

MINUTES

**TOWN OF WEAVERVILLE
STATE OF NORTH CAROLINA**

**TOWN COUNCIL MEETING
MONDAY, JULY 18, 2016**

The Town of Weaverville Town Council met on Monday, July 18, 2016 beginning at 6:00pm in Council Chambers within Weaverville Town Hall at 30 South Main Street.

Council Present: Mayor Dottie Sherrill, Council Members Doug Dearth, Patrick Fitzsimmons, Doug Jackson and Andrew Nagle. Absent: Vice-Mayor John Penley

Staff Present: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Police Chief Greg Stephens, Public Works Director Tony Laughter, Fire Chief Ted Williams and Town Planner & Code Enforcement Officer James Eller

1. Call to Order

Mayor Sherrill called for the meeting to come to order at 6:00pm.

2. Approval/Adjustments to the Agenda

Mayor Sherrill proposed the addition of a closed session 143-318- "To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege...".

Councilman Nagle requested to pull former consent agenda item B, "Schedule Public Hearing on "New Homes on North Main" for discussion. Councilman Jackson made the motion to approve the agenda with the revisions. Councilman Nagle seconded the motion. All voted in favor

3. Public Hearing: Revision to Code referencing the Conservation Board

Councilman Nagle moved to go into the public hearing. Councilman Fitzsimmons seconded. All in Favor.

Town Planner & Code Enforcement Officer James Eller opened the public hearing with an explanation of the revisions to the Town's parking requirements related to retail and multi-tenant developments establishments. No one spoke during public hearing.

A motion was made to close public hearing by Councilman Nagle. Councilman Fitzsimmons seconded. All in favor.

4. Public Hearing: Town Parking Requirements

Councilman Nagle made a motion to go into the public hearing, followed by a second by Councilman Fitzsimmons. All voted in favor.

Planning & Code Enforcement Officer James Eller opened the public hearing with a description of the proposed revision of Code related to the duties and responsibilities of the Conservation Board. The following spoke during the hearing:

- Laura Ayres: (no address provided) Ms. Ayres spoke asking what other municipalities were compared in Eller's study.

Councilman Nagle made a motion to go out of closed session with Councilman Fitzsimmons seconded. All in favor.

5. Public Comments

Mayor Sherrill announced the opportunity for public comment. The following spoke during public comments:

- Rhonda McKenna: (30 Yost Street) Mrs. McKenna recommended eliminating the Unified Housing Development from the Town's Code of Ordinances.
- Doug Theroux: (73 Hillcrest Drive) Mr. Theroux spoke on his own behalf, not Planning & Zoning Board. He then expressed concern in the timing for scheduling the public hearing on the "New Homes at North Main Street" as included within the agenda.

6. Approval of Minutes

Councilman Nagle made a motion to adopt the minutes as presented for the June 20, 2016 Town Council meeting and the July 12, 2016 Town Council workshop. Councilman Jackson seconded. All voted in favor.

7. Employee Recognition

Town Manager Coffey introduced the Town's new Interim Finance Officer Jim McMillan. She then noted that July has been a deadly month for law enforcement agencies across the country, with over 20 officers reported to have been killed in the line of duty so far for the month of July. Coffey noted officer fatalities in Dallas, Baton Rouge, Wisconsin, Indiana, Missouri, Michigan, Alabama and South Carolina. Coffey then asked that Town Council take the opportunity to not only recognize the Town's officers, but to deeply honor them for putting their lives on the line daily to keep everyone else safe.

8. Consent Agenda:

A. Resolution Adopting Buncombe-Madison Hazard Mitigation Plan

Councilman Jackson made a motion to approve the consent agenda with the removal of the "New Homes on North Main Street" public hearing, but approving the Buncombe-Madison Hazard Mitigation Plan. Councilman Nagle seconded. All voted in favor.

9. Discussion & Action Items:

A. Adoption of Town Parking Requirements

Councilman Fitzsimmons made a motion to adopt the parking requirements as presented. Councilman Dearth seconded. All voted in favor.

B. Adoption of Revision to Code regarding Conservation Board

Councilman Jackson made a motion to adopt the Code revisions regarding the Conservation Board as presented. Councilman Nagle seconded. All voted in favor.

C. Board Appointments

Mayor Sherrill proposed that Council approve Kaita Collier as Chair of the Conservation Board and add Bryan Snyder and Terrance Yeager to the Conservation Board for three year terms. Mayor Sherrill proposed that Council approve Jan Rector as an alternate for Zoning Board of Adjustment for a two year term.

A motion approving these appointments was made by Councilman Jackson. The motion was seconded by Fitzsimmons. All voted in favor.

D. Annexation Petitions & Initial Zoning Requests:

1. Garrison Branch Reserve Investors
2. Serota Mars Hill, LLC

Councilman Jackson made a motion to direct the Town Clerk to investigate the sufficiency of the voluntary annexation petitions and report back to Town Council at the following meeting and to send the applications for zoning map amendments requesting initial zoning on the two parcels to the Planning & Zoning Board for review and recommendation. The motion was seconded by Councilman Nagle. All voted in favor.

E. Schedule Public Hearing on a proposed Conditional Zoning District for the project commonly known as New Homes on North Main for August 15, 2016 at 6pm:

Town Planner James Eller presented Council with a packet of information related to the proposed Conditional Zoning District. Councilman Nagle instructed staff to make the same information available to the public on the Town's website.

Councilman Nagle made a motion to hold the public hearing on "New Homes on Main Street" for August 15, 2016. The motion was seconded by Councilman Jackson. All voted in favor.

10. Town Manager's Report

Town Manager Coffey noted that there is a Zoning Board of Adjustment training session to be facilitated by Town Attorney Jennifer Jackson on Thursday, July 21, 2016 at 7:00pm and the meeting was open to the public.

11. Departmental Reports

Mayor Sherrill noted that departmental reports were available on the table beside the door.

12. Closed Session

Councilman Jackson made the motion to go into closed session under "General Statute § 143-318.11(a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged..." The motion was seconded by Councilman Fitzsimmons. All voted in favor.

[Closed session held]

Councilman Nagle made a motion to enter into open session with a second on the motion by Councilman Jackson. All voted in favor.

[Open Session Resumed]

Town Council scheduled a workshop for 5:30pm on August 3, 2016 to be held at 5:30pm at the Weaverville Fire Department to discuss land use regulations regarding development.

A question was posed by Councilman Nagle about entering back into closed session at 7:55pm.

Councilman Nagle made a motion to go back into closed session under G.S. § 143-318.11(a)(5). To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract. The motion was seconded by Councilman Fitzsimmons. All voted in favor.

[Closed session held]

Councilman Jackson made a motion to adjourn to open session and Councilman Dearth seconded. All voted in favor.

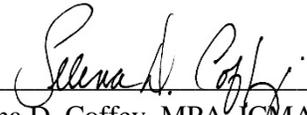
13. Adjournment

Councilman Jackson moved to adjourn the meeting and Councilman Dearth again seconded. All voted in favor.



Dottie Sherrill, Mayor
Town of Weaverville

ATTEST:



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