



## MINUTES

**Town of Weaverville  
State of North Carolina**

**Town Council Special Called Meeting  
Saturday, February 3, 2018**

The Town Council for the Town of Weaverville met for a special called meeting and retreat on Saturday, February 3, 2018, at 9:00 a.m. within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Council members present were: Mayor Al Root, Councilman Doug Jackson, Councilwoman Dottie Sherrill, Councilman Andrew Nagle and Councilman Patrick Fitzsimmons. Vice Mayor/ Councilman John Penley was absent.

Staff present was: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Town Clerk Derek Huninghake, Police Chief Alan Wyatt, Fire Chief Ted Williams, Town Planner James Eller, Finance Officer Tonya Dozier and Public Works Director Dale Pennell.

Citizens in Attendance: Doug Dearth, Earl Valois and Sylvia Valois

### 1. Call to Order

*Mayor Root called the meeting to order at 9:00 a.m.*

### 2. Introduction

Mayor Root welcomed everyone to the Council retreat and discussed some minutes that Town Manager Selena Coffey had found from a Council retreat five years ago. In those minutes, Council discusses initiating contact with Mars Hill about water issues and regional approaches, and early discussion about the UDO that was on the horizon. Two things he took away from these minutes were how easy it is to talk about things and never follow up on them and the importance in prioritizing. He wants Council to try and be careful with prioritizing and stay on topic and take advantage of all this valuable time.

Town Manager Selena Coffey started off by thanking staff for setting up the room and organizing the food, and then introduced Justin Hembree, Executive Director of Land of Sky Regional Council. She has known Mr. Hembree for a long time and worked with him in Henderson County on strategic planning. Town Manager Coffey mentioned how fortunate the Town was to have a Council of government that has been very helpful in the master plan for Parks and Recreation.

Mr. Hembree thanked Council for allowing Land of Sky and him to facilitate the retreat. He will be facilitating conversation and keeping the retreat moving along by asking the right questions but wants Council to remember that this is their retreat so they can take it in any direction that the discussion may follow.

### 3. Overview

Mr. Hembree mentioned that the main purpose of today was for Town Council to work on strategic planning. In doing this, they will develop an approach to go back and discuss values, develop a vision for a certain period of time and SET PRIORITIES. Today through facilitated discussion, Council will develop a consensus on the main priorities for the Town of Weaverville now and in the future, and what needs to be focused on in the short term and long term. He did mention that long term strategic planning is really important, but due to elections in local

government priorities change so setting a short term priority checklist is very helpful in achieving long term expectations.

Councilman Nagle mentioned that he struggles with the cycle that every two years there is an election and the chances of staying the same are limited. He was very interested to hear how you become successful with such a short window because of elections, so everything needs to be done before change.

Councilman Jackson commented that he remembered the retreat five years ago and the Town hired a consultant to guide the meeting, but due to political differences it didn't work out. He believes that if you have a vision, don't try to bring everything along at one time. Also, citizen involvement is severely crucial with developing a vision for the Town because Council members often change so they are the ones that give the direction of the town.

Mayor Root mentioned that you can't entirely void long term goals because you have to have something that you're working towards. He agrees that the Town needs to get the community more involved and aware of what is going on with the Town of Weaverville.

Earl Valois commented that anytime you add any kind of occupancy, business or apartment complex it will have adverse effects. The main focus as a city should be critical infrastructure and key resources. There are model codes for streets and how to maintain them. We need to have a master plan for 20 years and prepare for any issues that may arise like how new occupancy will affect the departments infrastructure.

#### **4. Envisioning the “perfect” Town of Weaverville in 3-5 years and 20 years**

Town Council was tasked with writing down what they envisioned to be the “perfect” Town of Weaverville in 3 to 5 years (short term) and 20 plus years (long term). Some of the main items discussed by Council in short term were to keep the Town's current charm, coordinate and cooperate with neighboring jurisdictions on land use, plan for the growth and resolve access to 240. The main items mentioned in long term were to have a balanced community and land uses, adequate infrastructure and services, housing for all income levels, vibrant parks and a vibrant entrepreneurial atmosphere. The complete list of all the main focuses in short term and long term is attached.

#### **5. Current Plans**

Councilman Jackson noted that there are a couple longer term priorities in the works right now at different stages. Currently, the Town is in the process of having a study conducted to help address the expansion of the Water Treatment Plant, and will need involvement from the community over the next 10 to 15 years. The Town is also in the early process of developing a new community center, which the community can identify more with and be more involved.

Councilman Nagle commented that the first four items on the short term list are already in the works or exist being that Town has contributed to the Greenway Connect this year, there are housing developments being established, Lake Louise Community Center and we already have thriving businesses on Main St.

Mayor Root mentioned that there has already been a waterline extended to Mars Hill so there is that opportunity for future growth.

#### **6. Challenges/ Obstacles**

Each Council member discussed the main challenge or obstacle they see to achieving the perfect Weaverville.

Councilman Fitzsimmons mentioned that he believe state legislators are a big challenge to re-establishing ETJ.

Councilman Jackson added that the Town has small land area left. Look at voluntary annexation.

Councilman Nagle noted that the community having a stuck in the past attitude is a big challenge.

Councilwoman Sherrill thinks that the water/sewer availability is a very important.

Mayor Root commented that his main challenge would be unifying the North Buncombe County. It will require buy-ins by neighboring jurisdictions.

Other challenges that were mentioned were increasing infrastructure support (Police, Fire, and Public Works Department) as the Town grows, childcare and engaging with the younger demographic to get them more involved.

#### **7. Strategic Plan**

The main priorities that Town Council envisioned for a perfect Weaverville were to keep out small town character, build relationships with legislatives and local leaders, develop consensus for water growth so we stay consistent, expansion of WTP, re-establishing the ETJ and identify our best assets and capitalize on them. Here is a list of ways Council could achieve these priorities.

1. Create a statement/policy for annexation and utility extensions for water
2. Explore relationships with North Buncombe, MSD, General Assembly and Local Municipalities
3. Focus on the area that is available for growth and make sure it is to the Towns standards, not the County
4. Hold annual luncheon with local delegates
5. Encourage involvement from Town citizens for Council, boards and public input. Use advertisement through Town website, social media and newspapers. Set up tent at Music on Main to speak with residents about available board seats.

#### **8. Next Steps**

Town Council decided that the next steps for the Town will be to engage the public on this planning process, allow the department heads and key staff the opportunity to have input on the regional issues and addressed priorities, finalize the strategic plan and make sure they budget for the action steps needed.

#### **9. Adjournment**

*Councilman Jackson made the motion to adjourn; Councilman Nagle seconded and all voted to adjourn the Council's meeting at 2:30 p.m.*

  
Derek K. Huninghake, Town Clerk