

MINUTES OF THE TOWN OF WAYNESVILLE TOWN COUNCIL

Regular Meeting

May 23, 2023

THE WAYNESVILLE TOWN COUNCIL held a regular meeting on Tuesday, May 23, 2023, at 6:00 pm. in the Town Hall Board Room located at 9 South Main Street Waynesville, NC.

A. CALL TO ORDER

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

Mayor Gary Caldwell
Councilmember Chuck Dickson
Councilmember Jon Feichter
Councilmember Anthony Sutton

The following Councilmembers were absent:

Mayor Pro Tempore Julia Freeman

The following staff members were present:

Rob Hites, Town Manager
Jesse Fowler, Assistant Town Manager
Martha Bradley, Town Attorney
Police Chief, David Adams
Assistant Police Chief, Brandon Gilmore
Misty Hagood, Finance Director
Jeff Stines, Director of Public Services
Ricky Foster, Assistant Director of Public Services
Elizabeth Teague, Planning Director
Olga Grooman, Land Use Administrator
Byron Hickox, Land Use Administrator
David Adams, Chief of Police
Lt. Tamara Vander Day
Police Department Staff

Members of the media:

Cory Vaillancourt, Smoky Mountain News
Becky Johnson, The Mountaineer
Payton Renegar, The Mountaineer

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and reminded everyone that Town offices will be closed Monday the 29th for Memorial Day and Friday, June 2nd is Art after Dark, and the next Town Council meeting is June 13th.

B. PUBLIC COMMENT

Rob Burns-261 Davis Cove Road, Waynesville: Mr. Burns requested speed bumps on David Cove Road and Country Club Drive. Mr. Hites said he will be in contact with Mr. Burns about the process to apply for getting speed bumps.

C. ADDITIONS OR DELETIONS TO THE AGENDA

Mayor Caldwell stated with no additions or deletions to the agenda, he asked for a motion to approve the consent agenda.

D. 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.

2.
 - a. Adoption of minutes of the April 28th, 2023 Special meeting
 - b. Adoption of minutes of the May 9th, 2023 Regular meeting
 - c. Christmas Parade Special Event Permit Application
 - d. Christmas 2023 Special Event Permit Application
 - e. Church Street Arts and Crafts Show Special Event Permit Application
 - f. Mountain Street Dances Special Event Permit Application
 - g. Treats on the Street Special Event Permit Application

A motion was made by Councilmember Chuck Dickson, seconded by Councilmember Anthony Sutton, to approve the Consent Agenda as presented. The motion passed unanimously.

E. PRESENTATION

3. Promotion ceremony for Sgt. Tamara VanderDay to the rank of Lieutenant.
 - David Adams, Chief of Police

Police Chief David Adams presented the Waynesville Police Department's newest promotion- Lieutenant Tamara VanderDay was promoted from Sergeant. Chief Adams said she is now the Lieutenant of Criminal Investigations. Chief Adams sang many praises of Lt. VanderDay's personal and professional successes. He added that Lt. VanderDay is the first female Lieutenant in the history of the Waynesville Police Department.

F. PROCLAMATION

4. National Public Works Week
 - Mayor Gary Caldwell

Mayor Gary Caldwell read the National Public Works Proclamation. He proclaimed May 21-27, 2023 as National Public Works Week.

G. PUBLIC HEARINGS

5. Public Hearing to consider a request for Annexation for two (2) parcels along Howell Mill Road, PINs 8616-94-1485 (2.87 acres) and 8616-94-1047 (7.54 acres).
 - Olga Grooman, Land Use Administrator

A motion was made by Councilmember Julia Freeman, seconded by Councilmember Chuck Dickson, to open public comment at 6:18pm. The motion passed unanimously.

Land Use Administrator Olga Grooman reported that the Town received a “Petition for Annexation for a Non-Contiguous ‘Satellite’ Areas” from Herman E. Ratchford Jr., President of Southwood Realty Company that owns the properties. She said that the annexation request is for two unaddressed parcels along Howell Mill Road. She added that the properties are the future site of a proposed apartment complex. The Planning Board granted the Special Use Permit for a 150- unit apartment complex for these properties on November 15, 2021. The properties are within the Town’s extra-territorial jurisdiction, and they are zoned Racoon Creek Neighborhood Residential (RC-NR). Ms. Grooman stated that staff found that this proposed noncontiguous annexation meets the statutory standards of the NCGS, Chapter 160A, Article 4A, Part 4. Annexation of Noncontiguous Areas. 160A-58.1- Petition for annexation; standards and proceeded to read aloud the statutory requirements.

There was no public comment.

A motion was made by Councilmember Anthony Sutton, seconded by Councilmember Chuck Dickson, to close public comment at 6:23pm. The motion passed unanimously.

A motion was made by Councilmember Chuck Dickson, seconded by Councilmember Anthony Sutton to adopt the attached ordinance to approve the annexation of described property. The motion passed unanimously.

6. Public Hearing to consider Stormwater Ordinance text amendment, Section 12.5 of the Land Development Standards (LDS).
 - Olga Grooman, Land Use Administrator

A motion was made by Councilmember Chuck Dickson, seconded by Councilmember Julia Freeman, to open public comment at 6:24pm. The motion passed unanimously.

Land Use Administrator Olga Grooman reported that the Development Services Department contracts with WithersRavenel Engineering Firm for stormwater plan review and enforcement of the technical components of the ordinance related to water quality, quantity, design of stormwater control measures (SCMs), and final certification for the stormwater permit. She said that the engineers recommended several text amendments to ensure proper design and safety of large SCMs, such as ponds with steep slopes and high banks. She added that these additions will help the Town to comply with its National Pollutant Discharge Elimination System Permit (NPDES) issued by the North Carolina Department of Environmental Quality on August 19, 2021 by maintaining legal authority through up-to-date ordinances. Ms. Grooman said that the Planning Board did find the Stormwater Ordinance amendments are consistent with the 2035 Comprehensive Plan and that they are reasonable and in the public interest because the Town of Waynesville will continue to “promote smart growth in land use planning and zoning;” (Goal #1), and the amendment will “protect and enhance Waynesville’s natural resources,” (Goal #3). Ms. Grooman then reviewed the amendments:

- No stormwater structure, or part thereof, shall project into the property setbacks as established for each zoning district in section 2.4- Dimensional Standards. If there is no setback or setback is less than 10 ft, then use a minimum distance of 10 feet from the perimeter lot line to a stormwater structure or any part thereof.
- **Fencing:** All sections of stormwater structures shall be surrounded with a permanent, continuous fence or vegetation barrier at the top of the embankment with no opening wider than two (2) inches if a stormwater structure contains:
 - a proposed retaining wall higher than 4 feet, and/or
 - a 3:1 slope, and/or
 - a slope height from the toe of the SCM to the crest is greater than 5 feet.Any stormwater structure with a continuous fence around the entire perimeter shall provide ingress and egress for SCM/pond maintenance but restricted by lockable gates of adequate size to allow for the easy passage of necessary maintenance equipment. **Fences shall be shown on all as-built plans.**
- **Signage:** Any SCM that is designed as a pond must have warning signs posted for public visibility and at any major approach to the pond, identifying the area as a stormwater management site to raise public awareness of potential hazards of the site (i.e. no swimming, boating, skating, unsafe to enter, etc.).
- **Conversion to Stormwater Management Structure:** After permanent stabilization of all disturbed contributory drainage areas and flushing of the storm drains, temporary sediment basins, if initially built and certified to meet permanent standards, may be converted to permanent stormwater management structures. To convert the basin from temporary to permanent use, the outlet structure must be modified in accordance with approved stormwater management design plans and inspected for watertight connections. Sediment and other debris should be removed to a contained spoil area. Regrading of the basin may be necessary to achieve the final design grades and to provide an adequate topsoil layer to promote final stabilization. Final elevations and a complete description of any modifications to the riser structure’s geometry should be shown on the approved plans.

There was no public comment.

A motion was made by Councilmember Chuck Dickson, seconded by Councilmember Julia Freeman, to close public comment at 6:30pm. The motion passed unanimously.

A motion was made by Councilmember Anthony Sutton, seconded by Councilmember Chuck Dickson to find that the Ordinance is consistent with the 2035 Comprehensive Plan and that it is reasonable and in the public interest and continues to promote smart growth principles in land use planning and zoning by encouraging in-fill, mixed use, and context-sensitive development, and promoting conservation design to preserve important natural resources. The motion passed unanimously.

A motion was made by Councilmember Anthony Sutton, seconded by Councilmember Chuck Dickson, motion to adopt the Ordinance as presented and that it protects and enhances Waynesville's natural resources by protecting rural lands, iconic views, and mountain vistas and protecting and enhancing water quality and forests. The motion passed unanimously.

7. Public Hearing to consider a staff-initiated text amendment to Section 44-2 of the Municipal Code related to disposal and containment of construction and demolition material.
- Elizabeth Teague, Development Director

A motion was made by Councilmember Chuck Dickson, seconded by Councilmember Anthony Sutton, to open public comment at 6:31pm. The motion passed unanimously.

Development Services Director Elizabeth Teague reported that Building Inspections staff recommends changes to Section 44-2 of the Code to govern the proper storage and containment of materials on construction sites, and to prevent construction debris and litter from impacting adjacent properties. She said that Building Materials are defined as: "any material such as lumber, brick, plaster, sheetrock, concrete, carpet, asphalt, shingles, wire mesh, gutters, or other items accumulated as a result of repairs or additions to existing buildings, construction of new buildings or demolition of existing structures. This shall include, but not be limited to, building fixtures, cabinets, and shelving." Ms. Teague said that adoption of this ordinance will improve and clarify the extent to which building inspections staff may enforce requirements for cleanliness of construction and demolition sites within the Town. Ms. Teague proceeded to review the changes to the ordinance.

Councilmember Jon Feichter asked Ms. Teague about burning of construction debris. Ms. Teague said that only vegetation can be burned, contingent upon permit approval.

There was no public comment.

A motion was made by Councilmember Chuck Dickson, seconded by Councilmember Julia Freeman, to close public comment at 6:41pm. The motion passed unanimously.

A motion was made by Councilmember Chuck Dickson, seconded by Councilmember Anthony Sutton, to adopt the text amendment Ordinance as proposed to the municipal code, Section 44-2. The motion passed unanimously.

8. Public Hearing to consider a Map Amendment for the property located at 237 Ratcliff Cove Road (PIN 8626-00-9246).

- Byron Hickox, Land Use Administrator

A motion was made by Councilmember Julia Freeman, seconded by Councilmember Chuck Dickson, to open public comment at 6:42pm. The motion passed unanimously.

Land Use Administrator Byron Hickox reported that the property being considered for re-zoning is a 28.69-acre parcel that is currently located in the Raccoon Creek Neighborhood Residential District (RC-NR). Mr. Hickox said that Raccoon Creek runs along the west boundary, with associated floodway and floodplain extending eastward into the property. While the lowest portion of the property along Raccoon Creek is fairly flat, he said that the property rises from an elevation of 2,620 feet to 2,900 feet at the northeast corner. He described the property as having approximately 400 feet of frontage along Ratcliff Cove Road, with a broad gravel driveway connection to interior gravel and dirt roadways. Except for an old barn located on the northern boundary, he stated that the property is vacant. Mr. Hickox proceeded to read the staff report verbatim:

“The request to be considered is for a map amendment to place the property in the Raccoon Creek Neighborhood Residential District Mixed-Use Overlay (RC-NR MXO). The Land Development Standards Section 2.6.2A defines a Mixed-Use Overlay District as *‘a zoning overlay district established to permit certain limited mixed-uses within residential neighborhoods.’* This application for map amendment was submitted by Haywood County Consolidated Schools in order to place the property in question into a zoning district in which Government Services is a permitted use. The Land Development Standards Section 17.3 defines Government Services as *‘federal, state, and local government agencies that administer, oversee, and manage public programs and have executive, legislative, and judicial authority.’*

If placed within the RC-NR MXO, several additional uses would be permitted on this property. The newly permitted uses would be live-work units, ATM, Banks, Credit Unions, & Financial Services, Business Support Services, Dry Cleaning & Laundry Services, Funeral Homes, Government Services, Personal Services, Professional Services, Gas/Fueling Station, General Commercial (Less Than 100,000 ft²), Neighborhood Commercial, Neighborhood Restaurant, Outside Sales, and Restaurant.

The applicant would be using the property to consolidate supportive operations for county schools under the ‘government services’ definition. This would achieve several things:

- The relocation of the Haywood County Consolidated Schools facility from its current location within the RC-NR District at the former Haywood County landfill site, to this property;
- The relocation of school support facilities in Clyde, known as the education center, out of a flood hazard area; and
- The creation of new meeting and training space for school administration and staff; and
- The practicality and improved efficiency of locating school bus fleet storage, repair and maintenance; supportive information technology services; general storage of school facility maintenance and other needs, within a new consolidated facility that is centrally located to serve all the schools of the County.

Surrounding Land Use and Zoning Pattern

The subject property is surrounded by the following land use types: (1) To the north by vacant, wooded land, (2) to the south by a large agricultural operation (the Queen Farm which is immediately across the street from this property) and vacant, wooded land, (3) to the east by single-family dwellings, and (4) to the west by vacant land. The properties to the north, south, and east are also located within the Raccoon Creek Neighborhood Residential District, while the property to the west is located within the Raccoon Creek Neighborhood Center District.

Consistency with the 2035 Comprehensive Plan

Found in the introduction to Waynesville 2035: Planning with Purpose, the Town of Waynesville's Comprehensive Plan, the stated purpose of the document is to:

'serve as a guideline for community decision making into the future. It is intended to be used by the town staff, the Board of Aldermen, and other Town Boards and Commissions as they make decisions about resources and land use.'

Chapter 2 of the Comprehensive Plan lays out several goals and objectives to provide guidance for implementing the overall plan. The following goals and objectives apply to this application:

Goal 1: Continue to promote smart growth principles in land use planning and zoning.

- Encourage infill, mixed-use, and context-sensitive development

Goal 5: Create opportunities for a sustainable economy.

- Strengthen Waynesville's current and future workforce through education and training; and
- Encourage creatively designed, mixed-use, walkable centers and commercial districts that appeal to residents and visitors.

Found in the Appendix to the Comprehensive Plan (page 174), the Future Land Use Map indicates that the property being considered for map amendment should be a part of the Low to Medium Density Residential areas for the purposes of future land use planning. However, the property shares its western boundary with an area that is designated Mixed Use – Community, which is defined as follows:

This designation is intended for nodes of activity areas on major streets and thoroughfares incorporating commercial retail and office, light industrial, employment centers and institutional uses to serve the community. Residential single and multifamily development of medium densities may be vertically or horizontally integrated with the commercial. These areas will likely have access to municipal utilities and development should be connected to transit and pedestrian ways. Scale of these areas should vary based on context.

Additionally, the Comprehensive Plan states that:

'Community facilities are institutional-type land uses operated by a public or semi-public organization which serve the community as a whole. Depending on the intensity, these uses may appropriately be incorporated into the higher density residential and mixed-use districts. Types of development include:

- Government Centers
- Educational Institutions
- Hospitals and medical centers
- Cultural centers (e.g. faith-based uses, Folkmoot)' (Comprehensive Plan Page 27)

Staff & Planning Board Recommendation

At a public hearing held on April 26, 2023, the Planning Board held extensive discussion on the application, weighing the roles of the Future Land Use Map and the Goals of the 2035 Comprehensive Land Use Plan. The Planning Board also discussed the definition of Government Services and staff's determination that supportive facilities for public schools would fall under the Government Services definition, and is distinct from the definition of a Secondary or Elementary School definition. In the Future Land Use Map, the property in question is indicated as 'residential low-to medium density,' but is contiguous to an area designated for more intensive future development and shown as 'mixed-use community.'

The property is also located along a well-maintained road with an existing entrance located approximately 1,000 feet from U.S. Highway 23, a major commercial entrance into Waynesville. At its public hearing, some Planning Board members raised the possibility of requiring the property owner to subdivide the property and only apply the rezoning to the portion necessary for the proposed project. This option was not pursued further nor considered for inclusion in any formal motion. There was also discussion that while this action is not consistent with the Comprehensive Land Use Plan Future Land Use Map specifically, it is not inconsistent with the desire to promote mixed-use centers, and that the action is reasonable and in the public interest because it supports the needs of county schools. The Planning Board also noted that the current bus fleet storage facility that is located above Junaluska Elementary is within the RC-NR District already, and that this action would be relocating this use within the same district.

At the end of the hearing and discussion, the Planning Board determined that although the map amendment is inconsistent with the Town's Comprehensive Land Use Plan Future Land Use Map, it is consistent with Goals 1 and 5 of the Comprehensive Plan and is reasonable and in the public interest because of its location and because it would support the needs of the County's Public Schools. The Planning Board, by majority vote of 5 to 3, voted to recommend to the Town Council approval of the proposed map amendment for the property described as 237 Ratcliff Cove Road – PIN 8626-00-9246 from Raccoon Creek Neighborhood Residential to Raccoon Creek Neighborhood Residential Mixed-Use Overlay, with the stipulation that if the Town Council approves the map amendment, that the effective date of the map amendment be 10 days after Haywood County Consolidated Schools takes ownership of the property.

If the Town Council is inclined to limit the extent of the rezoning to an area smaller than the entire parcel under consideration, it could delineate that limitation. However, this would need to be worked out with the applicant in how that might work, for example:

- (1) distance from the property's western boundary, so that the overlay designation would only cover that portion of the property required for the potential facility – similarly to how the Dellwood Mixed Use Overlay is applied along Russ Avenue;
- (2) extend overlay to an appropriate topographic elevation line that restricts the development potential from the steepest and highest portions of the property,
- (3) to a line connecting two points along the property's north and south boundaries, or some other designation on which the applicant and the Council could agree, with the goal of limiting intensive uses in the upper elevations and providing a buffer or transitional area to existing, adjacent residential districts, or

(4) Some other overlay boundary that is delineated from the adjacent boundaries of existing residential neighborhoods.

If the Town Council wishes to limit the extension of the Overlay just to Government Services, then it could limit the enumerated uses of the overlay to just include Government Services as part of the ordinance.

If the Town Council wishes to follow the planning board's recommendation, then Council could enact the ordinance in a way that it would go into effect after Haywood County Consolidated Schools closes on the property. In taking this approach, the Board could consider the action of amending the property's designation on the Comprehensive Land Use Future Land Use Map to Community Facilities as well."

Patrick Bradshaw with Civil Design Concepts: Mr. Bradshaw reviewed the intended uses of the property for Haywood County School systems:

1. Board of Education Services
2. I.T. Services (the proximity to the fiber internet line is especially important)
3. Food Services
4. Bus Services

He added that this property would provide a central location to all Haywood County schools.

Graham Haynes, Assistant Superintendent for Haywood County Schools: Mr. Haynes emphasized the importance of the central location of this property to all the Haywood County schools. He clarified that the money being used for this project is coming from the Capital Budget that can only be used in this way.

Councilmember Jon Feichter asked Mr. Haynes if there are any other plans for the property. Mr. Haynes said not at this time. He said the amount of money it would take to develop the steep part of the property would be unreasonable, so they are sticking to the current plan.

Lisa Cook 268 Hillside Terrace Drive, Waynesville: Ms. Cook said that she lives about 4 blocks away from the proposed property. She said that her and her neighbors are concerned about what will happen to their neighborhood with the re-zoning. She said she doesn't feel the re-zoning is consistent with the 2035 plan. She agreed that with the caveat, her and her neighbors feel better about the re-zoning.

Councilmember Anthony Sutton said he would like to change the re-zoning to Mixed-use Overlay 2 and limit it just to government facilities.

Councilmember Jon Feichter agreed with Councilmember Sutton but added that he was concerned that a prison would fall under "government use". Mr. Hickox said that correctional facilities as a standalone use have their own definition and their own line item on the table of permitted uses. Councilmember Feichter asked if there were provisions in our land use ordinance that would prevent a correctional facility being there. Mr. Hickox said that is correct and added that the same goes for landfills.

A motion was made by Councilmember Chuck Dickson, seconded by Councilmember Julia Freeman, to close public comment at 7:13pm. The motion passed unanimously.

A motion was made by Councilmember Anthony Sutton, seconded by Councilmember Julia Freeman, to find the request is consistent with the 2035 Comprehensive Plan in that it creates opportunities for a

sustainable economy, strengthens Waynesville’s current and future workforce through education and training and encourages creatively designed, mixed-use, walkable centers and commercial districts that appeal to residents and visitors. The motion passed unanimously.

A motion was made by Councilmember Anthony Sutton, seconded by Councilmember Chuck Dickson to re-zone the property described as 237 Ratcliff Cove Road (PIN 8626-00-9246) from the Raccoon Creek Neighborhood Residential District to the Raccoon Creek Neighborhood Residential District Mixed-Use Overlay-2, to be enacted 10 days after the Haywood County School Board achieves ownership of the property, and to limit the additional uses extended by the overlay to Government Services, and in so doing amending the Comprehensive Plan, Future Land Use Map to re-designate this property as “Community Facilities” in its land use typology and that it continues to promote smart growth principles in land use planning and zoning, and encourages infill, mixed-use, and context-sensitive development. The motion passed unanimously.

9. 2023-24 Budget Public Hearing
- Misty Hagood, Finance Director

A motion was made by Councilmember Chuck Dickson, seconded by Councilmember Julia Freeman, to open public comment at 7:25pm. The motion passed unanimously.

Finance Director Misty Hagood reviewed the highlights of the proposed budget for fiscal year 2023-2024. She said the total Operating Fund is \$36,878,605. General Fund is \$17,452,975, Water Fund is \$3,862,497, Sewer Fund is \$4,161,074, and the Electric Fund is \$11,402,059. She said that the Fee Schedule was reviewed to cover administrator costs.

Ms. Hagood said some of the General Fund Revenue highlights include:

- No Property Tax rate increase
- Increase in Sales Tax (budgeting 6% increase) = \$280,000
- Increase in Fire Taxes in outside districts (2 cent increase in rate) = \$168,750
- Increase in Investment Income = \$195,500
- Stormwater Grant = \$400,000
- No Unrestricted Fund Balance is being used

Ms. Hagood said some of the General Fund Expenditure highlights include:

- Increases in supplies, gas, tires, and electricity costs
- Added Human Resources Director and Grants Manager
- Added part-time employee for Downtown
- Capital proposed using General Fund money is roof at Armory and HVAC replacement
- Remaining proposed capital items are in ARP Special Revenue Fund
- Purchasing moved from Internal Service Fund into Finance Department
- Asset Services moved from Internal Service Fund to General Fund department
- Departmental totals are lower due to Internal Service Costs not being allocated the same

Ms. Hagood discussed some of the Enterprise and Garage Fund highlights:

- Large increase in price of supplies and treatment chemicals

- Increase in gas and tire prices
- Added employee in Sewer Treatment starting January 2024
- Added entry level employee for Garage starting October 2023
- Electric Fund transfer to Russ/Walnut Capital Project Fund
- Proposed rate increases
 - 7% Water
 - 10% Sewer
 - 5% Electric (in addition to the 6% that was passed May 9th)

Councilmember Jon Feichter asked about the Sunnyside and Russ Avenue projects. Town Manager Rob Hites said the Town is providing transformers, conduit, and primary. Councilmember Feichter asked if sewer rates will continue to increase, and Ms. Hagood replied that this will be the last double-digit increase.

Ms. Hagood reviewed the highlights for the proposed salary increases:

- CPI for last 12 months ended March 2023 is 5%
- Employment Cost Index for state & local government employees calendar year 2023 is 4.6%
- Included 2.5% Career Track for all employees and 5% (every 2 years) for Police total cost = \$136,300
- Included 2% COLA = \$109,054
- Included \$2 per hour increase for all part-time employees
- Includes salary increases for reclassifications approved on May 9th contingent upon the adoption of the FY2023/2024 budget

Ms. Hagood said since the last budget review, the Police Department asked to use restricted funds for an interview camera and server for \$7,175, so she added that to the budget.

Mr. Hites reported that Mayor Caldwell met with the owner of the vacant lot at the intersection of Haywood and Church Streets to determine if they would be receptive to the Town leasing the lot for the purpose of constructing a gravel parking lot on the site. He said that Preston Gregg has designed a 22 space lot on the site including a five foot walkway from Montgomery Street that would require an easement from an additional property owner. Mr. Hites said that they do not have a firm estimate for constructing the lot but for budgeting purposes, it should be estimated at approximately \$20,000. He added that the Town rents parking facilities in both Hazelwood and at the Armory. The current per space rent in Hazelwood is \$11.44 per month and the Armory \$10.23 per month. Mr. Hites said the Town has negotiated a lease of \$13.64 per space or \$300 per month (\$3,600 per year) with a 2% increase per year for an initial five- year period. He said the first-year budget would amount to \$23,600. Councilmember Sutton asked for the parking area estimate be added to the budget.

Councilmember Chuck Dickson said that unless the Town gets grants from Raleigh, sewer rates will have to be increased again. Mr. Hites said there is a billion dollars available at the discretion of the legislature. Ms. Hagood said she will request that the system development fees revenue to be transferred to the sewer project.

Councilmember Dickson requested a rate study. Manager Hites suggested that the most equitable thing to do with all utility rates would be to look at the base rate to cover administrator costs and debt service, then let the rates be based solely on usage. Councilmember Dickson suggested higher rates for higher usage.

There was no public comment.

A motion was made by Councilmember Chuck Dickson, seconded by Councilmember Anthony Sutton, to close public comment at 7:46 pm. The motion passed unanimously.

A motion was made by Councilmember Chuck Dickson, seconded by Councilmember Julia Freeman, to instruct the Finance Director to prepare the budget ordinance for the next regular scheduled Town Council meeting on June 13th, 2023. The motion passed unanimously.

H. NEW BUSINESS

10. Budget Amendment to authorize the use of grant funds from Kiwanis of Waynesville to fund the capital budget item of the all-abilities playground fence from chain link to upgraded ornamental steel.

- Luke Kinsland, Recreation Director

Mayor Gary Caldwell first commended Mr. Kinsland and his staff on how beautiful the recreation facilities have been kept and what a great job they do. Councilmember Feichter asked if the recreation center will open on Sundays again. Mr. Kinsland said yes, once the pool can get fully staffed. Councilmember Feichter and Town Manager Rob Hites commended the Recreation and Public Works staff.

Recreation Director Luke Kinsland reported that the FY 22-23 capital improvement item of a black chain link fence for the all-abilities playground was quoted at \$21,000 with \$25,000 available in that line item. He said that the Recreation Advisory Commission suggested applying for a grant to upgrade the fence to a more aesthetically pleasing ornamental fence. The Town applied and received a grant in the amount of \$8,000 to fund this upgrade putting the total cost of the fence at \$33,476.14. Mr. Kinsland added that it is a more pleasing look that also meets building safety codes for child safety and containment and that the pickets are just under 4" wide. He said the price includes two self-latching gates and two 10' maintenance gates.

A motion was made by Councilmember Julia Freeman, seconded by Councilmember Chuck Dickson, to approve the budget amendment of a grant of \$8,000 from Kiwanis of Waynesville to upgrade the capital improvement item of chain link fence to ornamental steel for the all-abilities playground. The motion passed unanimously.

11. Budget Amendment to authorize the use of grant funds from the Pigeon River Fund for the purpose of two fishing access areas per the site plan for the Vance St Park extension (new greenway).

- Luke Kinsland, Recreation Director

Recreation Director Luke Kinsland said that the site plan for the PARTF grant project for the new greenway at Vance St Park displays two fishing access areas along Richland Creek. Per PARTF grant guidelines, Mr. Kinsland said they must complete the entire site plan. He added that as construction costs have increased, PARTF funds have been substantially used already. The Town applied and received a grant from the Pigeon River Fund in the amount of \$30,000 for the purpose of cleanup/grading and constructing those two fishing

access areas. Mr. Kinsland said he'd like for Town staff to coordinate this project with Haywood Waterways Association for planning and design. He said that they'd like to design an educational fishing area for children and a handicap accessible fishing area.

A motion was made by Councilmember Anthony Sutton, seconded by Councilmember Chuck Dickson, to approve the budget amendment of a grant of \$30,000 from the Pigeon River Fund for fishing access areas. The motion passed unanimously.

12. Appointments to the Waynesville Public Art Commission and Waynesville Housing Authority
- Jesse Fowler, Assistant Town Manager

Assistant Town Manager Jesse Fowler reported that The Waynesville Public Art Commission recently had two vacancies. If appointed, Mr. Fowler said that Ms. Deering would be taking over a previous member's term that would be ending on 6/30/2025. Mr. Fowler said that the Waynesville Housing Authority recently had two vacancies. If appointed, Mr. Fowler said that Ms. Arnold would fulfill WHA's requirement that at least one member must be directly assisted by WHA. He said that following the Town Council's policy on statutory advisory board appointments, Ms. Arnold will need to be interviewed prior to her appointment to the Waynesville Housing Authority.

A motion was made by Councilmember Chuck Dickson, seconded by Councilmember Julia Freeman, to appoint CJ Deering to the Waynesville Public Art Commission. The motion passed unanimously.

Councilmember Anthony Sutton and Councilmember Chuck Dickson volunteered to interview Sandra Arnold for her potential WHA appointment.

A motion was made by Councilmember Anthony Sutton, seconded by Councilmember Julia Freeman, to interview Sandra Arnold in consideration of her appointment to the Waynesville Housing Authority. The motion passed unanimously.

I. COMMUNICATION FROM STAFF

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

Town Manager Rob Hites reported that SB675, if approved, would eliminate all extra-territorial jurisdictions, and has just received a favorable vote in the Senate. Development Director Elizabeth Teague explained that ETJs are a planning tool that help to offer a buffer and control unregulated growth along the edges of towns.

A motion was made by Councilmember Anthony Sutton, seconded by Councilmember Jon Feichter, to strongly oppose SB675 and to instruct staff to write a letter to our representatives stating the Council's opposition. The motion passed unanimously.

14. Town Attorney Report
- Town Attorney, Martha Bradley

Nothing to report.

J. COMMUNICATIONS FROM THE MAYOR AND BOARD

Councilmember Anthony Sutton gave several NCDOT updates. He added that dates are subject to change:

- The Russ Avenue widening project is slated to begin on July 18th
- The roundabout is 52% completed with a November 11th being the projected date of completion.
- The South Main Street project will begin in September 2026.

Councilmember Julia Freeman said that the Main Street Mile will be June 24th.

K. ADJOURN

A motion was made by Councilmember Julia Freeman, seconded by Councilmember Chuck Dickson, to adjourn at 8:12pm. The motion passed unanimously.

ATTEST:

Gary Caldwell, Mayor

Robert W. Hites, Jr. Town Manager

Candace Poolton, Town Clerk