

REGULAR MEETING
TOWN OF WAYNESVILLE
BOARD OF ALDERMEN
TOWN HALL – 9 SOUTH MAIN STREET
SEPTEMBER 11, 2012
TUESDAY – 7:00 P.M.

The Board of Aldermen of the Town of Waynesville held a regular meeting on Tuesday, September 11, 2012. Members present were Mayor Gavin Brown, Aldermen Gary Caldwell, Julia Freeman, J. Wells Greeley and Leroy Roberson. Also present were Town Manager Marcy Onieal, Assistant Town Manager Alison Melnikova, Town Clerk Phyllis McClure, Town Attorney Woodrow Griffin and Planning Director Paul Benson. Mayor Brown called the meeting to order at 7:00 p.m.

Calendar of Events

Mayor Brown gave an overview of upcoming events. It was suggested that a donation be considered by the Board at the meeting on September 25 for the “Arctoberfest” event. Other events include in October the NC League of Municipalities Meeting , Church Street Art Festival, Apple Festival and Election in November. No action was needed.

Proclamation – In Remembrance of the Events of September 11, 2001

Mayor Brown read a proclamation regarding the events of September 11, 2001 and urging citizens to dedicate September 11 of each year as a day to mourn, reflect, remember and honor the victims and innocent lives lost as a result of these events and pay tribute to the brave men and women who serve in our nation’s military.

Approval of Minutes of August 28, 2012

Alderman Caldwell moved, seconded by Alderman Roberson, to approve the minutes of the August 28, 2012 meeting as presented. The motion carried unanimously.

Presentation Regarding Town Employees’ Annual “Pack the Pantry” Food Drive

Town Manager Marcy Onieal introduced Assistant Finance Director Dean Trader, who is chairing this year’s town employee food drive, commending him on his leadership of this project and noting the tremendous commitment of employees in all departments who help fulfill an urgent need in the community and make this annual drive for the Haywood Christian Ministries a success. Mr. Trader thanked the Board for allowing this event to be held. He recognized former Town Manager Lee Galloway, Assistant Town Manager Alison Melnikova, and Town Manager Marcy Onieal for their continuing leadership and support of this event.

Each year this event has grown with results from last year totaling thirty-five truck-loads of food and close to \$4,000 in monetary donations collected. These collections help Haywood Christian Ministry and the Community Kitchen in Canton. Many sponsors and participants are returning this year, including ROTC. The largest food collections happen in the Haywood County School System, with the first event on Thursday, October 4 at the Tuscola vs Pisgah Junior Varsity Football Game, and the second on Friday, October 5 at the Pisgah vs Tuscola Varsity Football Game. During this time fans compete to see which team can collect the most food. Food collected by Pisgah fans will benefit the Community Kitchen in Canton and food collected by Tuscola fans will benefit Haywood Christian Ministry. After being collected, the food is weighed and a trophy is awarded to the school with the most food collected.

Three elementary schools will be participating, including Jonathan Valley, Hazelwood and Lake Junaluska. It is phenomenal to see the amount of pride the children have in collecting food and the amount of food they have collected. Collections of food along with a boot drive for collection of money will continue in the parking lots of Best Buy and Ingles Friday, November 16. The final event will take place at the Town of Waynesville Employee Appreciation Luncheon. Flyers will be distributed to various businesses and organizations and help from the news media, including The Mountaineer and radio coverage from 1400 The Peak will begin soon.

Mayor Brown said he likes the fact that this event is employee generated, reaching out to the community and engaging the school system, showing that this is a community effort. Board members were encouraged to attend some of these events. Mr. Trader thanked the Board for allowing employees to take part in this food drive each year. Manager Onieal noted how the drive had grown in 5 years from a small employee-only one day collection to a county-wide effort with active participation by two municipalities, the school system, the media, and the public at large.

Public Art Commission Annual Report Presentation

Earlier this year Town Manager Marcy Onieal recommended that the Board of Aldermen receive annual reports from each of the appointed boards and commissions. The current plans of the Waynesville Public Art Commission (WPAC) made that Commission a logical board to begin this rotation. The WPAC will soon advertise for artist submissions for another major piece of original artwork, to be installed in the Mini Park in August 2013, with the theme of *Wildflowers of the Smokies*. Once this artwork is installed, the WPAC plans to move out of downtown and commission artwork for installation in the Hazelwood or Frog Level areas.

Jan Griffin, WPAC Chairman, began her presentation with statistics from their fundraising cookbook which is available for purchase at various shops on Main Street and the Gateway Club. To date the profits from this cookbook are \$557.50. Ms. Griffin expressed appreciation to the community for this fundraising effort.

The last piece of artwork in the downtown area will be located on the wall in the Mini Park with a theme of wildflowers of the Great Smoky Mountains. Requirements for the multi-dimensional piece will include materials that will need no service by the town for at least twenty years, so wood will not be an

option. The call for artists will be released on Wednesday, September 12. The WPAC will be touring Hazelwood and Frog Level since one of these areas will be the location of the next artwork. Community awareness meetings are planned to inform the public about what the Commission does, the difference between the WPAC and Haywood Arts Council and how the Commission's work is funded. The Commission hopes to gain volunteers to serve on ad hoc committees and others interested in serving as PAC members as vacancies occur. The Commission also plans to have speakers attend Rotary and other meetings to further inform the public about the WPAC, hoping to gain volunteers for fundraisers and broaden their base.

Mayor Brown said one of the most popular pieces of artwork is the Old Time Music piece on Main Street. Assistant Town Manager Melnikova was praised for her work with the WPAC group. Other areas mentioned for future artwork include the Wal Mart Shopping Center off South Main Street and the North Main Street area near Barrett Motor Company.

Public Hearing – Request to Rezone 8.0 Acre Parcel located at 75 Giles Street from Hazelwood Business District (H-BD) to Commercial Industrial (CI)

This property is the former site of the A. C. Lawrence Leather Company, a tannery located south and west of the Hazelwood Central Business area, bordered by the Norfolk Southern Railroad and Browning Branch. The property is currently occupied by a 12,000 square foot warehouse. The property is currently zoned Hazelwood Business District (H-BD) and Rick Wrenn, Manager of Richland Creek LLC is requesting that the property be rezoned to Commercial Industrial (CI).

Planning Director Paul Benson said the request received favorable recommendation from the Planning Board. It was requested that the portion between Browning Branch and Hazelwood Avenue remain as it is currently zoned. This property is located off Hazelwood Avenue and has traditionally been used as industrial property. Commercial/industrial zoning along the railroad corridor has historically been supported. When the 2020 Land Development Plan was adopted the industrial uses were narrowly defined and a number of industrial uses were permitted. Mr. Benson recommended that as requests are received they be reviewed individually and considered on a case-by-case basis. No industrial zoning survived when the map was redone in 2002. If the Board plans to rezone the property two motions are necessary. The first motion amends the text of the 2020 Land Development Plan under the "Industrial" section.

Attorney Griffin opened the public hearing. No one spoke; Attorney Griffin closed the public hearing.

Alderman Roberson moved, seconded by Alderman Freeman to amend pages 5-13 of the 2020 Land Development Plan by adding the following text as the last paragraph under the "Industrial" section: "In addition to the Industrial locations mapped on the Future Land use Map, other locations, particularly within the railroad corridor, may be appropriately designated "industrial" and should be considered on a case-by-case basis, provided that such locations are compatible with existing and planned infrastructure and neighboring existing and planned land use." The motion carried unanimously.

Alderman Greeley moved, seconded by Alderman Caldwell, to adopt Ordinance No. 14-12, amending the Town of Waynesville Land Development Map to rezone the 8.0 acre property located at 75 Giles Street to the west of Browning Branch from Hazelwood Business District (H-BD) to Commercial Industrial (CI), and finding said action consistent with the Town's 2020 Land Development Plan. The motion carried unanimously. (Ord. No. 14-12)

Mayor Brown recognized Matt Haynes, representing Giles Chemical Corporation and Patrick Bradshaw, Engineer. Mr. Haynes said at the present time the office space on the property is being refurbished which will be a visual improvement. The warehouse on the property will continue as it has been used. There are no plans at the present time for other changes, but this is a flat piece of property located close to the By-Pass and is convenient for future considerations. Giles continues to be solvent as a substantial producer of Epsom Salt at the Commerce Street property and remains the largest producer of Epsom Salt in the United States.

Public Hearing – Amendment to Sign Ordinance Regarding Political Signage

Manager Onieal said last year the NC General Assembly amended State Law to limit local government authority to regulate political signs along State Highways (NCGS 136-32). Within the Town of Waynesville there are many State Roads. In order to maintain consistency with NC General Statutes, town staff initiated an amendment to Section 15.5.12 of the Town's Land Development Standards:

1. Exempts political signs on the rights-of-way of state highways pursuant to state law,
2. Changes the time period for placement of political signs from 60 days before the election to 30 days before "one stop" early voting, and removal after the election from 14 days to 10 days. This actually shortens the existing period since early voting beginning 19 days before the election (total 49 days vs. 60 days) and by 4 days after the election.
3. Eliminates language for runoff elections, since above periods will apply to all elections: primary, general and runoff.

Political signs would be prohibited from town right-of-way, but can be placed on private property with permission of the property owner.

Alderman Greeley moved, seconded by Alderman Freeman, to adopt Ordinance No. 15-12, amending Section 15.5.12 of the Town of Waynesville Land Development Standards as presented, for the purpose of regulating political signage in conformance with Section 136-32 (2011 Senate Bill 315). The motion carried unanimously. (Ord. No. 15-12)

Report on Progress of Lake Junaluska Municipal Task Force & Authorization to Proceed with Consolidation Study

The Lake Junaluska Municipal Study Task Force has been meeting since late April 2012, examining which options of governance and service provision offer the best future for the Lake Junaluska community. The study identified four specific options under consideration:

1. Remain unincorporated and change nothing
2. Transfer control of water/sewer systems

3. Incorporate LJA as a town
4. Merge with the Town of Waynesville through annexation

At Lake Junaluska's request, the town manager and staff made a public presentation about merger options and municipal services to nearly 150 LJA residents and Task Force members on August 9, 2012, and the manager followed with a similar presentation to members of Waynesville Rotary Club on August 31, 2012, receiving thoughtful questions, comments and positive feedback from audience members on both occasions. After lengthy discussion at its meeting of September 5, 2012 with all voting members present, the Task Force voted unanimously to remove Options 1 and 2 from further consideration, and to request that the Town of Waynesville partner with Lake Junaluska to further explore the annexation option by initiating a consolidation study and beginning more formal discussion (both unilateral and bilateral) of the specific issues and areas of interest or concern that must be addressed before an agreement to merge could be successfully negotiated.

The Task Force has recommended that the Community Council/LJA Board authorize funds and staff to work with Town Staff to develop a scope of work and request for qualifications (RFQ) for the purpose of securing outside engineering and consulting assistance, as needed. The consolidation study would be designed primarily to focus on projected costs and benefits of merger, especially as they relate to infrastructure needs, but it might also identify some of the legal, administrative, financial and operational requirements that would arise out of any proposed merger. The Town has already approved limited funding for this purpose in the adopted budget. The Task Force is aiming for formal action by its appointing Board in early October. The Town has made clear that any investment of Town time, staff or resources in further study or serious pursuit of annexation would come only with a formal invitation from LJA. That invitation is now imminent.

Ron Clauser, Lake Junaluska Municipal Study Task Force Chairman, and Buddy Young, Lake Junaluska Maintenance Supervisor, attended the Board Meeting. Mr. Clauser commended town staff for their excellent presentation in August. The idea of examining options originated with the new leadership of CEO Jack Ewing at Lake Junaluska. With their 100 year anniversary approaching, this was a way to be more proactive in looking toward their next 100 years. One accomplishment was the Municipal Study Report, which was thorough without making recommendations, but providing the pros and cons of various options. Not only was this reviewed by the Task Force, but many others as well, in a very open manner, without secrets or hidden agendas. The Task Force met as a group, allowing everyone an opportunity to speak about the options. Their vote was unanimous to eliminate the first two options to remain unincorporated and to transfer control of water/sewer systems. The next step and responsibility is to make a recommendation to the Community Council. The recommendation will then go before their Board of Directors. The two options remaining are that they are seriously considering include incorporation of Lake Junaluska Assembly as a town and merger with the Town of Waynesville through annexation. The Board of Directors will meet in early October. A solution is being sought that benefits both Lake Junaluska Assembly and Waynesville to determine what is best for the entire community. Mr. Clauser expressed appreciation to the Town of Waynesville for the good relationship between Waynesville and Lake Junaluska through the years. There have been a number of people in their community who have attended meetings to learn more about each option. Minutes from their meetings

are posted on their web site and good summaries have been provided by the local news media. It is important that the community be informed and allowed opportunities for feedback.

Mayor Brown said the Town currently has \$25,000 in its budget to initiate the type of study needed. More information will be available after the Lake Junaluska Board of Directors meet in October. The School of Government can be included when needed.

Manager Onieal said the Board of Aldermen have made it very clear that the Town is not pursuing the annexation of Lake Junaluska into Waynesville and will only become involved when requested. No studies have been done to reflect whether this is a good financial move for Lake Junaluska or the Town. There are opportunities to receive Planning Grant monies which would defray the cost of hiring an engineer. Permission was requested from the Board to allow town staff to move forward with this study and permission was requested from Lake Junaluska to move forward with discussions.

Alderman Caldwell moved, seconded by Alderman Greeley to endorse the proposal of the Lake Junaluska Municipal Task Force recommending further study as to the feasibility of a merger of the Junaluska and Waynesville communities through annexation; to accept Lake Junaluska Municipal Task Force's invitation of partnership in preparing a formal consolidation study; and to authorize the Town Manager to initiate said study to the extent that planning funds from partners and outside grant sources are available and/or already committed. The motion carried unanimously.

Mayor Brown thanked Ron Clauser and Buddy Young for their attendance at the meeting.

Communications From Town Manager

Skate Park Update - Manager Onieal reported that construction on the skate park is scheduled to begin in the spring since it would not be possible to have construction completed before winter. Bids for construction will be scheduled in the spring.

Water Plant – concrete repair work is underway and scheduled to be completed before fall.

Public Works – weight scales have been installed on trucks in order to comply with weight limits when hauling to White Oak.

South Main Street Rock Wall – town staff has taken some remedial steps to repair some of the historic rock wall along South Main Street. The rock wall is located on private property within the right of way of NCDOT so the Town does not have easements within this area. However, this is felt to be an important part of Waynesville and at some point in time will need to be addressed.

Mayor Brown thanked Manager Onieal for all her work, noting that she had spent her first couple of months on the job looking at the internal workings of the town and will spend the next couple of months working with various boards and commissions to gain a better understanding of the work they do.

Adjournment

With no further business, Alderman Caldwell moved, seconded by Alderman Roberson, to adjourn the meeting at 8:09 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Gavin A. Brown
Mayor