

Minutes Town of Woodfin Board of Commissioners
Regular Meeting Tuesday, January 19, 2021
6:30 PM

Be it remembered: That the Board of Commissioners met in regular session on Tuesday, January 19, 2021, at the Town Hall Boardroom in Woodfin, North Carolina at 6:30 pm. The following business was conducted:

Mayor Jerry VeHaun, called the meeting to order at 6:35 p.m. with the following board members present:

Jim Angel	Vice Mayor Giezentanner	Ronnie Lunsford
Jackie Bryson	Donald Hensley	

***Commissioner Honeycutt was absent from the meeting.**

The Invocation was led by Commissioner Bryson.

Mayor VeHaun recited a statement regarding the Code of Ethics previously adopted by the Town Board.

Approval of the Agenda – A motion to approve Agenda as presented was made by Commissioner Angel. Motion was seconded by Vice Mayor Giezentanner. All in favor.

Approval of the Minutes from December 15, 2020 Regular Meeting – A motion to approve the minutes as presented was made by Commissioner Lunsford. Motion was seconded by Commissioner Bryson. All in favor.

Public Comment begins 6:49.

Public comment - to serve our citizens we are making available improved ways in which you may share your comments or concerns. Citizens may address the Board after being recognized by the Mayor.

Public comments opposing The Bluffs at Riverside (proposed development) received from:

(unless otherwise denoted, addresses are in Woodfin)

Hannah Fergiele, Buncombe County - Zoom capacity a concern; general opposition citing lack of transparency, timing of PZBOA hearing.

Autumn Pittman, 10 Robin Lane Asheville – requested delayed consideration until ordinance revisions complete; opposed annexation of property adjacent to proposed development site.

Ben Saylor, 2 Union St – opposed annexation and any rezoning.

Lindsay Denman [sic], 101 Jonestown Rd – opposed based on influx of people; resources, taxes required.

Chris Bennett, 12 Aden Lane Asheville – general opposition.

Misha Wright, 87 Green Oak Rd – opposed due to scale of development and continued construction, character.

Ann Perry, 68 Gracelyn Asheville - opposed due to multiple impacts.

Marnie Rogers, address unknown - general opposition.

Rebecca Robertson, 24 Idlewild Cove – opposed due to environmental impact.

Jake LaRue, 4 Jett Ct Asheville – opposed due to multiple impacts.

Dari Lane, 4 Jett Ct Asheville – general opposition.

Rusty Bryant, 2405 Legacy Oaks Rd Asheville – opposed due to environmental impact.

Sue [sic] McQueen, 305 Weaverville Hwy – general opposition.

Dan Hay, 23 Parkwood Ave – general opposition.

Vanessa King, 8 Thomas St Asheville – opposed due to increased traffic, timing.

Mike Brown, 244 Richmond Hill Dr Asheville – opposed due to size and scope of project.

AJ Gregson, 10 Robin Lane Asheville – opposed to annexation of adjacent property.

Marilyn Ball, 72 Lackey Lane – opposed due to environmental impact.

David Isaac, 91 Richmond Hill Dr Asheville – opposed due to size of project.

Hannah Steward, 3 West City View Dr – opposed due to environmental impact.

Shelly Stanback, 87 Richmond Hill Dr – opposed due to timing of PZBOA hearing.

Hazel Thornton, 4 Sunny Ridge Dr - what is property's zoning?

VeHaun – Mountain Village

Thornton – is PZBOA bound to approve a conforming development?

Ferikes – unless conditional use requested does not go to PZBOA

Thornton – who pays for that bridge?

Ferikes – not by citizens of Woodfin; if bridge, then paid by developer

Tracy DeBlasio, 30 Robin Lane Asheville – opposed due to size of project, lack of details.

Colin Willis, 4 Sunny Ridge Dr – will there be studies performed by Town?

Geizentanner – no independent studies planned.

Willis - are all residents being heard?

Lunsford – yes, we think so because we've received many emails

Hartwell Carson, S Riverside Dr Asheville – opposed due to environmental impact.

B Langsdorf, 19 Terrace Ct – opposed due to traffic impact on Woodfin Ave.

Galen Wilcox, Asheville – opposed due to traffic, public input methods

Carolyn Streit, 45 Hornot Cir Asheville – opposed due to multiple impacts.

Ken Braine, 15 Morningstar Dr Leicester – opposed due to multiple impacts.

Lunsford – objects to implications of backroom deal.

Judy Mattox, 15 Morningstar Dr Leicester – opposed due to multiple impacts.

Charles Ault, 19 Terrace Ct – opposed due to timing.

Marnie Rogers, address unknown – is developer bound by former or amended zoning ordinance?

Ferikes – developer applied before amendment and is pursuing conditional use under old ordinance.

Dan Spears, 99 Richmond Hill Dr Asheville – opposed due to multiple impacts.

Jonah Goldwag [sic], 63 Dorchester Ave – opposed due to multiple impacts.

Kelly Cowan, 17 Grey River Run – why was moratorium lifted on this zoning district but not others.

Hardy – this was first one that we got to.

Cowan – why are you allowing development while still revising ordinances?

VeHaun – final decision not by Town Board but by PZBOA; ordinances under consideration at county and city level to adapt to changing environment.

Cowan – how is town going to address those who cannot attend this meeting.

Ferikes – other means of communication.

Cowan – will Board be making decisions on project tonight?

Ferikes – only annexation decision considered tonight.

Emily (last name unknown), 52 Vine St – general opposition.

Robert McGee, address unknown – general opposition.

David Sharp, 200 Patton Mountain Rd Asheville – general opposition to project, annexation.

Gordon Smith, 287 Bingham Rd Asheville – general opposition.

Dennis Littrell, 11 Green Oak Rd – opposed due to environmental impact.

Public Comment ends at 8:21, New Business begins.

New Business

1. Acceptance of donated funds for the Woodfin Greenway & Blueway. (Presenter: Garrett Artz)

- Riverlink transfers \$35,414 in donated funds to Town.
- Recognizes Friends of Woodfin Greenway & Blueway for their work and vision.
- Specifically recognizes Marc Hunt, Rick Lutovsky, and Wilson Sims for their efforts.
- Funds designated for conceptual design of Riverside Park and the Whitewater Wave.

2. Consideration of Subdivision Request – Old Home Road PIN #9731760640 and PIN#9731760104 (Presenter: Michael Saunders)

- Request for 20-unit subdivision.
- Mountain Village zoning and request determined as right of use.
- Planning & Zoning Board of Adjustment recommends that Town Board approve request.

Motion to approve by Vice Mayor Giezentanner. Motion was seconded by Commissioner Bryson. All in favor.

3. Public Hearing on an Annexation Petition - PIN # 9639690839. (Presenter: Adrienne Isenhower)

- Concerning annexation of 10-acre parcel across river from Silver-Line Plastics.
- Motion to suspend the vote until after next meeting of the Planning & Zoning Board of Adjustment by Vice Mayor Giezentanner. Motion was seconded by Commissioner Lunsford. All in favor.

4. Schedule public hearing: Annexation Agreement between towns of Woodfin and Weaverville. (Presenter: Eric Hardy)

- Former agreement has expired.
- Agreement states each party's intent regarding future annexations to avoid confusion or contention.

Town Board approves scheduling of public hearing for February 16th, 2021.

5. Schedule public hearing: Voluntary Non-Contiguous Annexation Petition – PIN # 9761064543 (Presenter: Eric Hardy)

- Last before Town Board in 2019, when petition was originally received and Certificate of Sufficiency was completed.
- Public hearing scheduled then, but not conducted in 2019.
- Reference to Sourwood Properties LLC.

Town Board approves scheduling of public hearing for February 16th, 2021.

6. Consideration of an amendment to the FY2021 Annual Budget. (Presenter: Eric Hardy)

- Increases \$15 per hour hiring rate for employees; and eliminates wage compression for other employees in same position classification. Offset by reduction of General Fund Contingency budget.
- Appropriation increase to add FTE and fund Finance Director position due to increased complexity of accounting/finance work. Offset by increase in General Fund Balance appropriation.
- Both budget amendment items increase FY2022 base budget.

Motion to approve budget amendment by Commissioner Hensley. Motion was seconded by Commissioner Angel. All in favor.

New Business ends at 8:32, Reports begin.

Departmental and Administrator's Reports

1. Mayor's discussion

- a. Resident Sarah Gassaway asks about speed hump near her house on Jonestown Rd. Also expressed concern about hedges in the curve. Refer to Johnny (Public Works Director).
- b. In response to several complaints received at Town Hall about Woodfin Water District, Mayor has requested Town Attorney Ferikes to look into Town's assuming control of the District. The question is what actions are needed to make this happen. Commissioner Bryson reports that the District's Board

indicated during its Jan 19th Board meeting that improvements have been made. Board agrees it is a good idea to understand what is involved.

2. ABC Report

- a. Board Chair Spradling unable to attend. Approved December minutes and financial statements provided. Sales and net income are up over prior year. Commissioner Hensley asks about cash on hand. Hardy to follow up with answer.

3. Police

- a. Chief Dykes models new uniform patch designed by dept staff and badge commemorating Town's 50th Anniversary.
- b. Total dispatched incidents down over prior year. Calls for service down, traffic accidents same pattern, attributed to Covid-19. Other adverse affects, such as thefts, not reflective of economic hardship.
- c. Officer appointed to ABC assignment, will receive training
- d. New K-9 officer in training.
- e. New hires – one (1) sergeant hired, in service soon; one (1) sergeant in final hiring steps; other positions (patrol officers) being lined up for screening.

4. Public Works

- a. No report aside from stats provided previously in packet.

5. Administration

- a. Financial reports
 - i. Administrator Hardy notes high expenditures for repairs and maintenance noted due to aging fleet
 - ii. Sales tax up significantly year over year. Nearly 100% of budgeted revenues already realized
 - iii. Cash flow now positive due to timing of property tax collections.
 - iv. Tax collections year to date approximately 83% of budget and may fall short of FY2021 budgeted revenue.
- b. Good response to recruitment for sanitation worker due to increased hiring range. Selection pending.
- c. Finance Director offer will follow within next week.

6. Greenway & Blueway

- a. Donation through Riverlink received.
- b. Naming Rights policy still a work in progress. Draft document looks promising.
- c. Parks Advisory Committee discussion deferred to February meeting.
- d. Silver-Line Park
 - i. Construction updates – materials delivered, permits pending
 - ii. FEMA permit in particular may delay project. Impacts not yet clear.
 - iii. Construction meeting scheduled January 26th.
- e. Riverside Park Expansion and Whitewater Wave
 - i. Submittals received in response to RFQ for park design.
 - ii. No decision by review team regarding selection.
- f. Greenways

- i. NCDOT dictating timing at this point, as execution of final design contract in their hands.

Reports end at 8:52. Adjourn to Executive Session

Executive Session - The Board of Commissioners will adjourn to private chambers to discuss legal, personnel, contractual or similar matters protected by the NCGS § 143-318.11.

- Board consulted with the attorney retained by the public body on legal matters.

Executive Session ends approximately 9:15.

Board returns to regular session, taking no action.

Adjournment: 9:15 pm.