

SPECIAL MEETING  
BOARD OF ALDERMEN  
TOWN OF WAYNESVILLE  
MARCH 29, 2006  
WEDNESDAY - 6:00 P.M.  
WAYNESVILLE COUNTRY CLUB

The Board of Aldermen of the Town of Waynesville held a Special Meeting at the Waynesville Country Club at 6:00 p.m. on Wednesday, March 29, 2006. Present for the meeting were Mayor Henry Foy, Aldermen Gavin Brown, Gary Caldwell, Elizabeth Feichter and Kenneth Moore, Town Manager A. Lee Galloway, Finance Director Eddie Caldwell and Planning Director Paul Benson.

Mayor Foy called the meeting to order and noted that the purpose was to hear from representatives of the firm of Dixon Hughes regarding senior living facilities. He noted that so many of the elderly in Haywood County chose to relocate to assisted living facilities in nearby counties, not by choice but due to the lack of such facilities here in Haywood County. Because of this, Mayor Foy had invited these representatives to come to a meeting with the Waynesville Town Board and discuss the options available to the community. He then introduced the Dixon Hughes representatives, Ms. Alissa Searcy of the Atlanta office, and Ms. Deborah Hawkins of the Asheville office.

Ms. Searcy explained that there are a variety of facilities available for seniors and these have changed over the years just as senior citizens have changed over the years. Up until 1985, the majority of these were skilled nursing homes, but that at about that time, Continuing Care Retirement Centers came on the scene. Then in the period of 1992-1997, as more baby boomers began to reach retirement age, there was explosive growth in assisted living facilities. But the growth saturated the market and development of these facilities took a sharp downturn in 1997. She noted that in the United States, there are approximately 2,200 Continuing Care Retirement Facilities with an average of 220 units per facility.

Ms. Hawkins and Ms. Searcy explained the role that Dixon Hughes could play in helping the community assess the need and financial feasibility of a Continuing Care Retirement Center. The first step would be to conduct a community assessment, securing all information possible about the demographics of the town and surrounding area. If there is justification for such a facility, a potential developer may look to the Town to help find or even provide a site for the CCRC, and this site would typically be 6 to 7 acres of land. They mentioned several projects from various sections of the country and provided some names and computer internet web sites that we might visit to secure more information about such facilities. Ms. Searcy explained that the firm does more than simply do the feasibility study, as they have a number of contacts with various developers of CCRC facilities and would actively market the project to these developers.

It was agreed that the Town Board would like to invite a proposal from the firm for conducting such a study and for providing the Town with guidance in this process. Ms. Hawkins and Ms.

Searcy indicated that they would develop a proposal for the Town to consider and present it to the Board within the next two months.

Adjournment

There being no further business, the Board meeting adjourned at 8:45 p.m.

A. Lee Galloway, Town Manager  
Henry B. Foy, Mayor