

**MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN**  
**REGULAR MEETING**  
**February 23, 2016**

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**THE WAYNESVILLE BOARD OF ALDERMEN** held a regular meeting on Tuesday, February 23, 2016 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 Jon Feichter  
Alderman Julia Freeman  
Alderman LeRoy Roberson

The following staff members were present:

Mike Morgan, Interim Town Manager  
Woodrow Griffin, Town Attorney  
Amie Owens, Town Clerk

The following media representatives were present:

Mary Ann Enloe, the Mountaineer  
Becky Johnson, Smoky Mountain News

1. Welcome /Calendar/Announcements

Mayor Gavin Brown welcomed everyone to the meeting and apologized to the Board for not being present at the Haywood County Council of Governments meeting the previous evening due to attendance at another meeting.

Mayor Brown called attention to several upcoming events including:

- March 3 – One Stop Early Voting Begins
- March 19 – Bowl for Kids Sake to support Big Brothers/Big Sisters – Sky Lanes, Asheville from 2:00 to 4:00 p.m. and 4:00 to 6:00 p.m.

2. Adoption of Minutes

***Alderman Caldwell made a motion, seconded by Alderman Roberson, to approve the minutes of the February 9, 2016 regular meeting, as presented. The motion carried unanimously.***

## **B. PRESENTATIONS**

### **3. Folkmoot Presentation and Discussion Related to Schedule of Activities**

Angie Schwab, Executive Director, Folkmoot USA presented information about potential changes to the Folkmoot schedule. She sent an email on February 8, 2016 seeking the board and operating departments' feedback related to the upcoming festival. The first such change was to change the opening parade to Saturday rather than Friday; she acknowledged that this could mean having staff available on weekends. Ms. Schwab noted that the reasoning for the change was to allow for those who were working during the week the opportunity to share this event with their children and build participation. She added that promotion has not started at this time.

Alderman Gary Caldwell asked if the parade route would begin at the First Baptist Church and end at the Historic Courthouse. Ms. Schwab confirmed that this would be the preferred route. She added that there had already been 10 groups and the Eastern Band of Cherokee Indians who had confirmed participation with two other groups in the periphery who could participate in the event that a group had to withdraw.

Mayor Brown explained that the staff had provided feedback for the board to review prior to this discussion and that related to the parade all comments were positive and that there were no challenges or concerns if it was changed to Saturday. Board members agreed by consensus that this would be acceptable.

Ms. Schwab continued by noting that another event, the Many Cultures Carnival, which would be a more child friendly event is proposed for the field adjacent to the Folkmoot Center. Mayor Brown noted that there could be some issues related to parking and traffic control. Ms. Schwab noted that she had already discussed with Chief Bill Hollingsed and he had spoken with the church and they were okay with individuals parking there for this event. Board members agreed by consensus that this would be acceptable.

Ms. Schwab mentioned moving International Day back to the second Saturday during the festival. There were no concerns about such a move provided that there were not other events downtown. Board members agreed by consensus that this was acceptable.

Ms. Schwab explained that she and the staff have been working on grant submission to assist in support of the Folkmoot Center; one such grant is the Art Place America grant which is a \$500,000 grant for building improvements. She added that the Folkmoot Center would like to be considered a community partner and a resource to the town. Ms. Schwab has been working with the Haywood County Arts Council to see if they would like to offer classes in the building or to be a small business incubator for food products. She commented that there is a commercial kitchen there which could be a resource for small and start up businesses.

Ms. Schwab concluded by noting that Mary Ann Enloe would be presenting information about Hazelwood on the first Thursday in April in the Auditorium of the Folkmoot Center. This is one of the first events in the renovated space. Ms. Schwab also provided copies of a donor brochure and announcement of the Spring Barbeque and Music Showcase event on March 19.

Mayor Brown thanked Ms. Schwab for the information and for the engagement with the community.

#### 4. Historic Preservation Commission – Annual Update and Invitation

Historic Preservation Commission (HPC) Chairperson, Sandra Owen, presented their annual report for the HPC and reminded members of the upcoming Haywood Ramblings events. She thanked the board for the opportunity to report and to be able to promote public understanding and appreciation of historic resources of Waynesville. While Waynesville and the HPC lost a tremendous resource in Henry Foy, the HPC is working to preserve his legacy. Just prior to his death, he and Ann Melton were working on a book about boarding houses and hotels; luckily this book has been completed.

Ms. Owen explained that the HPC had applied for a grant to hire a consultant to develop a national register nomination but did not receive it; however, the Board allowed a budget amendment and provided funds necessary for a consultant to complete the application. The consultant is Dan Pezzoni with Landmark Associates. He has much experience in funerary art sculpture and has completed the nomination information for other cemeteries in North Carolina and Virginia. He will be bringing information back to this board during the summer with the goal of getting a properly formatted and documented National Register Nomination to the State Historic Office Nomination Committee in October. Ms. Owen thanked the board members for their participation in the cemetery tour in October 2015 and encouraged them to participate again this October.

Ms. Owen noted that the HPC is sponsoring the Haywood Ramblings speaker series alluded to by Ms. Schwab. The first session, a look at Waynesville during the 1960's by Vicki Hyatt, was well received. The next session is "If Rails Could Talk: Logging in Western North Carolina by Ron Sullivan on March 3; followed by Mary Ann Enloe's presentation on Hazelwood on April 7, and Ann Melton's discussion of historic boarding houses and inns of Waynesville on May 5. Ms. Owen added that the HPC is excited about these events and thanked Elizabeth Teague, Development Services Director; Eddie Ward, Deputy Clerk and Byron Hickox, Land Use Administrator for their assistance with this series and for their support of the HPC.

Ms. Owen provided members with a copy of a chapter from a book written in 1892 entitled Health Resorts of the South. This publication was discovered by Alex McKay, the newest member of the HPC, on the Internet. She noted that this helps to reiterate the history and importance of Waynesville during this time.

Mayor Brown thanked Ms. Owen for her presentation and the HPC for their dedication to preserving Waynesville's history.

### **C. PUBLIC HEARINGS**

Development Services Director Elizabeth Teague explained that this is the first of three public hearings at the meeting. All deal with re-zoning of properties to allow for more appropriate land use. All of the requests for re-zoning have been taken through the Planning Board for review.

5. Public Hearing to consider several rezoning requests along the northwest side of Richland Street

Ms. Teague provided graphics highlighting the properties where rezoning was sought on both sides of Richland Street, as well as the flood plain map for the area. She noted that the request includes four (4) lots that are developed commercially and located between the railroad tracks and the Richland Creek, but which are currently zoned residential. The first two are in the Main Street Neighborhood District, belong to members of the Forga family and hold warehouse buildings. The other two are in the Hazelwood Urban Residential District, with the largest belonging to the Jorstad's and holding a multi-unit commercial building, and the other belonging to the Milner's and holding a commercial building (formally the Terminix building). The owners of the properties and dates of petition are:

William Scott Forga December 14, 2015;  
Christine and Viola Forga, December 4, 2015;  
Joshua and Melissa Milner, October 22, 2015;  
Jon and Leah Jorstad, December 2, 2015

Ms. Teague explained that by changing the zoning, there would be more allowable uses for these properties. The newly allowable uses would include Office and Service Uses, Commercial studios, and a variety of commercial and light industrial uses, similar to uses allowed in Frog Level and Downtown. However, Adult Establishments, Heavy Vehicle Sales or Industrial Uses and Major repair services would not be allowed. She noted that the Planning Board heard these requests at their December and January meetings and voted to recommend these zoning map amendments.

Ms. Teague added that the subject properties had been designated for "Residential of Medium to High Density" concentration. However, this area has historically been commercial in nature, and the implementation of residential zoning designation in 2003, has not resulted in changes of use of these lots (or other lots along this stretch of Richland Street to Smathers) from commercial. The lots are located within the 100 year floodplain between Richland Creek and the railroad tracks and would therefore be challenging to convert to marketable residential uses. This area is also proximate to the Commercial-Industrial zone encompassing the Giles Chemical Plant and to the Central Business District of Frog Level.

One important consideration related to the proposed re-zoning is whether or not such a change would be consistent with the 2020 Land Development Plan. Ms. Teague indicated that the standard in the 2020 Plan was to, *"Promote the orderly growth, development and enhanced land values of the Town of Waynesville by preserving and improving Waynesville's existing neighborhoods, creating more attractive commercial centers, maintaining a strong downtown area, taking steps to reduce urban sprawl and protecting the natural beauty of the community."* (2020 LDP, p 4-2).

The staff recommends changing the zoning of this property to Central Business District to enable more improvement and economic opportunities for use of those structures which currently exist. Because of the location of these sites abutting the railway corridor and within the floodplain, conversion to residential use is highly unlikely. The text of the 2020 Land Development Plan would seem to encourage mixed-use or infill commercial development in an area such as this where there is a well established commercial history. From an economic development standpoint, rezoning of these properties create potential for growth of the Frog Level business area.

Ms. Teague added that there are two actions requested for each of the hearings, the first is to determine consistency with the 2020 Land use plan with the other to approve or deny the requested amendments.

**Town Attorney Woody Griffin opened the public hearing at 6:36 p.m.** and explained that those who wish to speak about this subject raise their hand and be recognized. Speakers may then approach the podium for comment. Speakers are asked to keep comments to three minutes or less.

Attorney Jack Kersten, representing Mr. And Mrs. Jorstad, explained that the buildings currently on the property were built about 40 years ago and have always been used for commercial purposes. He provided some examples of what the area could be used for including artist workshops, galleries and retail spaces and an enclosed cat motel. Mr. Kersten commented that such a change in zoning would be good for small businesses in town and due to its proximity to Frog Level and Main Street, encourage visitation. He thanked Ms. Teague for her assistance with the process.

Dick Young, 191 Meadow Street, Waynesville voiced no objection for the Jorstad and other properties associated with this public hearing being changed.

**Attorney Griffin closed the public hearing at 7:01 p.m.**

Mayor Brown interjected that he and Alderman Freeman had conferred with Town Attorney Griffin and that there was no conflict of interest for this items even though she owned property in the area. Mayor Brown noted that it appeared that there are several areas that had been zoned incorrectly and were oversights during the redrawing of the maps.

Alderman Roberson asked if the last property that abuts the residential area was required to provide a buffer. Ms. Teague answered that if the re-zoning was approved, a buffer would be required.

***Alderman Caldwell made a motion, seconded by Alderman Roberson to find the request as presented consistent with the 2020 Land Development Plan. The motion carried unanimously.***

***Alderman Roberson made a motion, seconded by Alderman Caldwell to approve the requested zoning map amendments from Hazelwood Urban Residential and Main Street Neighborhood Districts to the Central Business District. The motion carried unanimously.***

6. Public Hearing to consider applying a Mixed Use Overlay District on to properties along the southeast side of Richland Street

Ms. Teague explained that two separate rezoning requests initially came to the Planning Board at their December Meeting for reclassification from Main Street Residential District to Central Business District, similar to other rezoning request along that stretch of Richland Street. However, because of concerns expressed by neighbors at the hearing, the Planning Board asked both applicants if they would be willing to work with staff to amend their application to consider a less intensive commercial zoning option. Each applicant agreed at the meeting and the Planning Board tabled their discussion.

Ms. Teague continued by noting, at the direction of the Planning Board, she met with both Betty Henderson and Ron Muse to consider a compromise option that might be less objectionable to the

adjacent Main Street Neighborhood (MSNR). The option of a Mixed Use Overlay was determined to be the most sensitive to the neighborhood while still allowing some commercial uses and agreed upon by both applicants as an acceptable compromise. At their January 28, 2016 meeting, the Planning Board revisited these requests and voted to approve the mixed-use overlay on these lots.

Ms. Teague further explained that the Mixed Use Overlay is an existing zoning category within the Town's Land Development Standards that is being applied in the Love Lane, Nineveh, Raccoon Creek and Walnut Street Neighborhoods which are also in the "Neighborhood Residential" (NR) category similar to the MSNR district. She added that the goal of a mixed use overlay would be to allow limited commercial uses that would be acceptable to the neighborhood, while still increasing options to improve, redevelop or market these properties. Some of the uses include: live-work units, ATM, banks, credit unions, financial services, business support services, dry cleaning and laundry services, government services, personal services (salons, clothing alterations), professional services, general commercial less than 100,000 sq ft and restaurants. This is a significantly shortened list of uses from what is allowed in the Central Business District as was originally requested. This list also mimics allowable uses currently permitted in the Mixed Use Overlays of other Neighborhood Residential Districts.

Again, Ms. Teague noted that satisfying the 2020 Land Development Plan is a consideration for board members. This area has historically been commercial in nature, and the implementation of residential zoning designation in 2003, has not resulted in changes of use of these lots (or other lots along this stretch of Richland Street to Smathers) from commercial. Ms. Teague noted that the action items are to "...revise the zoning map to reflect the Land Use Map..." and to "encourage mixed use development on adjacent properties in designated mixed-use areas."

The staff recommendation is the change in zoning of the properties to a Mixed Use Overlay to allow for the limited number of requested uses and to allow for additional marketability and flexibility in the development standard allowing better use of the lot.

Mayor Brown asked Ms. Teague to go over the listing of permitted uses again. After doing so, Alderman Roberson clarified that the uses did not include small engine repair or automobile repair. Ms. Teague confirmed that a home occupation such as lawn mower repair with limited noise may be allowed. Again, the buffering requirements would apply in the Mixed Use Overlay.

Alderman Feichter commented that he noticed that there are quite a few comments in the planning board report concerned about property on either side of a residential area and wondered aloud how the residents felt about this proposal. Ms. Teague explained that there are only three lots between the properties in question and that the property owners were sent letters according to statute so that there could be engagement related to the re-zoning process. No responses to the letters were received.

**Attorney Griffin opened the public hearing at 7:15 p.m.** noting that the same rules applied for this as the other hearing.

Dick Young, 191 Meadow Street, Waynesville commented that the Muse property had been in front of the Board of Aldermen multiple times and been turned down before. He added that the Muse property is actually a wetland that has been filled in and questioned if a building could be built over a

creek. Mayor Brown commented that the concerns that Mr. Young was bringing up related to the creek and fill materials, is a building code issue, not a zoning issue.

William Sterrett, 247 Church Street, Waynesville commented that this is the fifth time that this has come before the board and after the Planning Board meeting, he thought that the residents would be included in the conversation about the mixed use overlay. Mr. Sterrett added that this zoning issue has come up 5 times prior and that the goal is not to deprive Mr. Muse of use of the property, but to be considerate of the dozens of other residents and their concerns about property values and what type of businesses will be there. He stated he thought the neighborhood would have more input. Mayor Brown asked Mr. Sterrett if any of these businesses acceptable or objectionable. Mr. Sterrett expressed concerns over noise and light. If changes are made, the neighbors want it to look nice and have appropriate curbing and decorations.

Ms. Teague held up a copy of the land development standards (LDS) and explained that all new development has to adhere to these standards. The Town has worked hard to make sure that these LDS reflect the standards of keeping community character and keeping walkable areas, and allowing for small businesses.

Angie Schwab, 192 Church Street, Waynesville noted that she did not know her neighbors and only got the notice this morning. She was curious as to what was at stake and did not want to stop any positive motion.

Joe Bob Rogers, Waynesville commented that he missed the notice somewhere about the hearing and re-zoning. He was okay with MD/lawyers office, but does not want metal buildings all over the street.

Hillary Green, 243 Richland Street, Waynesville commented that she was concerned about what's going to go on in the neighborhood. She is worried about what happens in the future.

Josh Parris, 206 Meadow Street, Waynesville, questioned if there was a stipulation on the type of restaurant could be in the neighborhood; he did not understand how this benefits his property. Ms. Teague noted that non-drive through restaurants would be allowed and reminded the audience that the burdens of development is increased and make it more difficult to develop the area and change to another use.

Ron Muse, 504 Church Street, Waynesville, provided pictures to the board members for review of the existing property. He bought the property 21 years ago and it has been a wino jungle; he tried cleaning it up but it was never re-zoned. Mr. Muse noted that a nice house will not be built on the property as it overlooks the railroad tracks and Giles Chemical; that is not somewhere to build a house. He feels that an overlay district is much more acceptable than commercial. Alderman Roberson inquired as to what type of business Mr. Muse would have on the property. Mr. Muse added that he was not sure, but that no loud noise or great deal of traffic would be coming in and out. He likened it to the properties on Dellwood Street. With an acre and a half, there is plenty of room for a buffer between residential and commercial.

Mr. Sterrett asked to speak again. Mayor Brown explained that this was not a debate. Mr. Sterrett asked to see the photos; the Mayor allowed review and passed the pictures to him. Attorney Griffin asked Mr. Sterrett to allow others who had not spoken to be at the podium.

Patricia Meyer, 194 Meadow Street, Waynesville agreed with Mr. Sterritt that the goal is not to prevent Mr. Muse from using his property. The flood zone is at the corner of Goodyear Street and there are spring heads that flow and basements get flooded. She noted that whatever was put on the property, there is a need to consider the water situation with development. Ms. Meyer commented that she had seen homeless people on the street and had an alarm system placed on her home and fenced in her backyard. She encouraged the board to take into consideration the water run off as well as what might go in there. Mayor Brown added that Streets and Sanitation Superintendent Daryl Hannah is aware of the water situation and that some work has been done but due to natural springs, do not know what the resolution may be.

Kathryn West, 143 Meadow Street, Waynesville explained that she walks her dogs in the neighborhood and it is ugly and tired. She was excited about what is happening when talk about revitalizing the area and wondered if it (the Muse property) had to be zoned this way at all and suggested a park or a natural habitat area. Ms. West acknowledged that these properties are so challenged and she would like to see Mr. Muse re-vamp the whole proposal.

Michael Birchfield, Goodyear Street, Waynesville noted that the end of Mr. Muse's property is a swamp; the water stands and floods. Old tires and building materials have been packed in there in the lowest lying areas. He has been told that nothing could be done to address this and does not see how packing more dirt in for development would do anything but make it worse.

There being no further comments from the audience, **Attorney Griffin closed the hearing at 7:44 p.m.**

Mayor Brown noted that he appreciated the comments being made and the actual development of the property and how it will impact the community. Ms. Teague added that all of the concerns brought forth were legitimate. In looking at the flood way and flood plain, there are concerns. There is value for this being a park. Ms. Teague added that since the town does not own the property, the option of a park is not probable. Knowing that Mr. Muse is hoping to market this property and have some flexibility is why the Mixed Use Overlay would be preferable. Ms. Teague further explained that they know that the culvert is an issue and that if the park or storm water management is a possibility, it creates an opportunity to address. Ms. Teague did not want to put Mr. Muse on the spot, but would like the opportunity to work on those issues.

Mr. Sterrett was granted permission to come back to the podium by Mayor Brown and indicated that the photographs provided by Mr. Muse were accurate. The tents are on Mr. Muse's property.

Mayor Brown noted that most of the comments had been directed towards Mr. Muse's property. Alderman Feichter commented that two questions come to mind related to the Muse property. There has been a lot of talk about the property being a wetland, is there any possibility that NC Department of Environment and Natural Resources would designate the property as a wet land? Ms. Teague answered that there is a map of designated wetlands and currently, the property is not on that map.

Alderman Feichter continued noting Mr. Sterrett mentioned that this has come before the board multiple times and inquired what were the reasons for earlier denials? Ms. Teague commented that there was no mixed overlay at the time the petition was for commercial only. She added that she was intrigued by the storm water option and that it would be over and above what we are trying to answer tonight.

Alderman Roberson reminded members that the area at the corner of Walnut and North Main had once had dilapidated apartments and now the properties have been revitalized with trees and sidewalks and it has been reclaimed for an attractive entrance to the town.

Ms. Teague added that the board has the same option to table the decision as the Planning Board had done previously.

Alderman Freeman noted from the Planning Board minutes that the motion passed unanimously by the Planning Board. Alderman Roberson expressed that he was hearing tonight that that some felt they did not get the input they desired. Ms. Teague added that all due notices were filed in accordance with NC General Statutes at both the Planning Board level and the Board of Aldermen levels.

Alderman Feichter added that he felt sure that the LDS will address some of the concerns related to curb and guttering and buffering.

***Alderman Freeman made a motion, seconded by Mayor Brown to find that the subject Map Amendments are consistent with the 2020 Land Development standards.***

Alderman Feichter commented that in reality, the issues brought forth under this public hearing should be separate and asked if it would be possible to separate the issues. Attorney Griffin offered no objection.

***Alderman Feichter made a motion, seconded by Alderman Caldwell to amend the previous motion to allow for voting only on the Barker Property. Alderman Roberson voted affirmatively; Alderman Freeman and Mayor Brown opposed. The motion carried 3 – 2.***

***Alderman Caldwell made a motion, seconded by Alderman Freeman to find that the map amendment of the property owned by the Barker Trust is consistent with the 2020 Land Development Standards. The motion carried unanimously.***

***Alderman Caldwell made a motion, seconded by Alderman Feichter to amend the zoning map with a Mixed Use Overlay designation on the Barker Trust Property in the Main Street Neighborhood Residential District along Richland Street. The motion carried unanimously.***

Mayor Brown noted that since the Muse property had been separated out, additional exploration of how to work with Mr. Muse can continue essentially tabling any action.

***Alderman Feichter made a motion, seconded by Alderman Caldwell to table any action related to re-zoning of the Ron Muse property, and allow Ms. Teague the opportunity to work with Mr. Muse and the community regarding potential alternatives. The motion carried unanimously.***

7. Public Hearing to consider a rezoning request at 30 Mauney Cove Road from Dellwood/Residential Medium Density to Dellwood/Junaluska Regional Center Commercial District

Land Use Administrator Byron Hickox explained that Development Services and the Planning Board were approached by Haywood County about making improvements to the existing convenience

center site. Upon review, the property was grandfathered in and is currently nonconforming use and no improvements may be completed under its current zoning category. Mr. Hickox brought forth the application request from Haywood County for rezoning. This request was unanimously approved by the Planning Board.

With 225,000 visitors annually, it is the busiest convenience center site. Haywood County would like to move the driveway to prevent stacking and improve space and traffic control. Surrounding land use is commercial to the east, single-family and multi-family residential to the north and south, and vacant land to the west. The commercial property to the east is in the Dellwood/Junaluska Regional Center District, while the other surrounding properties are in the Dellwood Medium Density Residential District.

Mr. Hickox added that the proposed rezoning of this property would allow the expansion of the existing Haywood County Convenience Center. Recycling Collection Stations are not a permitted use in the Dellwood Medium Density Residential District. The adjacent district is Dellwood/Junaluska Regional Center, which does permit the operation of Recycling Collection Stations and staff recommends approval.

**Attorney Griffin opened the public hearing at 8:12 p.m.**

Kris Boyd, Planning Director, Haywood County thanked the Board for the opportunity to speak and Mr. Hickox and Ms. Teague for their assistance in this process. Haywood County is obligated by statute to provide solid waste services. Currently the County operates a landfill, materials recovery facility and 10 convenience centers. The County wishes to make improvements to the Mauney Cove site to improve safety and to allow for more efficient disposal of waste and recyclables.

No one else addressed the board.

**Attorney Griffin closed the hearing at 8:14 p.m.**

***Alderman Caldwell made a motion, seconded by Alderman Freeman to find that the requested rezoning is consistent with the 2020 Land Development Plan. The motion carried unanimously.***

***Alderman Feichter made a motion, seconded by Alderman Roberson to approve the request by Haywood County for rezoning of the property located at 30 Mauney Cove Road from Dellwood Medium Density Residential to Dellwood/Junaluska Regional Center. The motion carried unanimously.***

**D. NEW BUSINESS**

**8. Request approval of the Request for Proposal (RFP) for a consulting group to assist in the hiring process for a town manager and proposed timeline of activities**

Interim Town Manager Mike Morgan outlined the Request for Proposal (RFP) for the selection of a new town manager. He explained that the timeline suggested was relatively fast moving to ensure that a new manager would be in place by at least August. If approved, the RFP will be sent to approximately 8 search firms who do business in NC. Manager Morgan noted that the RFPs are due

back by March 15 with review and selection by the Board by March 29th. Once a firm is selected, they will handle the posting and screening of applicants.

***Alderman Freeman made a motion, seconded by Alderman Caldwell to approve the request for proposal (RFP) and timeline, as presented and direct interim town manager to send out the information to consulting groups in the southeast. The motion carried unanimously.***

## **E. COMMUNICATIONS FROM STAFF**

### **9. Interim Town Manager – Mike Morgan**

Interim Manager Morgan took the opportunity to thank employees and businesses in the town for the welcome. He noted that all have been courteous and kind and he can see that they are dedicated to the town and the direction it is headed.

#### Proposed Budget Schedule

Manager Morgan provided board members with a copy of the proposed budget schedule noting that it is his hope to have the budget ready for review by the Board in early May and approved at a special called meeting on June 21; however, there is plenty of time built into the schedule for approval at the June 28<sup>th</sup> meeting, if necessary. NC State statute requires that a balanced budget be in place no later than July 1 for each fiscal year.

#### Kudos to Waynesville Police Department

Manager Morgan presented a press release for the Waynesville Police Department and their recognition by Mothers Against Drunk Driving (MADD). This is a state-wide award and officers from the Police Department will be going to Raleigh in early March to receive the award.

Manager Morgan added that the Citizen Police Academy will be taking place beginning on March 15<sup>th</sup> for eight weeks and is an opportunity for the public to learn more about the operations of the police department.

#### Grant Opportunities

Manager Morgan noted that there were two upcoming opportunities for grants. The first is the Medford Grant through the Community Foundation which is just over \$11,000. The grant application is due March 4. The proposed use of funds would be to work on clean up and beautification of Chestnut Park. The second grant opportunity is the through the Pigeon River Fund for stream clean up and restoration which could be used in Chestnut Park as well. The deadline for application is March 15. Haywood Waterways is continuing to do stream restoration in East Street Park and will be applying to the Clean Water Management Trust Fund as of June 1. The Board agreed by consensus to move forward with grant applications.

#### Elysinia Avenue Update

Manager Morgan asked David Foster, Public Services Director to update the board regarding the project on Elysinia Avenue. Mr. Foster explained that the original project was to replace water lines; however, when excavation began, it was noted that there were deteriorating sewer infrastructure as well. Through the permitting from NC Department of Environment and Natural Resources, the Town is

obligated to fix these issues when they are noted. Mr. Foster noted that the water line originally in place as a 1.5 inch line which is being replaced with a 6 inch line. Due to the size of the existing line and its age, water pressure and volume were both issues.

Mr. Foster went on to explain that the soil was extremely rocky and that also causes delays as the rocks cannot be reused for filler. He noted that adjustments to the number of staff who will be working on the project have been made and that there will be a dedicated employee to interact with the citizens to assist with providing directions and navigating the worksite for residents.

Manager Morgan added that the lines were deeper than normal and deeper digging had to be done. Once the project is completed, WNC Paving will restore the road. However, the asphalt plant does not re-open until late March or early April which is the time when the project is slated for completion.

Mr. Foster noted that the construction costs for the project will increase to approximately 23% greater than original projections due to the sewer line issues. This is still 26% less than contracted rates.

Mayor Brown noted that unfortunately that sometimes when you get into projects, there are other issues that arise. He commented that the plan presented by Mr. Foster appeared to be a viable one which would conclude the project as soon as possible. Members agreed by consensus that this was the best plan for completion and for communicating with citizens.

Mr. Foster concluded by noting that this was one of the first projects for the capital construction crew and it has been used as a learning opportunity for how to deal with project changes.

Mayor Brown complimented Mr. Foster and the crews working on the project noting that this appeared to be a good plan. Alderman Feichter added that he appreciated the update.

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

There were no additional comments from the board.

**G. CALL ON THE AUDIENCE**

No one addressed the board.

**H. ADJOURN**

*There being no further business to discuss, Alderman Caldwell made a motion, seconded by Alderman Roberson, to adjourn the meeting at 8:58 p.m. The motion carried unanimously.*

ATTEST

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Gavin A. Brown, Mayor

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Michael J. Morgan, Interim Town Manager

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Amanda W. Owens, Town Clerk