

**MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN**  
**REGULAR MEETING**  
**October 27, 2015**

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**THE WAYNESVILLE BOARD OF ALDERMEN** held a regular meeting on Tuesday, October 27, 2015 at 6:30 p.m. in the board room of Town Hall, 9 South Main Street, Waynesville, NC.

**A. CALL TO ORDER**

Mayor Brown called the meeting to order at 6:30 p.m. with the following members present:

Mayor Gavin Brown  
Alderman Gary Caldwell  
Alderman Julia Freeman  
Alderman J. Wells Greeley  
Alderman LeRoy Roberson

The following staff members were present:

Marcy Onieal, Town Manager  
Woodrow Griffin, Town Attorney  
Amie Owens, Town Clerk

Waynesville Public Art Commission Members:

Nick DePaolo – Chairman  
Jan Griffin  
Libba Feichter  
Ann Melton  
Charles Mills  
David Blevins – ex-officio

The following media representatives were present:

Mary Ann Enloe, the Mountaineer

1. Welcome /Calendar/Announcements

Mayor Gavin Brown welcomed everyone to the meeting.

Mayor Brown asked Manager Onieal to update regarding calendar events. Manager Onieal called attention to several upcoming events including:

- October 29 – Community Meeting regarding Chestnut Park
- November 14 – Veteran’s Day Luncheon at Longs Chapel United Methodist Church
- November 16 – Brownfields Public Meeting as part of Planning Board meeting; there will be a lunch meeting with stakeholders that same day
- December 11 – Employee Appreciation Luncheon at the Lambuth Inn

Manager Onieal noted that additional events that had been added since the last meeting were highlighted in yellow on the calendar.

2. Presentation to the Town from the Waynesville Public Art Commission

Board members and meeting attendees were asked to go to the lobby for a presentation of the “Wall Street Quilt” to the Town by the Waynesville Public Art Commission (WPAC). Public Art Chairperson Nick DePaolo thanked the Board and Town for realizing the importance and impact of public art and for being supportive of the efforts to place public art throughout Waynesville. Mr. DePaolo added that this was the first piece of fiber art that the WPAC had dedicated.

Jane Cole was one of the quilters who participated in the project and she explained that this was an interpretation of the buildings on Wall Street. Twelve (12) members of The Shady Ladies Quilting group each completed one 15 x 15 square based on photographs taken by Elizabeth Allen, the only requirement being that each piece included some sky.

Manager Onieal added that a dedication plaque has been ordered and will be installed when received along with pictures of the buildings on Wall Street. She noted that this was a great addition to the Town Hall building and would be seen by many. Photographs of the WPAC and Board of Aldermen were taken in front of the art piece.

Mr. DePaolo presented former WPAC member David Blevins with a plaque expressing appreciation for his dedication, time, and efforts during his tenure on the Public Art Commission.

3. Adoption of Minutes

***Alderman Caldwell made a motion, seconded by Alderman Freeman, to approve the minutes of the October 13, 2015 regular meeting, as presented. The motion carried unanimously.***

4. Proclamation – Red Ribbon Week – October 26 through October 30, 2015

Mayor Brown read aloud the Proclamation Observing Red Ribbon Week October 26 through October 30, 2015. The Red Ribbon Campaign was established by the US Congress in 1988 to encourage a drug-free lifestyle and involvement in drug prevention and reduction efforts.

**B. NEW BUSINESS**

5. Waynesville Public Art Commission Annual Report and Request

Waynesville Public Art Commission Chair Nick DePaolo commented that the WPAC has a goal of placing a new piece of public art annually. The WPAC had a vision of a piece in Hazelwood dedicated to the Plott Hound and its significance to the area. However, due to limited space available in Hazelwood

and continuing negotiations by the Town related to a parking lot, this project has been tabled until 2017. The WPAC has been in contact with Waynesville Public Services Department and learned that three benches would be placed at the Old Armory located at 44 Boundary Street. Mr. DePaolo explained that the WPAC would like to utilize these benches for potential public art that is beautiful and functional. The proposal is to have three local artists, Grace Cathey, Stefan Bonitz and Todd Frahm, each design a bench that would be placed at the Armory. The goal is to have three distinct benches highlighting the themes of: historic Frog Level, Veterans and whimsical frogs to match Frog Gig Plaza.

Mr. DePaolo noted that the WPAC would pay the artists \$1,500 each for their designs with final placement proposed for early spring 2016 in coordination with Waynesville Public Services. Manager Onieal clarified that the seating part of the benches would be uniform in nature and would be approved by Public Services for durability and maintenance. Mr. DePaolo concurred.

Mayor Brown commented that he appreciated the efforts of the WPAC to continually keep public art in the forefront of the community and for providing pieces that are not only landmarks for visitors, but become part of the fabric of the community.

***Alderman Greeley made a motion, seconded by Alderman Freeman, to approve the placement of public art in the form of artist-commissioned benches at the Old Armory located at 44 Boundary Street, as presented. The motion carried unanimously.***

#### 6. Street Closure

Manager Onieal noted that a request had been received from Hazelwood Baptist Church for a street closure for their annual Fall Festival. This event has been approved by the board for the past several years and involves closing Virginia Avenue between Hazelwood Avenue and Kentucky Avenue. There are other streets that can be taken as a detour around this event. The event is from 5:30 p.m. until 8:00 p.m. with street closure requested between 5:00 p.m. and 9:00 p.m.

***Alderman Caldwell made a motion, seconded by Alderman Greeley, to approve the requested street closure of Virginia Avenue between Hazelwood and Kentucky Avenues on Saturday, October 31, 2015 from 5:00 p.m. until 9:00 p.m., as presented. The motion carried unanimously.***

### C. CALL FOR PUBLIC HEARINGS

#### 7. Call for Public Hearing to consider application from Sandeep Gupta of Carolina Furniture Concepts to rezone the property at 121 Eagles Nest Road, Tax Parcel Identification Number 8605-64-6237, from Hazelwood Business District (HBD) to Hazelwood Business District – Conditional District (HBD-CD)

Manager Onieal highlighted the fact that both of the next agenda items were to set the date for two public hearings – no additional action was required at this time. She requested that members carefully study the information included in their packets in advance of the hearings next month.

Manager Onieal explained that this public hearing would be to consider a change in land use to allow for an electronic signage package at 121 Eagles Nest Road. For this particular item, the Planning Board voted 7 to 1 to deny the request.

8. Call for a Public Hearing to be held on November 10, 2015, at 6:30 pm at 9. South Main Street to consider an application request to rezone the property at, 263 Riverbend Street and 9 Camp Street, Tax Parcel Identification Numbers 8605-81-5526, 8605-81-6618, 8605-81-7716, and 8605-81-6705, from Hazelwood Urban Residential to Hazelwood Business District

Manager Onieal reported that the second request to call for public hearing was to rezone properties owned by Bobby and Alex McKay from Hazelwood Urban Residential to Hazelwood Business District. The properties are joined on two sides by the business district and the building on the property would be better suited for commercial rental. The planning board unanimously recommended approval of this rezoning at their October 19 meeting.

***Alderman Roberson made a motion, seconded by Alderman Freeman, to call for two public hearings to be held in immediate succession on November 10, 2015 beginning at 6:30 p.m. or as soon thereafter as possible, in the Board Room of Town Hall, 9 South Main Street to consider adoption of a change in land use as requested by Carolina Furniture Concepts and to consider the petition to rezone property at 263 Riverbend Street and 9 Camp Street. The motion carried unanimously.***

#### **D. COMMUNICATIONS FROM STAFF**

9. Town Manager – Marcy Onieal

##### Hazelwood Parking Area

Manager Onieal reported that she has been working with Chris Forga to discuss improvements and an agreement related to the Hazelwood Parking Area. She has secured a tentative agreement and asked if the board would like to move forward with this particular area. Manager Onieal explained that staff provided three design concepts to Ms. Forga which would take the current lot from 59 to 93 spaces. This would allow for public parking in the area. The total cost for this improvement is just under \$100,000, but does include all demolition of structures, repaving and striping and putting in pedestrian scale lighting. Manager Onieal continued explaining that the arrangement discussed would be a buy-down on the lease with the town fronting the cost of the project. The terms discussed were for five years with an automatic renewal of four times; leading to a 25 year lease with an option to charge for parking in the future, if necessary and an option for the WPAC to have a piece of public art in the parking area.

Manager Onieal noted that this arrangement was agreeable to the Forga family and asked the board how they wished to proceed. She added that winter was not a good time to do this; however, if the board wished to move forward, a budget amendment could be brought forth at the next meeting.

Alderman Roberson asked if there was any change in the rental price for the parking area with these improvements. Manager Onieal answered that as there would be a gain in the number of spaces, the rental rate would increase to \$850 per month. The fee paid during the improvements would only be

\$425 per month. She added that Ms. Forga had asked for an escalator to be added for the future which has not been negotiated.

Mayor Brown asked the board if they had any other questions on this matter or if they were comfortable with Manager Onieal moving forward with negotiations. The Board agreed by consensus for Manager Onieal to continue with the negotiations and budget amendment for the cost of the improvements.

#### Electric Contracts

Manager Onieal noted that the team is close to finishing the electric contracts. The Duke Energy one year extension has been completed. The Santee Cooper contract has been sent back for some language changes related to billing dispute guidelines and finalizing the rate for minimum billing. It is hoped that these contracts will be brought to the board at the next meeting. If not, a special called meeting may occur.

#### Chestnut Park

Manager Onieal explained that the town is moving forward with the survey of Chestnut Park and a neighborhood meeting will take place on October 29 to ascertain what neighborhood would like to see the park look like in the future.

#### Brownfield Grant Meetings

Manager Onieal again noted that meetings would occur on November 16. She asked members to consider any potential sites in the community that may need to be assessed as part of this grant. Manager Onieal reminded members that the Town was part of the county-wide coalition to identify underdeveloped and underutilized sites which may require assessment. The grant deadline is in December.

Mayor Brown added that no one wants to call something a Brownfields site because of a negative connotation, but there are sites which may benefit from this grant. Manager Onieal provided an example of a field that has been abandoned, there was money through this grant to evaluate the site and if any contaminants are found then it can go to remediation. If nothing is found, it may provide opportunity for development. There does not have to be known contamination present in order to qualify to be assessed for potential contamination.

#### 10. Town Attorney – Woody Griffin

Attorney Griffin had no business to discuss.

**E. COMMUNICATIONS FROM MAYOR & BOARD OF ALDERMEN**

Mayor Brown offered well wishes and good luck on Tuesday to those members who were running for elective office. He added that he has appreciated serving with the Board as the Mayor regardless of the election outcome.

Alderman Greeley wished to publically thank Ann Melton and the Historic Preservation Commission for an enjoyable historic recreation event in the Greenhill Cemetery. There have been many positive comments, and all who participated had a good time. Ms. Melton added that she, too, had received many compliments and plans to do another event in the Spring. There were 85 people who attended the event.

**F. CALL ON THE AUDIENCE**

No one addressed the board.

**G. ADJOURN**

*There being no further business to discuss, Alderman Freeman made a motion, seconded by Alderman Greeley, to adjourn the meeting at 7:16 p.m. The motion carried unanimously.*

ATTEST

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Gavin A. Brown, Mayor

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Marcia D. Onieal, Town Manager

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Amanda W. Owens, Town Clerk