

**MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REGULAR SESSION MEETING
August 8, 2017**

THE WAYNESVILLE BOARD OF ALDERMEN held its regular meeting on Tuesday August 8, 2017, at 6:30 p.m. in the board room of Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

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

Mayor Gavin Brown
Mayor Pro Tem Gary Caldwell
Alderman Julia Freeman
Alderman Jon Feichter
Alderman LeRoy Roberson

The following staff members were present:

Rob Hites, Town Manager
Bill Cannon, Town Attorney
Amie Owen, Assistant Town Manager
Eddie Ward, Town Clerk

The following media representatives were present:

Becky Johnson – The Mountaineer
Cory Vaillancourt – Smoky Mountain News

1. Welcome /Calendar/Announcements

Mayor Gavin Brown welcomed everyone and reminded everyone of the following events on the calendar:

Friday August 11, 2017 – Ribbon Cutting at Elevated Distilling Co. located at 3732 Soco Road, Maggie Valley

Friday September 29, 2017 – Mountain Street Dance, Main Street

Friday September 1st and 2nd – 48th Annual Smoky Mountain Folk Festival

2. Adoption of Minutes

Alderman Gary Caldwell made a motion, seconded by Alderman Julia Freeman, to approve the minutes of the July 25, 2017 regular meeting, as presented. The motion passed unanimously.

B. PUBLIC HEARING

3. Public Hearing to consider a Petition for Annexation of a Non-Contiguous Satellite Area at 129 Ivey Hill Drive – PIN 8617-11-2183

Assistant Town Manager Amie Owens explained to the Board that Petition for Annexation of a Non-Contiguous Satellite Area is being made by Mr. Eugene Ferguson for the purpose of connecting to the Town's sewer system in accordance with Town policy. Mr. Ferguson's property is adjacent to other satellite areas within the Town's jurisdiction. The property is .047 acres, and is not the commercial property owned by Mr. Ferguson. Ms. Owens stated that a call for Public Hearing had been brought before the Board on July 25, 2017, and all required notifications had been published.

Town Attorney Cannon opened the Public Hearing at 6:32 p.m., and asked if anyone would like to speak.

No one addressed the Board.

Attorney Cannon closed the Public Hearing at 6:33 p.m.

Alderman Julia Freeman made a motion, seconded by Alderman LeRoy Roberson, to approve the Petition for Annexation of a Non-Contiguous Satellite Area at 129 Ivey Hill Drive. The motion passed unanimously.

4. Public Hearing to consider at Petition for Annexation of Contiguous "Satellite" areas at 292 Lickstone Road – PIN 8604-82-6833

Assistant Town Manager Amie Owens told the Board that this Petition for Annexation of Contiguous Satellite from Ms. June Ray is within the Town's Extraterritorial Jurisdiction and is contiguous with properties within the Town's Municipal Boundaries. Water and Sewer services are being provided by the Town near this area and there is potential for service provision and availability connection. Ms. Owens stated that the petition had been before the Board at the July 25, 2017 meeting, and was approved. All required notifications had been published.

Town Attorney Cannon opened the Public Hearing at 6:35 p.m. and asked if anyone would like to speak.

**Michael Contino
154 Grandview Circle
Waynesville, NC**

Mr. Contino stated that he lived in the Grandview Community next to the property of Ms. June Ray. He said that the Grandview area is a safe place to live, and he is concerned that Ms. Ray might establish a mobile home park or affordable housing on her property if it is annexed. He said he and many of his neighbors do not wish to have either of these possible developments next to their homes because it would lower their property values, and bring unwanted people into the area.

Mr. Contino told the Board that the residents of the area are not opposed to Ms. Ray receiving Municipal Services on her property, but they are opposed to a mobile home park being placed next to their well established, quiet community.

**Thurmond Blaine
14 Grandview Circle
Waynesville, NC**

Mr. Blaine told the Board that his property joined the property of Ms. June Ray that is up for annexation. He stated that he is afraid that a mobile home park that is owned by Ms. Ray on the property would be expanded onto the property next to him if it is annexed. Mr. Blaine said that Grandview Circle is predominately occupied by retired people, and is very quiet. He feels that any kind of affordable housing or mobile home park, would bring kids into the area, and they do not want that. Another concern of Mr. Blaine is the lowering of property value to those who are adjacent to the proposed annexed area. He is very much opposed to the annexation of this property.

Town Manager Rob Hites explained to Mr. Contino and Mr. Blaine that in order for a mobile home park to be placed on this property, there would be many steps to follow, including zoning for the property. Appropriate zoning would have to be in place that would allow mobile homes on Ms. Ray's property. He told them that as of now, the property is located in Haywood County, and there are no zoning regulations for Haywood County. If Ms. Ray wanted to establish a mobile home park or affordable housing, the first steps would to apply for rezoning through the Development Services Department, and the required notices would have to be published.

Town Attorney Cannon closed the Public Hearing at 6:43 p.m.

Alderman Gary Caldwell made a motion, seconded by Alderman Jon Feichter, to approve the Petition for voluntary annexation of a Contiguous "Satellite" area at 292 Lickstone Road – PIN 8604-82-6833. The motion passed unanimously.

5. Public Hearing to consider the Ordinance to amend Chapter 14 Business-Article V. Pawnbrokers and Secondhand Dealers

Captain Bryan Beck of the Police Department stated that he and Chief Bill Hollingsed, Town Manager Hites, and Town Attorney Bill Cannon had gone over the revised Ordinance Chapter 14 Business-Article V. Pawnbrokers and Secondhand Dealers, and feel that it should not be a burden to any Pawnbroker or Secondhand Dealer to obtain a license to operate. He said the fee schedule would be very inexpensive. Captain Beck said the most affected would be Mr. Crawford who is the only Pawnbroker in the Town, and Captain Beck had contacted him and asked him to attend the Board meeting if he had any problems with the amended Ordinance. He had not heard back from Mr. Crawford. Captain noted that a period of seven days had been added for electronic downtime as was discussed in the Board Meeting of July 25, 2017.

Town Attorney Bill Cannon opened the Public Hearing at 6:45 p.m. and asked if anyone wished to speak.

No one addressed the Board

Town Attorney Bill Cannon closed the Public Hearing at 6:46 p.m.

Alderman Julia Freeman made a motion, seconded by Alderman Jon Feichter to approve the amendment to Chapter 14 Business – Article V. Pawnbrokers and Secondhand Dealers as presented. The motion passed unanimously.

Alderman Gary Caldwell made a motion, seconded by Alderman Jon Feichter, to direct the Town Manager to update the FY 2017-2018 fee schedule to match the requested fee structure in the ordinance. The motion passed unanimously.

C. NEW BUSINESS

6. Appointments to Boards and Commissions

The Board appointed by ballot the following people to serve on various Boards and Commissions to serve a three year term ending on June 30, 2020:

ABC BOARD (1Vacancy)

Jack Swanger

HISTORIC PRESERVATION COMMISSION (3 Vacancies)

Glenn Duerr
William (Bill) Revis
Virgil Messer

PLANNING BOARD (3 Vacancies)

Patrick McDowell
Robert Herrmann
Jason Rogers

PUBLIC ART COMMISSION (4 Vacancies)

Jan Griffin
Sarah Jane League
Steve Lloyd
Lindsey Solomon

RECREATION ADVISORY BOARD (4 Vacancies)

Kenny Mull
Michelle Claytor
Gary (Mackie) McKay
Dan Schultz

WAYNESVILLE HOUSING AUTHORITY (1 Vacancy)

Thomas Shaw

D. COMMUNICATIONS FROM STAFF

7. Managers Report – Town Manager Rob Hites

Manager Hites reported that Elizabeth Teague, Development Services Director, had received a call from the MPO concerning the newly acquired properties not being included in the Feasibility Study that was submitted for the building of the walking trails. He said that the Town was going to re-evaluate the connection from the Junaluska trail to the Schulhofer property, and then connect the Queen

property for this study. The NCDOT has said that once this is done, the engineering could possibly be funded for the design.

Manager Hites said that the Town has been searching for a mason for the new bathrooms located in Hazelwood. Hopefully John Burgin will be able to line up a mason through his contacts.

8. Attorney's Report – Town Attorney Bill Cannon

Attorney Cannon thanked the Board for sending him to the North Carolina Association of Municipal Attorney's conference. He said it was an excellent conference.

E. COMMUNICATIONS FROM STAFF

Alderman LeRoy Roberson stated that he attended a meeting of the MPO Prioritization Subcommittee and the Town had been approved for \$100,000.00 in funds for preliminary engineering for the Hazelwood Avenue Park and feasibility study for the Recreation Park to Woodland Drive, and will go before the MPO for final approval. If approved, the funds will need to be spent in 10 years.

Assistant Manager Amie Owens stated that an issue on Boyd Avenue was being handled.

F. CALL ON THE AUDIENCE

G. ADJOURN

With no further business, Alderman Gary Caldwell made a motion, seconded by Alderman Julia Freeman to adjourn the meeting at 7:01 p.m. The motion passed unanimously.

ATTEST

Gavin Brown, Mayor

Robert W. Hites, Jr., Town Manager

Eddie Ward, Town Clerk