

**MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN  
REGULAR SESSION MEETING  
October 24, 2017**

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**THE WAYNESVILLE BOARD OF ALDERMEN** held its regular meeting on Tuesday, October 24, 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 Jon Feichter  
Alderman LeRoy Roberson

The following Board Member was absent:

Alderman Julia Freeman

The following staff members were present:

Rob Hites, Town Manager  
Bill Cannon, Town Attorney  
Amie Owens, Assistant Town Manager  
Eddie Ward, Town Clerk  
David Foster, Public Services Director  
Preston Gregg, Town Engineer  
Jeff Stines, Water/Sewer Superintendent  
Ronnie Norris, Wastewater Superintendent  
Tyler Trantham, Police Lieutenant

The following media representatives were present:

Cory Vaillancourt – Smoky Mountain News

1. Welcome /Calendar/Announcements

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

- **Tuesday October 31st** – Treats on the Street – Sponsored by the Downtown Waynesville Association – Street closure of Main Street from Pigeon Street to Depot Street – 5:00 PM – 7:00 PM
- **Friday November 3rd** – Art After Dark – sponsored by the Downtown Waynesville Association- 5:00 PM – 9:00 PM – Main Street
- **Friday November 10th** – Veteran’s Day – Town Offices Closed

Mayor Brown commented on the number of people attending the Church Street festival and the Apple Festival. He also noted that there were approximately 115 dogs at the Church Street Festival and over 200 dogs at the Apple Festival.

Mayor Brown stated that Alderman Gary Caldwell will not be attending the next Board meeting on November 14, 2017.

2. Adoption of Minutes

***Alderman Gary Caldwell made a motion, seconded by Alderman Jon Feichter to approve the minutes of the October 6, 2017 special Board Retreat meeting, and the October 10, 2017 regular meeting as presented. The motion carried unanimously.***

3. Reading of Resolution Supporting the Federal Historic Preservation Tax Credit Program

Mayor Brown read a Resolution supporting the Federal Historic Preservation Tax Credit Program. He explained to the Board that the Tax Credit Program provided opportunities for small communities like Waynesville to make sure that historic buildings are kept in the economic cycle.

***A motion was made by Alderman Jon Feichter, seconded by Alderman LeRoy Roberson to adopt the Resolution supporting the Federal Historic Preservation Tax Credit Program. The motion passed unanimously.***

**B. PRESENTATION**

4. Waste Water Plant Assessment Report

A lengthy presentation was made by Utility Technology Engineers-Consultants (UTEC) and others related to the Waste Water Treatment Plant Assessment. The group which included Ted Orrell as Managing Partner; Scott Fleming, Electrical and Control Engineer; Tony Combs from Combs and Associates, Joe McGougan – MBD Consulting PA and Mack Summey from Summey Engineering Associates. After presenting a power point indicating six options that the Town could choose from, the recommendation from them was option number six. This option was to construct a new plant using UV Disinfection Technology at a cost estimated at \$18,700,000.00 with life expectancy of fifty years.

Board Members asked questions related to the immediate needs at the Waste Water Treatment Plant, possible options for future renovation versus a new plant, and any potential risks involved with waiting.

Mayor Brown thanked Mr. Orrell and the group for their presentation.

**No action was required or taken by the Board at this time.**

**C. NEW BUSINESS**

5. Chestnut Walk Water Tank Concerns

- David Foster, Preston Gregg, Jeff Stines

David Foster, Public Services Director provided a presentation on the Chestnut Walk water tank. He explained that the Town had taken over the system in 1979 from a private developer; however, the land where the tank is located was never deeded to the Town. At this time the tank is facing an imminent failure and he requested consideration and authorization to proceed with the replacement of

the 10,000 gallon water tank located in the Chestnut Walk community. He provided pictures of several leaks, multiple repairs that have already been completed and bubbling on the tank which is indicative of a small but building leak. Mr. Foster noted that in order to provide for the existing and potentially future development, a 35,000 gallon tank is recommended.

The property owner has been contacted related to possible purchase of the land by the Town in order to place a new tank. However, no formal offers have been received. Mr. Foster requested an emergency budget amendment and authorization to proceed. The estimated cost for this project, worst case scenario, is \$400,000.00. This is the amount requested.

Mayor Brown alluded to the fact that unfortunately, this tank and the properties served were not within the Town limits and wanted to be sure that the Town had a responsibility to continue service prior to committing to additional resources. Manager Hites added that he felt that since the Town had accepted the system, there was some component of responsibility by the Town. He also noted that a closed session item related to property acquisition would have to be discussed with Town Attorney Bill Cannon.

***A motion was made by Alderman Gary Caldwell, seconded by Alderman Jon Feichter, to authorize staff to continue discussion with the property owner and report back to the Board the progress made at the November 14, 2017 regular Board meeting. The motion passed unanimously.***

6. Budget Amendment # 4 to 2017-2018 Budget ordinance – Water Tank Replacement

- Eddie Caldwell, David Foster

**No action was taken on the Water Tank Replacement and could be reconsidered at a later date.**

**D. COMMUNICATIONS FROM STAFF**

7. Manager's report- Town Manager Rob Hites  
A. Police SWAT Vehicle

Manager Hites told the Board the an E-350 van is currently being sold by the Jackson County Sheriff's Office, and members of the SRT Team have advised that the vehicle would meet their requirements and needs of transporting equipment and personnel to call-outs and other incident scenes. Mr. Edwin Fish, mechanic for the Town, had inspected the vehicle and has found that the vehicle only has 2,970 miles and is in excellent condition. Mr. Fish estimates this vehicle would cost \$45,000.00 - \$50,000.00 to purchase new. The cost of \$7,500.00 for this vehicle seems very reasonable and will satisfy a need that the Police Department has for a vehicle of this type.

***A motion was made by Alderman Gary Caldwell, Seconded by Alderman Jon Feichter, to approve moving \$7,500.00 funds in line item 4310-534390 (Equipment Rentals) to Line Item 4310-545400 (Vehicles) for the purchase of this vehicle. The motion passed unanimously.***

**B. Street Closure for Halloween**

Mr. Hites asked the Board to approve the closing of streets in Auburn Park and Hendrix Park for trick-or-treaters for Halloween on October 31, 2017, and reminded the Board that this has been done every year.

***A motion was made by Alderman Gary Caldwell, seconded by Alderman Jon Feichter, to close the streets in Auburn Park and Hendrix Park on October 31, 2017 to allow trick-or-treaters for Halloween. The motion passed unanimously.***

**C. Waste Water Treatment Plant – follow up**

Manager Rob Hites stated that due to the estimated costs presented, and that the Town has not had to consider a project of this magnitude, that an additional opinion and PER be provided by another firm prior to making any decisions for the future. Manager Hites will work with engineering firms and bring back the second review costs and a recommendation to the Board related to moving forward.

**E. CLOSED SESSION**

Manager Hites recommended to the Board that they go into closed session to discuss property acquisition under North Carolina General Statute §143.318.11 a(5). The property to discuss was that referenced in the Chestnut Walk water tank discussion.

***A motion was made by Alderman Gary Caldwell, seconded by Alderman Jon Feichter, to go into closed session under North Carolina General Statute §143.318.11 a(5) to discuss property acquisition at 8.26 p.m. The motion passed unanimously.***

**The Board returned to regular session at 8:45 p.m. with no action taken.**

**F. ADJOURN**

***With no further business, Alderman Gary Caldwell made a motion, seconded by Alderman Jon Feichter, to adjourn the meeting at 8:46 p.m. The motion passed unanimously.***

ATTEST

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Gavin Brown, Mayor

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Eddie Ward, Town Clerk

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Rob Hites, Town Manager