



Town of Waynesville

AGENDA
REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
TOWN HALL - 9 SOUTH MAIN STREET
MARCH 8, 2011
TUESDAY - 7:00 P.M.

Call to Order

1. Approval of Minutes of February 22, 2011
2. Power Point Presentation by Philan Medford
Development on South Main Street, Hyatt Creek Road and Russ Avenue
3. Air Force Junior Reserve Officer Training Corps
AFJROTC - Tuscola High School
4. Community Development Block Grant Letter of Interest
5. Appointments to Planning Board and Public Art Commission
6. Adjournment

Additional information regarding this agenda is available at www.townofwaynesville.org

REGULAR MEETING
TOWN OF WAYNESVILLE
BOARD OF ALDERMEN
TOWN HALL – 9 SOUTH MAIN STREET
FEBRUARY 22, 2011
TUESDAY – 7:00 P.M.

The Board of Aldermen of the Town of Waynesville held a regular meeting on Tuesday, February 22, 2011. Members present were Mayor Gavin Brown, Aldermen Gary Caldwell, Libba Feichter, Wells Greeley and LeRoy Roberson. Also present were Town Manager A. Lee Galloway, Assistant Town Manager Alison Melnikova, Town Clerk Phyllis McClure and Town Attorney Woodrow Griffin. Mayor Brown called the meeting to order at 7:00 p.m.

Approval of Minutes of February 8, 2011

Alderman Roberson moved, seconded by Alderman Caldwell to approve the minutes of the February 8, 2011 meeting as amended to change the time of adjournment from 8:14 p.m. to 9:14 p.m. The motion carried unanimously.

Request by Coley Phillips for “Historical Ghost Tour of Green Hill Cemetery – A Night When History Comes to Life in Waynesville, NC

Ms. Coley Phillips, 4-H Agent with the Haywood County Cooperative Extension, presented a letter to the Board requesting permission to hold the “Historical Ghost Tour of Green Hill Cemetery”, in late October. This is a fund raising effort to support a college scholarship for a member of the 4-H youth council, with a portion to be given to the town for the preservation of the Green Hill Cemetery. The letter explains the manner in which the tour would be conducted, with about ten actors dressed in costume of the characters in Waynesville and Haywood County history they would be presenting. A web site was provided for board members to research information on the Williamsburg Lantern Tour, and it was indicated that there are similar ghost tours conducted throughout the country, keying on historical landmarks or historical figures.

Ms. Phillips attended the meeting to present the request. She said this historical tour would be a good opportunity to get the youth involved, learning skills they can use later in their careers. The proposed project is to make history come alive and it was hoped to involve high school students throughout Haywood County. Grant money is available and the youth council will be formed through a grant she is writing through the Cherokee Preservation Foundation. This three-year grant is for \$45,000, split 25% the first year, 20% the second year and 15% during the final year to provide start up money to conduct research such as traveling to Charleston or Williamsburg to visit their Ghost Tours.

Mayor Brown said there is a lot of history in Green Hill Cemetery, including the burial place of Charles Frazier, Novelist and author of Thirteen Moons. Ms. Phillips said another historical figure buried in Green Hill Cemetery is William Howell Thomas, whom she discovered to be her

great, great, great uncle. Mayor Brown said one concern of the board is to make sure this is done right the first time by establishing protocol to make sure it is handled appropriately. Ms. Phillips said the top portion of the cemetery could be used with the top loop used to walk around with this area taped off. The historic characters could enter through the cemetery. All tours would be respectfully arranged with small groups guided by a tour guide that would point out historic markers, etc., as the tour progresses.

Wells Greeley asked what time the tour would be staged. Ms. Phillips said she is proposing at night, probably between 6:00 p.m. until 9:00 p.m. Tour guides will carry lanterns and there will be solar lights or something similar to provide adequate lighting. Mayor Brown said he would like for the tours to be done in a manner that would not reflect negatively with the public. Some research will be needed to determine whether admission fees can be charged for the tours. Assistant Town Manager Alison Melnikova has done a lot of research on the Civil War Markers in Green Hill Cemetery. Mayor Brown suggested that Ms. Phillips work with town staff in developing the tour. It was also suggested that Ms. Phillips speak with former Mayor Henry Foy or Bruce Briggs regarding Haywood County history and the people who lived here.

Alderman Feichter moved to approve the request of Ms. Phillips and that she work with town staff to develop the tour, seconded by Alderman Greeley. The motion carried unanimously.

Ron Reid said St. Augustine, Florida does this all the time and this is a huge tourist attraction. He suggested that Ms. Phillips contact them to find out how this has been done in the past.

Alderman Greeley said Mayor Brown and Alderman Roberson brought up a good point, that anytime you are doing something in the cemetery, people want to know what is going on. But, if you approach it from the standpoint of history and the reverence for history, it will be accepted by the public. Overall, Alderman Greeley said this is a good concept and Waynesville has a good amount of history. There was discussion regarding the history of how Green Hill Cemetery began.

Report by Manager Galloway

Manager Galloway thanked the board for the time they spent during the retreat on Friday, February 17. Manager Galloway said work has begun on some of the follow-up issues from the retreat, including contract negotiations for the sale of water with the Junaluska Sanitary District.

Manager Galloway said he has drafted a letter to send to Representatives Rapp and Haire and Senators Hise and Davis regarding a proposed bill that would dictate how power agency cities could use their electric revenues and how this could affect Waynesville. Manager Galloway said Waynesville is different from other power agencies and has the 20th lowest electric rate in North Carolina. It is felt that Waynesville has been responsible and this has allowed them to transfer funds earned by the electric system to subsidize other departments such as recreation, water and sewer. If this bill is passed, Waynesville could be forced to increase its tax rate, and possibly water and sewer rates. Manager Galloway has a meeting in Raleigh later in the week and hopes to discuss this issue with Waynesville's representatives during that time. Alderman Feichter said

sometimes these decisions are made without looking at the harm that can be done by their actions.

“Share the Warmth” Fundraiser

Alderman Feichter said on behalf of Mountain Projects they have already gotten some dire predictions about what is going to happen to funding for people needing heating assistance. A “Share the Warmth” concert will be held at Haywood Community College on Sunday, February 27, with all of the money raised going to the “Share the Warmth” program to provide funds for people needing heating assistance. Tickets are \$10 each and can be purchased in advance or at the door. Balsam Range and Hominy Valley Boys are scheduled to perform at the concert.

Adjournment

It was the consensus of Board to adjourn the meeting at 7:20 p.m.

Phyllis R. McClure
Town Clerk

Gavin A. Brown
Mayor

ITEM 2. POWER POINT PRESENTATION BY PHILAN MEDFORD
DEVELOPMENT ON SOUTH MAIN, HYATT CREEK ROAD
AND RUSS AVENUE

Ms. Philan Medford has asked for time on the Board's agenda to make a presentation regarding development along South Main Street, Hyatt Creek Road and Russ Avenue. The same presentation has been made to the Planning Board in connection with their study of the revised Land Development Standards. Consideration of those revised Standards will appear on the Board's agenda for March 22, 2011.

ITEM 3. AIR FORCE JUNIOR RESERVE OFFICER TRAINING CORPS
AFJROTC – TUSCOLA HIGH SCHOOL

The ROTC from Tuscola High School has asked for time on the agenda to make a presentation to the Board. As you will note on the following letter, the ARJROTC will sponsor the 4th Annual Veterans Day Fundraising Luncheon on November 12, 2011, and they are looking for sponsors for tables for the veterans who attend the luncheon. The cost of sponsoring a table is \$800.

There are many uncertainties regarding the upcoming budget process and real questions on what the impacts decisions in Raleigh will have upon the budgets of local government. With this in mind, it is recommended that the Town Board receive the request from the AFJROTC and consider it along with all other requests during budget work sessions in May.

Tuscola High School Air Force JROTC (NC-075)
Parent Support Group



Dear Friends,

Tuscola's Air Force Junior Reserve Officer Training Corps (AFJROTC) is hosting its fourth annual Veterans Day Fundraising Luncheon on November 12th from noon until 2:00 PM. The purpose is twofold: to raise vital funds for Tuscola AFJROTC, and to provide a fitting Veteran's Day Tribute to our local veterans. Last year's event was a resounding success, and we had one request to make it better: make it bigger and include more of our area veterans. That is most definitely our plan for this year.

Due to continuous growth and successful turn out, we are currently searching for a larger facility to hold this event. We will contact you with the location once this had been determined. The luncheon will include a receiving line, presentation of the colors, a ceremony to honor our veterans, a plated meal, and a special guest speaker.

The money generated by the fundraiser will support the activities of Tuscola Air Force JROTC. The fundraising goal is \$12,000. To that end, we are looking for a "few good men or women" - 22 to be exact - who will host a table of eight attendees. The cost of each table is \$800.

We are beginning earlier this year so that businesses are able to put this into their budget for 2011-2012. Last year's sponsors took a very creative approach as to what to do with tables they sponsored: one organization used this as an opportunity to honor their employees who are veterans. Another business invited clients who are veterans. A third donated their table to a local veterans group to honor eight of its members. And, a fourth donated their table back to the THS AF JROTC boosters and the tickets were donated to local veterans groups. We are excited that groups found so many ways to honor our area veterans.

If you are unable to host an entire table, please consider sponsoring individual seats at the table for \$100 each. Any level of sponsorship is appreciated.

Please join Tuscola High School JROTC in this initiative to support cadet activities and honor our veterans. These cadets will one day take our veterans' place in service to our great Nation, whether as productive, civic-minded citizens, through military service, or other community service. Together, we can honor their efforts and the service and sacrifice of our local heroes.

Sincerely,

NC-075 Fundraising and Veterans' Luncheon Committee

Address: THS AF JROTC
564 Tuscola School Rd.
Waynesville, NC 28786

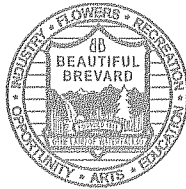
ITEM 4. COMMUNITY DEVELOPMENT BLOCK GRANT
LETTER OF INTEREST

For several months, Mr. Hollis Fitch, Fitch Development Group, Charlotte, North Carolina, has been working with Haywood County regarding the purchase of the old Haywood County Hospital for redevelopment into senior housing units. The structure, which now houses the offices of the Department of Social Services and the Haywood County School System's Administrative Offices, would be purchased by Fitch Development Group and approximately 50 apartments made available for our senior population.

At the Board's Retreat on February 18, 2011, it was agreed that the Town would give preference to this project over any other developments which might request that the Town apply for a Community Development Block Grant to assist with a project. The first step in this process would be for the Town to issue a Letter of Interest to the North Carolina Department of Commerce to apply for a Community Development Block Grant under Housing Development Funds. Under such a program, a developer may apply for tax credits which would be needed to make the housing project more attractive to a developer. In addition, in the case of the Fitch proposal, there may be some benefit in having an historical designation attached to the oldest part of the structure, which we understand dates to the late 1920s.

For your information, I am attaching a copy of the letter that was submitted by the City of Brevard in "Letter of Interest" in connection with a Fitch project that is now underway in that community. If awarded, the grant would be used to assist with infrastructure improvements on the property.

It is requested that the Town Board authorize the submission of this letter to the State Department of Commerce expressing an interest in submitting an application for a Community Development Block Grant for the Fitch Development.



CITY of BREVARD

The mission of the City of Brevard is to promote a high quality of life, support economic prosperity, and cultivate community while honoring its heritage and culture.

July 31, 2009

Gloria Nance-Sims, Director
Department of Commerce
Division of Community Assistance
4313 Mail Service Center
Raleigh, NC 27699-4313

Dear Ms. Sims:

The purpose of this letter is to convey the City of Brevard's interest in submitting a North Carolina Community Development Block Grant 2009 Housing Development Application.

If approved, awarded funds will be utilized to support the installation of public infrastructure associated with Broad River Terrace. Broad River Terrace is a proposed, 62-unit apartment complex that was recently permitted within the jurisdiction of the City of Brevard. The rental units will be affordable to tenants making less than 60% of the local area median income.

I intend to submit the required application materials on or before the application deadline of October 30, 2009. Prior to submitting an application, I would like to meet with you or a representative of your agency to discuss the project and visit the site.

Please feel free to contact me at 828-885-5602.

Sincerely,

CITY OF BREVARD

Joshua Freeman, AICP
Planning Director

Cc: Terry Scruggs, Manager / Finance Director, City of Brevard
Iris Payne, North Carolina Division of Community Assistance
Karen Kiehna, Land-of-Sky Regional Council

ITEM 5. APPOINTMENTS TO PLANNING BOARD
APPOINTMENTS TO PUBLIC ART COMMISSION

A. Planning Board

A former member of the Planning Board has moved outside of town and is no longer eligible for membership on this board. Town Clerk Phyllis McClure sent out public notices soliciting applications from those interested in serving on this and other Town Boards and Commissions. There are several applications for service on the Planning Board, and these are attached for your consideration in filling this vacancy. An appointee to this Board would serve the balance of Dan Wright's term which would run until May 31, 2012.

B. Public Art Commission

There have been two resignations from the Public Art Commission, the first from Mieko Thomson, effective March 1, 2011, and the other from Kaaren Stoner, effective March 31, 2011.

There are several applications for positions on this Board and these are attached for your consideration. The appointee to fill Ms. Thomson's unexpired term would serve through May 31, 2014. Since the post is now vacant, the Board could make that appointment effective immediately.

In Ms. Stoner's case, her post would not be vacant until March 31, 2011. The Board might appoint someone now with an effective date of April 1, 2011, or the Board might choose to wait until a later date to make an appointment. In either case, the appointee would serve Ms. Stoner's unexpired term which will extend until May 31, 2012.