

MINUTES

TOWN OF WEAVERVILLE
STATE OF NORTH CAROLINA

TOWN COUNCIL WORKSHOP
TUESDAY, JULY 12, 2016

The Town Council for the Town of Weaverville met for their regularly scheduled workshop on Tuesday, July 12, 2016 at 5:30pm at the Weaverville Fire Department training room at 3 Monticello Road, Weaverville.

Council members present were: Mayor Dottie Sherrill, Vice Mayor John Penley, Councilman Doug Jackson, Councilman Doug Dearth, Councilman Patrick Fitzsimmons and Councilman Andrew Nagle.

Staff present were: Town Attorney Jennifer Jackson, Town Manager/Town Clerk Selena Coffey, Public Works Director Tony Laughter and Planning & Code Enforcement Officer/Deputy Town Clerk James Eller.

1. **Call to Order of Regular Meeting**

Mayor Sherrill called the regular meeting to order at 5:30pm

2. **Approval & Adjustments to the Agenda**

No adjustments were requested.

3. **Discussion Items:**

- A. **Old Bus Garage:** Town Manager Coffey introduced this item by explaining that the Weaverville Economic Development Advisory Board had asked that Town Council consider whether it would like to continue using the space for Public Works storage or attempt to sell the property due to its potential for use by a downtown business if sold. Public Works Laughter was then asked to provide information about the space. Laughter explained that the building is 4,800 square feet (40ft² x 120ft²) with an approximate 16ft ceiling and is currently used for storage of Town materials and equipment. At the request of Coffey, Laughter then shared a general estimate for a structure necessary to replace the storage space from the bus garage should Town Council wish to move forward and sell that property. This estimate totaled \$210,872 and including the building quote, erection cost, grading site prep, concrete pad, electrical and plumbing and an eyewash station. This estimate did not include material site delivery. Town Council discussed the issue further noting that they had received an appraisal on the bus garage property approximately three (3) years ago for \$160,000 (as best recalled).

Following discussion, Town Council reached consensus to obtain a new appraisal on the property. Manager Coffey agreed to request an appraisal and bring it back to Town Council once completed.

- B. **Short-Term Rentals:** Town Manager Coffey initiated this discussion regarding the growing demand for short-term vacation rentals in the region. Town Attorney Jackson then provided information that she had collected regarding the subject, specifically referencing "AirBnB" and "home stays". Jackson shared some statistics indicating that short term rentals are prominent in our region and that regulations of short term rentals, like the regulations adopted by the City of Asheville, are being challenged. James has received a number of calls asking whether the Town has any regulations concerning short term rentals, indicating that this type of rental may be happening in the Town. *Council directed Town Attorney to follow-up on the Asheville litigation and keep Council informed as this may be an area that*

Council wishes to consider regulating at some time in the future. James Eller was also asked to keep a tally of the number of calls that he is receiving in this regard.

- C. **House Bill 483 Update:** Town Attorney Jackson updated the Council on the language that was included in the ratified but unsigned bill. This bill as passed was vastly different from the bill as introduced in that the only statutory changes were to add a 7-year vested right to multi-phased developments once a site plan receives approval. These vested rights are limited to only those parcels that are 100 acres or larger which excludes most if not all unimproved parcels in the Town of Weaverville. No action taken.
- D. **Senate Bill 326 Update:** Town Attorney Jackson reviewed with the Council the ratified but unsigned legislation which makes changes to the building inspection laws which govern multifamily dwellings and hazardous or unsafe conditions. The changes in the laws will be helpful to those jurisdictions that are performing building inspections and running rental registration programs in order to attempt to keep multi-family dwellings free of hazardous and unsafe conditions. It was noted that the Town does not perform building inspections but relies on Buncombe County to do so. No action taken.
- E. **Town Water and Voluntary Annexation:** Public Works Director Tony Laughter provided an overview of the availability of water which is currently at about 50% capacity with all pending projects. He also indicated that the water plant was designed to be tripled if needed but that it would be more cost effective to increase water availability by purchasing water from the City of Asheville if necessary. Tony indicated that he wasn't worried about water capacity at this point but that when the Town reaches 75% capacity he would want to look at other options and will so advise Council at that time. No action taken at this time.
- F. **Voluntary Annexation Petition Fees:** Town Attorney Jackson indicated that the Town will be receiving a voluntary annexation petition this week and that annexation fees were not adopted as part of the Town's fees at budget. *After some discussion the Council upon motion made by Councilman Nagle and seconded by Councilman Jackson, the Council unanimously adopted a \$500.00 annexation fee. Staff will keep track of the direct costs associated with these petitions and further advise if adjustments to the fee are warranted.*

4. Discussion Items:

- A. **Approval of Resolution Honoring Shelby Shields:** Town Manager Coffey had drafted and distributed a resolution honoring Shelby Shields. *Councilman Fitzsimmons made a motion to approve the resolution. The motion was seconded by Councilman Jackson. All voted in favor.*
- B. **Approval of Legal Contract:** Town Attorney Jackson presented her legal contract for approval by Town Council. *A motion was made by Councilman Jackson to approve the contract. The motion was seconded by Councilman Penley and all voted in favor.*

5. Closed Session:

Councilman Penley made a motion to go into closed session in accordance with § 143-318.11. (6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer

or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. The motion was seconded by Councilman Jackson with all in favor.

[Closed Session]

Councilman Nagle made the motion to exit closed session with Councilman Dearth seconding the motion. All voted in favor.

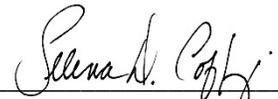
The meeting concluded with a brief discussion about the upcoming audit process and Council agreed that the Town should request proposals for next year's audit process.

A final motion, to adjourn, was made by Councilman Jackson and seconded by Councilman Penley. All voted in favor and the meeting was adjourned.



Dottie Sherrill, Mayor
Town of Weaverville

ATTEST:



Selena D. Coffey, MPA, ICMA-CM
Town Manager / Town Clerk