get back to it in 2022. I live with my two dogs Jessie (10) and Woody (5) both adopted and adorable.

PUBLIC ART COMMISSION

FOUR VACANCIES

FOUR APPLICANTS



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME Morgan Beryl
STREET ADDRESS 162 Katka Loop Waynesville NC 28786
MAILING ADDRESS Same
PHONE 917 375 9943
E-MAIL director@haywoodarts.org

Please consider me for appointment to the following board(s) or commission(s):

<input type="checkbox"/> Alcoholic Beverage Control Board	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Community Action Forum	<input checked="" type="checkbox"/> Public Art Commission
<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Recreation & Parks Advisory Commission
<input type="checkbox"/> Firemen's Relief Fund Board	<input type="checkbox"/> Waynesville Housing Authority
<input type="checkbox"/> Historic Preservation Commission	<input type="checkbox"/> 1% Zip Code Subcommittee (TDA)
<input checked="" type="checkbox"/> Homelessness Taskforce (adhoc)	<input type="checkbox"/> Cemetery Committee (adhoc)

I am interested in serving on this board or commission because: I am the new director for the Haywood County Arts Council and believe I can be an asset to the commission.

I have experience/expertise in the following areas and/or have served on the following board or commission:

I am currently on the Board of Directors for a non-profit and have a good understanding of procedures and applying for grants.

I feel that I can contribute the following to this board or commission: ideas, positivity, passion for the arts.

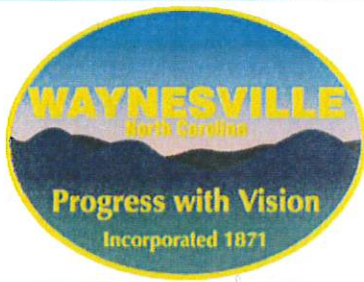
Tell us about yourself and your background: I have a long history of being involved in the Arts, non-profits + community planning.

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature Morgan Beryl

June 10, 2021

Date



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

aowens@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME: Elizabeth Feichter
STREET ADDRESS 251 Lenoir Circle
MAILING ADDRESS same
PHONE 828-456-6918
E-MAIL esfeichter

Please consider me for appointment to the following board(s) or commission(s):

<input type="checkbox"/> Alcoholic Beverage Control Board	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Community Action Forum	<input checked="" type="checkbox"/> Public Art Commission
<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Recreation & Parks Advisory Commission
<input type="checkbox"/> Firemen's Relief Fund Board	<input type="checkbox"/> Waynesville Housing Authority
<input type="checkbox"/> Historic Preservation Commission	

I am interested in serving on this board or commission because: I believe that I can bring energy, enthusiasm, and commitment to this board. I am passionate about enhancing the experience of citizens and visitors who visit our community.
I have experience/expertise in the following areas and/or have served on the following board or commission:

I have traveled around the world and this country and am convinced that things like public art greatly influence the kind of community we are.

I feel that I can contribute the following to this board or commission I do not have an "ART Degree", but I know its value. I can/will bring enthusiasm and commitment.

Tell us about yourself and your background: I taught in Haywood Co. Schools for 30 years. After retiring I was elected to the town board and served for 12 years. I now serve on the Mountain Projects Board and am a founding and emeritus member of the HART Board.

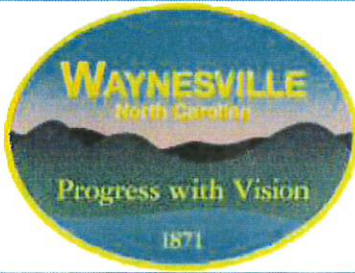
If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature Elizabeth Feichter

29 June 2015
Date

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per NCGS 132-1.

- Return Application to Town Clerk's Office -



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME: GEORGE KENNEY
STREET ADDRESS 19 SILVER CIRCLE
MAILING ADDRESS LAKE JONALUSKA, NC 28745
PHONE 941-915-4939
E-MAIL GEORGE.KENNEY@HOTMAIL.COM

Please consider me for appointment to the following board(s) or commission(s):

<input type="checkbox"/> Alcoholic Beverage Control Board	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Community Action Forum	<input checked="" type="checkbox"/> Public Art Commission <i>CURRENTLY SERVING</i>
<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Recreation & Parks Advisory Commission
<input type="checkbox"/> Firemen's Relief Fund Board	<input type="checkbox"/> Waynesville Housing Authority
<input type="checkbox"/> Historic Preservation Commission	<input type="checkbox"/> 1% Zip Code Subcommittee (TDA)

I am interested in serving on this board or commission because: _____

I have experience/expertise in the following areas and/or have served on the following board or commission:

I feel that I can contribute the following to this board or commission _____

Tell us about yourself and your background: _____

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

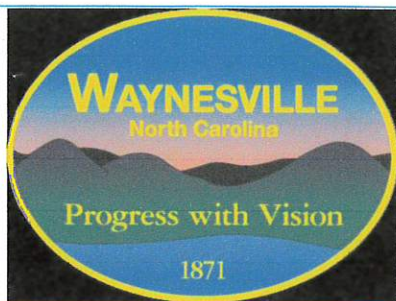
Signature _____

6-13-18

Date

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per NCGS 132-1.

- Return Application to Town Clerk's Office -



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME Ashten McKinney
STREET ADDRESS 52 Mountain View Dr.
MAILING ADDRESS Waynesville, NC 28786
PHONE (828) 222-9222
E-MAIL Curatory Gallery @ gmail.com

Please consider me for appointment to the following board(s) or commission(s):

<input type="checkbox"/> Alcoholic Beverage Control Board	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Community Action Forum	<input checked="" type="checkbox"/> Public Art Commission
<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Recreation & Parks Advisory Commission
<input type="checkbox"/> Firemen's Relief Fund Board	<input type="checkbox"/> Waynesville Housing Authority
<input type="checkbox"/> Historic Preservation Commission	<input type="checkbox"/> 1% Zip Code Subcommittee (TDA)
<input type="checkbox"/> Homelessness Taskforce (adhoc)	<input type="checkbox"/> Cemetery Committee (adhoc)

I am interested in serving on this board or commission because: I have a deep passion for the arts and a mission of nurturing and representing young artists in Haywood county

I have experience/expertise in the following areas and/or have served on the following board or commission:

Founder/Artistic Director - Thirsty Canvas; Dallas, TX
Board Member - Start Now; Waynesville, NC
Business Owner & Curator - Curatory Gallery; Waynesville, NC

I feel that I can contribute the following to this board or commission by having a wide network of artists; as an art gallery owner; representing young local talent; fresh ideas and funding opportunity

Tell us about yourself and your background: Moved to Waynesville 4 years ago. Business owner, artist mother of 3. Experience in art curation, exhibits, funding. Passionate about Waynesville.

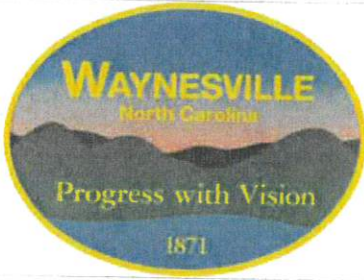
If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature [Signature] Date 18 June, 2021

RECREATION ADVISORY BOARD

FOUR VACANCIES

SEVEN APPLICANTS



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME Chad Carver

STREET ADDRESS 176 Grimball Dr

MAILING ADDRESS Waynesville NC 28786

PHONE 828-736-9315

E-MAIL cscarver44@gmail.com

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|---|--|
| <input type="checkbox"/> Alcoholic Beverage Control Board | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input checked="" type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |
| <input type="checkbox"/> Homelessness Taskforce (adhoc) | <input type="checkbox"/> Cemetery Committee (adhoc) |

I am interested in serving on this board or commission because: I have a desire to serve the community, particularly in areas that have direct impact on my two young daughters.

I have experience/expertise in the following areas and/or have served on the following board or commission:

My undergraduate degree, Wellness Management, was designed specifically to address individual and community needs as it relates to exercise and recreation

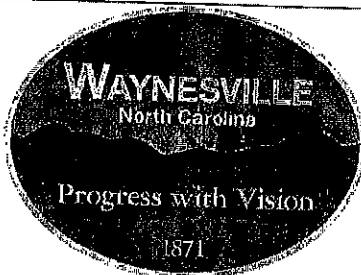
I feel that I can contribute the following to this board or commission: I believe my years of management experience can help drive the Town's Park and Recreation offerings to even greater levels.

Tell us about yourself and your background: B.S. Wellness Management. MBA - WCU. I've lived in WNC for nearly 20 years and Waynesville for over 5 years. I've always enjoyed recreation activities like hiking, cycling, basketball and disc golf.

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Chad Carver
Signature

6.16.21
Date



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME Megan Hauser

STREET ADDRESS 177 Walnut St. Apt 6, Waynesville, NC 28786

MAILING ADDRESS Same as above

PHONE 828-550-8129

E-MAIL mhauser1983@gmail.com

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|---|--|
| <input type="checkbox"/> Alcoholic Beverage Control Board | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |
| <input type="checkbox"/> Cemetery Committee | |

I am interested in serving on this board or commission because: Our recreation facilities and programs are vital to the health of residents and visitors. The 2018 Community Health assessment showed that 64.5% of Haywood adults are obese/overweight.

I have experience/expertise in the following areas and/or have served on the following board or commission: I have approximately 11 years of experience in rural public health. I serve on the Greenway Council, formerly served on the Feline Urgent Rescue board and serve as a BCW deacon.

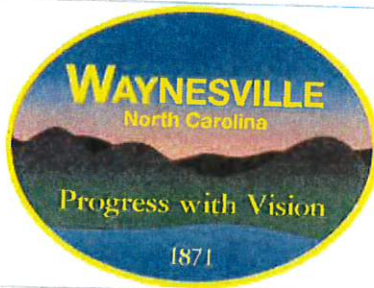
I feel that I can contribute the following to this board or commission: My public health and road race experiences are valuable assets. I hold skills in partnership development, grant writing and program facilitation.

Tell us about yourself and your background: I am a North Carolina native, graduate of East Carolina University (health education) and have experience in chronic disease prevention and management.

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature Megan Hauser

Date June 18, 2019



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME David W. Hyder
STREET ADDRESS 220 Camp Branch Road Apt 1 Waynesville, NC
MAILING ADDRESS _____
PHONE 828-456-8383 ; 919-798-0192
E-MAIL David@juteagueengineering.com

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|--|--|
| <input type="checkbox"/> Alcoholic Beverage Control Board | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input checked="" type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |
| <input type="checkbox"/> Homelessness Taskforce (adhoc) | <input type="checkbox"/> Cemetery Committee (adhoc) |

I am interested in serving on this board or commission because:

Both are important to community understanding & the future

I have experience/expertise in the following areas and/or have served on the following board or commission:

• Engineer, environmental review & federal grant

I feel that I can contribute the following to this board or commission:

With cross-field expertise

Tell us about yourself and your background:

I am an NC Native, Registered Engineer and advisor

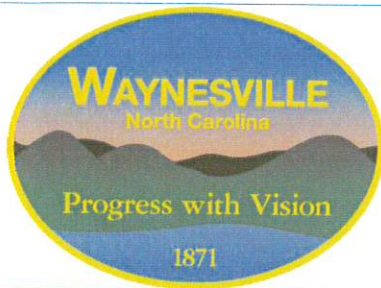
If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature

David W. Hyder

Date

Jan 17, 2021



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME Corey w. Johnson

STREET ADDRESS 145 Woodland Drive, Waynesville NC 28786

MAILING ADDRESS same as above

PHONE 828-216-7261

E-MAIL nleisure01@gmail.com

Please consider me for appointment to the following board(s) or commission(s):

<input type="checkbox"/> Alcoholic Beverage Control Board	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Community Action Forum	<input type="checkbox"/> Public Art Commission
<input type="checkbox"/> Board of Adjustment	<input checked="" type="checkbox"/> Recreation & Parks Advisory Commission
<input type="checkbox"/> Firemen's Relief Fund Board	<input type="checkbox"/> Waynesville Housing Authority
<input type="checkbox"/> Historic Preservation Commission	<input type="checkbox"/> 1% Zip Code Subcommittee (TDA)
<input type="checkbox"/> Homelessness Taskforce (adhoc)	<input type="checkbox"/> Cemetery Committee (adhoc)

I am interested in serving on this board or commission because: I am relatively new to Waynesville, but I am interested in becoming involved with local government to try to give back to the community in which I live.

I have experience/expertise in the following areas and/or have served on the following board or commission:

I have years of experience in arts management, event coordination, recreation programming and I have a three degrees in Recreation and Leisure Studies.

I have spent the past 20 years teaching and conducting research at Cal. State Long Beach, The University of Georgia and the University of Waterloo.

I have also chaired many boards and committees in a volunteer capacity.

I feel that I can contribute the following to this board or commission An insight into managing programs, expertise in inclusion and social justice, insight into programming, event, and volunteer management,

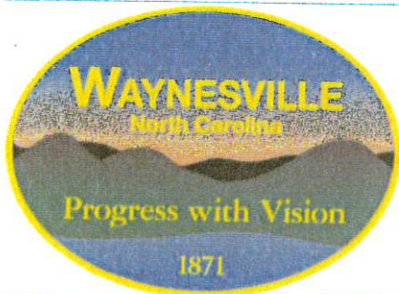
Tell us about yourself and your background: I grew up to a single mother living in Ohio before going to college at Bowling Green State University in Ohio. My first job was at Duke University as the coordinator of performing arts and facilities, but went onto a career in academia. I am married to my wonderful husband Yancey, who is a faculty member at Wester Carolina. I enjoy cooking, eating, camping, backpacking, yoga, meditation and my Frenchie, Sedgwick.

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Corey W. Johnson
Signature

06.08.2021
Date

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per NCGS 132-1.
Return Application to Town Clerk's Office



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME WALLACE MESSER
STREET ADDRESS 172 Shelton ST.
MAILING ADDRESS Waynesville NC 28786
PHONE 828-456-7113
E-MAIL _____

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|--|--|
| <input type="checkbox"/> Alcoholic Beverage Control Board | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |
| <input checked="" type="checkbox"/> Homelessness Taskforce (adhoc) | <input type="checkbox"/> Cemetery Committee (adhoc) |

I am interested in serving on this board or commission because: _____

I have experience/expertise in the following areas and/or have served on the following board or commission:

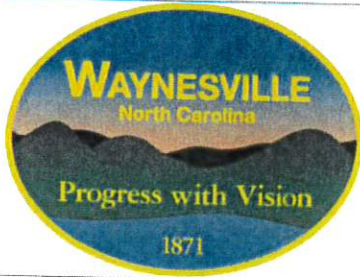
Rec Bd.

I feel that I can contribute the following to this board or commission _____

Tell us about yourself and your background: I have lived in
Town since 1960

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Wallace Messer 4-27-21
Signature Date



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME Kenny Mull
STREET ADDRESS 147 TARHEEL DR. WAYNESVILLE N.C. 28786
MAILING ADDRESS SAME
PHONE 828-734-9240
E-MAIL BOBSSPORTS@BELLSOUTH.NET

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|---|--|
| <input type="checkbox"/> Alcoholic Beverage Control Board | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input type="checkbox"/> Board of Adjustment | <input checked="" type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |
| <input type="checkbox"/> Homelessness Taskforce (adhoc) | <input type="checkbox"/> Cemetery Committee (adhoc) |

I am interested in serving on this board or commission because:

LOVE RECREATION

I have experience/expertise in the following areas and/or have served on the following board or commission:

SERVED ON TOWN REC COMMISSION FOR 34 YEARS

I feel that I can contribute the following to this board or commission

EXPERIENCE

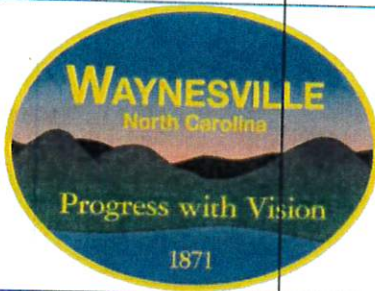
Tell us about yourself and your background:

COACHED LITTLE LEAGUE FOR 46 YEARS, TOWN REC BOARD 34 YEARS

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Kenny Mull
Signature

Date 6-14-2021



TOWN OF WAYNESVILLE, NORTH CAROLINA
Application for Appointment to Boards/Commissions
Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME Begina Zachary
STREET ADDRESS 4623 Cove Creek Rd, Waynesville 28785
MAILING ADDRESS Same
PHONE 828-230-1887
E-MAIL director.hopeforhorses@gmail.com

Please consider me for appointment to the following board(s) or commission(s):

<input type="checkbox"/> Alcoholic Beverage Control Board	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Community Action Forum	<input type="checkbox"/> Public Art Commission
<input type="checkbox"/> Board of Adjustment	<input checked="" type="checkbox"/> Recreation & Parks Advisory Commission
<input type="checkbox"/> Firemen's Relief Fund Board	<input type="checkbox"/> Waynesville Housing Authority
<input type="checkbox"/> Historic Preservation Commission	<input type="checkbox"/> 1% Zip Code Subcommittee (TDA)
<input type="checkbox"/> Homelessness Taskforce (adhoc)	<input type="checkbox"/> Cemetery Committee (adhoc)

I am interested in serving on this board or commission because: I have worked closely with Rhett Langston on an event and feel I could contribute to Parks & Rec with some ideas and future events.

I have experience/expertise in the following areas and/or have served on the following board or commission:

Asule Arts, Board Member 2016-2018
Boy Scouts, Leader / Cubmaster 2004-2015
Currently Executive Director - Hope for Horses

I feel that I can contribute the following to this board or commission Fundraising, Event Planning, Marketing, Community Engagement

Tell us about yourself and your background: See attached

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature Begina Zachary 6.15.2021
Date

My working history has encompassed the non-profit and government sectors including accounting, budget and planning, grant management, project management and analysis, fundraising, marketing, and event planning. These include REACH of Haywood as their Victim Legal Advocate, City of Asheville IT Services as their Administrative Technical Specialist, and currently I am the Executive Director of Hope for Horses.

I have lived in Haywood County since 1991 and am proud to call this my forever home. I have been married to Barry Doan, a local contractor, since 2005. I have three grown children, Zach, Morgan and Riley Haney who all attended Pisgah High School, but traveled out of county and state for college and work. Zach and Riley, along with my 4 year old grandson Atals, now reside back in Waynesville. My daughter lives and works in Nashville, Tennessee.

I have volunteered many hours with other non-profits and organizations including Canton Little League, Azule Arts, Haywood Habitat, Boy Scouts of America and the Camp Hope commission.

I am excited at the possibility of serving on the Recreation and Parks Advisory Commission!

ZONING BOARD

THREE VACANCIES

(1 FOR ETJ)

THREE APPLICANTS

APPLICATION FOR APPOINTMENT TO BOARDS/COMMISSIONS

NAME HENRY KIDDER
STREET ADDRESS 299 BLUEVIEW RD WAYNESVILLE NC 28786
MAILING ADDRESS PO BOX 777 HAZELWOOD NC 28738
PHONE 828-246-0250
E-MAIL BRIDGECANTON@YAHOO.COM

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|---|---|
| <input type="checkbox"/> Alcoholic Beverage Control Board | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input checked="" type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | |

I am interested in serving on this board or commission because: I WOULD LIKE TO SERVE THE TOWN AND PEOPLE OF WAYNESVILLE TO FURTHER ENHANCE CONSTRUCTIVE GROWTH.

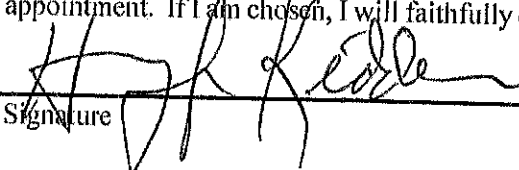
I have experience/expertise in the following areas and/or have served on the following board or commission: RESIDENTIAL AND COMMERCIAL GROWTH - PROPERTY MANAGEMENT - REAL ESTATE SALES - MORTGAGE ORIGINATION AND CUSTOMER SERVICE.

I feel that I can contribute the following to this board or commission: BY MAKING INFORMED DECISIONS FOR THE BETTERMENT OF THE TOWN AND ITS CITIZENS.

Tell us about yourself and your background: I'M A COLLEGE GRADUATE IN ECONOMICS FROM DARTMOUTH. I HAVE SERVED IN THE MILITARY. I'VE WORKED AT BANKS IN NYC AND CANTON OHIO. I ENDED MY CAREER WORKING FOR THE POST OFFICE IN WAYNESVILLE AND HAZELWOOD. I AM NOW RETIRED AND AM A PART TIME FARMER.

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature



Date

5-28-2015

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per NCGS 132-1.

- Return Application to Town Clerk's Office -

APPLICATION FOR APPOINTMENT TO BOARDS/COMMISSIONS

NAME G. Edward Moore
STREET ADDRESS 1554 Crymes Cave Road
MAILING ADDRESS same
PHONE 828 734 4879
E-MAIL gemgent@charter.net

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Alcoholic Beverage Control Board | <input checked="" type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input checked="" type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | |

I am interested in serving on this board or commission because: I have an interest in serving and there are areas of interest for me

I have experience/expertise in the following areas and/or have served on the following board or commission: In the past I served on the Rec + Parks Advisory Commission

I feel that I can contribute the following to this board or commission: Because of my willingness to serve and my brainstorming capabilities.

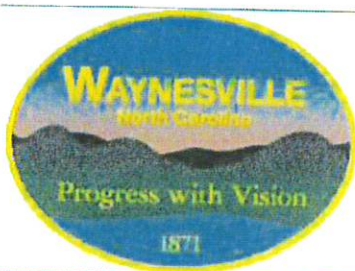
Tell us about yourself and your background: I have been employed at Eppgran Packaging for 38 years first as a laborer but for the past 35 years I have been an electrician specializing in programmable logic control. I am married 38 years and have three children and 6 grandkids

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

G. Edward Moore
Signature

June 27, 2018
Date

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per NCGS 132-1.
- Return Application to Town Clerk's Office -



TOWN OF WAYNESVILLE, NORTH CAROLINA

Application for Appointment to Boards/Commissions

Please return to the Town Clerk's office.

16 South Main Street, P.O. Box 100, Waynesville, NC 28786

(828) 452-2491

eward@waynesvillenc.gov

Additional Pages and/or a resume may be attached but is not required

NAME: George K. Escaravage

STREET ADDRESS 97 Lombard Street, Waynesville, NC 28786

MAILING ADDRESS P.O. Box 54, Waynesville, NC 28786

PHONE 828/400-0901

E-MAIL gke333@gmail.com

Please consider me for appointment to the following board(s) or commission(s):

- | | |
|---|---|
| <input type="checkbox"/> Alcoholic Beverage Control Board | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Community Action Forum | <input type="checkbox"/> Public Art Commission |
| <input checked="" type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Recreation & Parks Advisory Commission |
| <input type="checkbox"/> Firemen's Relief Fund Board | <input type="checkbox"/> Waynesville Housing Authority |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> 1% Zip Code Subcommittee (TDA) |

I am interested in serving on this board or commission because: Use my experience as a real estate property developer to assist the BOA, businesses and residents in interpreting the intent of existing ordinances and considering the merits of variance requests. Also an excellent volunteer opportunity.

I have experience/expertise in the following areas and/or have served on the following board or commission:

I have served on the Board of many Haywood County organizations, most as the Chairman or President. I have also founded/owned and operated several Haywood County/Waynesville based business, most notably NEO Corporation. The executive positions that I have held in these organizations will aide in my service to the BOA.

I feel that I can contribute the following to this board or commission As a regular applicant before the Buncombe County BOA I've experienced the process and understand the intent of the adopted ordinances and will fairly consider variance requests for the benefit of our community and those affected by the ordinances.

Tell us about yourself and your background: Western Carolina University - Master of Public Affairs, former Dayco Corporation Environmental Services Manager, Founder/Owner of NEO Corporation. Married to Karla Escaravage. Three grown children and five grandchildren. Current Real Estate Developer/Partner at Town Mountain Preserve in Asheville, NC (182 acres/74 lot residential development).

If a vacancy exists and I qualify for appointment, I will be contacted for my permission to the appointment. If I am chosen, I will faithfully execute my duty on the selected board or commission.

Signature

June 25, 2018

Upon appointment to a Board/Committee, the information contained herein becomes a matter of public record per NCGS 132-1.

- Return Application to Town Clerk's Office -

TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
July 13, 2021

SUBJECT: Resolution of Support to reduce the time that Exit 103 will be closed.

AGENDA INFORMATION:

Agenda Location: Communication from Mayor and Board
Item Number: F7
Department: Board of Aldermen
Contact: Anthony Sutton
Presenter: Anthony Sutton

BRIEF SUMMARY:

NC DOT is in the final stages of designing a new traffic pattern for the intersection of NC 19 and US 74. The plan calls for the closure of Exit 103 for a period of from 1 to 3 years and directs the traffic to Exit 102 (Russ Avenue) and Exit 20 of I-40 (Jonathan Creek). All of the traffic heading for Waynesville via Russ Avenue, Lake Junaluska Assembly and the Town of Maggie Valley will be required to exit at Exit 102. This will result in severe traffic backups onto the Smoky Mountain Expressway for an extended length of time creating an extremely dangerous traffic condition.

MOTION FOR CONSIDERATION: Adopt the Resolution

FUNDING SOURCE/IMPACT: General

ATTACHMENTS: Resolution

MANAGER'S COMMENTS AND RECOMMENDATIONS:

It would seem reasonable that DOT would have planned to construct a temporary exit for the project area. At the least DOT needs to construct a second dedicated left turn at exit 102 with traffic signals that are timed to permit additional traffic during times of high congestion.

RESOLUTION OF SUPPORT No. R-06-21

**FOR DEVELOPING A PLAN THAT WILL ELIMINATE OR SIGNIFICANTLY
REDUCE THE NEED FOR ROAD CLOSURES DURING HIGHWAY 19-23/74 BRIDGE
PROJECT PLANNED FOR APRIL/MAY 2022**

WHEREAS, The North Carolina Department of Transportation will begin a project titled
“Highway 19-23/74 Bridge Project planned for April/May 2022; and

WHEREAS, This project will significantly impact Haywood County traffic; and

WHEREAS, The plans are to build temporary bridges over Richland Creek so Highway 74 can
remain open; and

WHEREAS, A significant area of concern is the intersection where Highways 19 and 74 splits
with Highway 19E becoming closed for up to 3-4 years with Highway 19W becoming closed for
approximately 1 year;

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND BOARD OF
ALDERMEN OF THE TOWN OF WAYNESVILLE:**

That the Town supports the development of a plan to eliminate or significantly reduce the need
for any road closures.

Adopted this the 13th day of July 2021 in Waynesville, North Carolina.

Gary Caldwell, Mayor

ATTEST:

Eddie Ward, Clerk

(Seal)