

MINUTES OF THE TOWN OF WAYNESVILLE TOWN COUNCIL
Regular Meeting
June 25, 2024

THE WAYNESVILLE TOWN COUNCIL held a regular meeting on Tuesday, June 11, 2024, at 6:00pm in the Town Hall Board Room located at 9 South Main Street Waynesville, NC.

A. CALL TO ORDER

Mayor Gary Caldwell called the meeting to order at 6:00 pm with the following members present:

Mayor Gary Caldwell
Mayor Pro Tem Chuck Dickson
Councilmember Jon Feichter
Councilmember Anthony Sutton
Councilmember Julia Freeman

The following staff members were present:

Rob Hites, Town Manager
Jesse Fowler, Assistant Town Manager
Candace Poolton, Town Clerk
Town Attorney Martha Bradley
Elizabeth Teague, Director of Development
Olga Grooman, Assistant Director of Development
Jeff Stines, Public Services Director
Taylor Garland, Assistant Finance Director
Page McCurry, H.R. Director
Police Chief David Adams
Assistant Chief of Police, Brandon Gilmore
Chris Mehaffey, Assistant Fire Chief
DWC Director, Beth Gilmore

Members of the Media:

Becky Johnson and Paul Nielson, The Mountaineer

1. Welcome/Calendar/Announcements

Mayor Gary Caldwell welcomed everyone and announced that the next Town Council meeting will be held on July 9th. He reminded everyone a Public Art fundraiser is on the 27th at Folkmoot, July 4th Town Offices are closed, and there's a 4th of July Kids Parade on Main Street.

B. PUBLIC COMMENT

No public comment.

C. ADDITIONS OR DELETIONS TO THE AGENDA

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to approve the agenda as presented. The motion passed unanimously.

D. CONSENT AGENDA

All items below are routine by the Town Council and will be enacted by one motion. There will be no separate discussion on these items unless a Councilmember so requests. In which event, the item will be removed from the Consent Agenda and considered with other items listed in the Regular Agenda.

2.
 - a. Approval of June 11, 2024 Regular Scheduled Meeting Minutes
 - b. Motion to change Joyce Massie's status from "Merchant" to "Owner/Resident", and appoint Kirk Noonan to the Downtown Waynesville Commission.
 - c. Motion to approve the end of year budget amendment as presented and motion to approve the resolution amending the Internal Service Funds Financial Operating Plan for 2023-2024.
 - d. Approve the reclassification of a Maintenance Technician from a grade 54 to a grade 56.
 - e. Motion to cancel Town Council Meetings on July 23rd and August 27th.
 - f. Motion to approve the resolution so that WPD can move to the next round of the funding process for the NC Governor's Highway Safety Program grant.
 - g. Motion to call for a Public Hearing for August 13, 2024 to consider an amendment to the Conditional District Application for four (4) properties off Allison Acres Drive (PINs 8615-88-1632, 8615-88-4442, 8615-88-1854, and 8615-88-3857).

A motion was made by Councilmember Dickson, seconded by Councilmember Feichter, to approve the consent agenda as presented. The motion passed unanimously.

E. PROCLAMATION

3. Pride Month 2024
 - Mayor Gary Caldwell

Mayor Gary Caldwell invited Councilmember Sutton to read the proclamation on his behalf. Councilmember Sutton made a statement before reading the proclamation proclaiming June 2024 Pride Month in Waynesville: "I am before you today not just as a council member, but as a proud member of the LGBTQ+ community. I understand firsthand the importance of visibility and representation, and the courage it takes to live authentically.

Today, we gather here to celebrate a milestone in our town's history. As the first out elected official in Haywood County, I am honored to read our first Pride Proclamation. This proclamation is more than just a

document. It is a testament to our commitment to inclusivity and equality, and a reflection of our shared values.

Being visible, being out, and being proud is not just about personal freedom. It is about showing others that they are not alone, that they are seen, and that they are valued. It is about fostering a sense of community and belonging.

In Waynesville, we believe in building a community that embraces diversity and fosters understanding. A community where everyone, regardless of who they love or how they identify, feels safe, respected, and accepted.

So, let us continue to strive for a Waynesville that is a beacon of acceptance and love for all.”

F. PUBLIC HEARINGS

4. Conduct a public hearing to consider the Railroad Overlay Map Amendment (RR-O), per section 15.14 of the Land Development Standards (LDS).
 - Olga Grooman, Assistant Development Services Director

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to open the public hearing at 6:09 pm. The motion passed unanimously.

Assistant Development Services Director Olga Grooman reported that on September 12, 2023, the Waynesville Town Council adopted the “Railroad Overlay District,” to create an option for more flexible mixed uses and development standards within the Town’s zoning. She said the Railroad Overlay District is now proposed as a zoning map amendment for the two areas (Frog Level and Hazelwood areas), and is not taking any uses away, but maintains standards of underlying districts. Ms. Grooman said this proposed district promotes more uses and zoning flexibility and encourages redevelopment of underutilized areas. She said the zoning would include 38 acres of lots/110 properties that are within 400 feet of the railroad. She said that’s roughly 1.3% of all parcels in Waynesville.

Councilmember Sutton asked what additional services would be allowed that are not currently allowed. Ms. Grooman said that uses allowed depend on the district, but it would include event space, which would still require a special use permit. She said the intention is to promote affordable housing and industrial activity.

Shannon Roberts- Mr. Roberts requested to add his other property, 70 Killian Street, to the Railroad Overlay. He said he owns 52 Killian Street and that’s already included in the proposed ordinance.

Tera McIntosh- Ms. McIntosh said she lives outside of town limits and asked what percentage of housing will be affordable. Ms. Grooman said that all types of housing are allowed depending on the district. Ms. McIntosh requested that the town consider allocating a percentage of housing to be affordable housing.

Tim Goverage said he is with the VFW. He said he the VFW has property right up against the railroad tracks and he wanted to know how it will affect them. Town Attorney Martha Bradley said that as long as the VFW owns that property, it will stay however they want the property to be.

A motion was made by Councilmember Dickson, seconded by Councilmember Sutton, to close the public hearing at 6:25pm. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Freeman, to find that the Ordinance is consistent with the 2035 Comprehensive Plan and that it is reasonable and in the public interest in that it continues to promote smart growth principles in land use planning and zoning by encouraging in-fill, mixed use, and context-sensitive development and implementing a railroad overlay district to encourage redevelopment along the railroad corridor, especially reinforcing the unique character of Waynesville, and that it creates opportunities for a sustainable economy by promoting the growth of existing local businesses and promoting Waynesville's downtown districts, inns, restaurants, and reputation as the "Gateway to the Smokies. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to adopt the Ordinance as amended to include 70 Killian Street (PIN #8615-07-6180). The motion passed unanimously.

G. NEW BUSINESS

5. Appropriation of funds for East Street Park Improvements
 - Luke Kinsland, Recreation Director

Recreation Director Luke Kinsland reported that last year the Kiwanis Club of Waynesville applied for the Medford Grant with support from the Town for East Street Park improvements. He said that Kiwanis was awarded the grant and can use \$16,000 of it towards a new basketball court. He said Dan Grady, the same company who paced the greenway, submitted a quote for \$26,635 to demolish and reconstruct a new basketball court, and Kiwanis will pay \$16,000 of it. Mr. Kinsland said that Dan Grady has decreased the quote by \$3000 because they will not need to charge for mobilization (they are already on town property from paving the greenway). He added that the quote does not include fencing.

A motion was made by Councilmember Freeman, seconded by Councilmember Dickson, to approve the appropriation funds in the amount of \$12,000 to Dan Grady Co LLC in addition to Kiwanis of Waynesville funding the additional amount of \$16,000 for a new paved basketball court in East Street Park. The motion passed unanimously.

A motion was made by Councilmember Sutton, seconded by Councilmember Dickson, to approve the budget amendment in the amount of \$12,000 to Dan Grady Co. LLC for a new basketball court at East Street Park. The motion passed unanimously.

6. Access Road Sewer
 - Jeff Stines, Director of Public Services

Public Services Director Jeff Stines reported that there is a small section of pressure sewer line on Access Road that has failed and needs an emergency repair. He said the line was never entirely located when the town

implemented the system to GIS. He said NCDEQ is aware of the Sewer Service Overflows occurring along this line. He said that 400 feet needs to be replaced, then they will camera up and downstream to see what is in the line. Mr. Stines said that \$173,030 was the lowest bid, but staff is requesting \$200,000 in case there is a change order. Councilmember Feichter asked what the time frame would be. Mr. Stines said after Council approves the pipeline replacement, he will text Hyatt Pipeline immediately and he can let Council know them tomorrow what the timeline will be. Councilmember Feichter asked how the meeting with NCDEQ went. Mr. Stines said that Daniel Boss said he wanted to know what the plan was and what the long-term solution is. He said that as long as they are moving forward with the project, that works for NCDEQ.

A motion was made by Councilmember Dickson, seconded by Councilmember Feichter, to approve Hyatt Pipeline for replacement of the Access Road sewer line and to approve a budget amendment in the amount of \$200,000 for replacement of the Access Road sewer line. The motion passed unanimously.

Mayor Caldwell thanked the water and sewer team for their work on Russ Ave.

7. Select an engineering firm to provide design, bid, construction observation and reporting for the Town's Phase II CDBG Infrastructure grant.
 - Rob Hites, Town Manager

Town Manager Rob Hites reported that the Town has been awarded a second and third CDBG Infrastructure grant to replace aging water lines along Sawyer and Explorer Street and existing sewer lines along Hendrix, Franklin, Muse and Sawyer Streets, which is in a Census Tract shown to contain considerable low-income housing and residents. He said that Phase II will include the water line replacement grant in the amount of \$613,500 and the sewer line grant is set at \$1,376,957 for Hendrix, Muse, and Sawyers Street. Mr. Hites said following the NC General Statutes for selecting architectural and engineering services, the Town issued an RFQ to provide design, bidding and construction administration services and two firms responded to the RFQ. After reviewing the RFQs, staff recommended that Council award the contract to McGill Associates. Mr. Hites said that once staff has a completed draft engineering contract, they will submit the draft contract to Council during the July meeting.

A motion was made by Councilmember Sutton, seconded by Councilmember Freeman, to approve McGill Associates as the engineering firm to carry out design, bidding, construction administration and engineering reporting for the CDBG-I Phase II grants for project 23-I-4153 and project 23-I-4154 project and authorize the staff to negotiate a contract for the service. The motion passed unanimously.

H. COMMUNICATION FROM STAFF

8. Manager's Report
 - Town Manager, Rob Hites

Town Manager Rob Hites said they have selected a new Finance Director, Ian Barrett. He said that he has experience migrating computer programs from one system to another and they hope that he can help the town begin to accept credit cards for bill payments. He thanked Taylor Garland for her work with the town.

9. Town Attorney Report
- Town Attorney, Martha Bradley

Nothing to report.

I. COMMUNICATIONS FROM THE MAYOR AND COUNCIL

Mayor Caldwell reminded Council that the Obama King bathroom ribbon cutting is tomorrow at 5:30pm and the PCMDC mural ribbon cutting is Friday at 4:30pm, and the Council of Government meeting is Thursday at 5:30pm. Councilmember Dickson said the tour with Congressman Edwards went well and that he spoke with several business owners on Main Street. He said that he spoke about Congressman Edwards about funding for the fire department. He added that it's important that Council participates in the Pride Parade on Saturday. Councilmember Sutton said Council was invited to the Haywood Chamber of Commerce for the farewell to CeCe Hipps. They thanked her for her service to the County.

J. ADJOURN

A motion was made by Councilmember Dickson, seconded by Councilmember Freeman, to adjourn at 6:53pm. The motion passed unanimously.

ATTEST:

Gary Caldwell, Mayor

Robert W. Hites, Jr. Town Manager

Candace Poolton, Town Clerk