



DRAFT ACTION MEETING MINUTES

Board Members Present

Mayor Jerry VeHaun
Council Member Judy Butler
Council Member Elisabeth Ervin
Council Member Hazel Thornton

Vice Mayor Jim McAllister
Council Member Eric Edgerton
Council Member Ronnie Lunsford

Board Members Absent

Town Staff Present

Shannon Tuch, Town Manager
Sheri Powers, Finance & Budget Director
John Henning, Town Attorney

Michael Dykes, Chief of Police
Ryan Vinson, Town Clerk / HR Analyst

The meeting video can be seen in its entirety at: <https://youtu.be/qqJPmMfAC2o>.

Mayor Vahaun called the meeting to order at 5:00 pm.

A. Approval of the Agenda (0:07)

Council Member Edgerton made a motion to approve the agenda. Vice Mayor McAllister seconded the motion, which passed unanimously, 6-0.

B. Consent Agenda (0:22)

1. Approval of the September 20, 2022, Regular Meeting Minutes
2. Approval of an edit to the August 16, 2022, Regular Meeting Minutes, new business #3.
3. Resolution approving the issuance of \$1,500,000 General Obligation (GO) Bond of the Town of Woodfin.
4. Resolution authorizing the surplus of two town owned vehicles.

Council Member Ervin made a motion to approve the consent agenda. Council Member Thornton seconded the motion, which passed unanimously 6-0.

C. Public Comment (2:25) – The public is invited to attend this meeting in person or view this meeting on Facebook Live: <https://www.facebook.com/townofwoodfin>. All documents related to agenda items not published on the website may be viewed in advance of the meetings in person at Town Hall, 90 Elk Mountain Rd, Woodfin.

Citizens may address the Council concerning various topics after being recognized by the Mayor and are limited to 3 (three) minutes speaking time.

D. Presentations & Reports (12:05)

1. Quarterly Finance Report (Presenter: Powers)
2. Town Manager's Report (Presenter: Tuch)

E. New Business (42:34)

1. **Public Hearing – Right-of-way closure petition for a portion of Wellington Drive. *Continued from 9/20/22.*** (Presenter: Tuch)

Mayor VeHaun reopened the Public Hearing at 5:50 pm. There was 1 public comment. Mayor VeHaun closed the Public Hearing at 5:51 pm.

Council Member Edgerton made a motion to approve the street closure (the partial right of way closure, that is) reducing the width of this portion of Wellington Drive from 50-feet to 30-feet as shown on the proposed plat, provided however that the approval is conditioned upon the resubmission of a plat that addresses the note regarding the property located at 235 Weaverville Road and further conditioned upon the crafting of language and agreement of the property owner to the language reserving for the Town a future easement for the purposes of sidewalks, stormwater utility, or any other purpose or authorized to have an easement of sufficient width such that the encroachments that are prompting this closure are addressed but still allow us the future expansion of public infrastructure. Council Member Thornton seconded the motion, which passed 5-1. Council Member Lunsford voted against the motion.

2. **Public Hearing – Text Amendments to Ch. 6 – Animals, Ch. 22 – Miscellaneous Offenses, Ch. 42 – Streets and Sidewalks, and Ch. 50 – Traffic.** (Presenter: Dykes)

Mayor VeHaun opened the Public Hearing at 5:55 pm. There was 1 public comment. Mayor VeHaun closed the Public Hearing at 5:58 pm.

Council Member Ervin made a motion to accept the revised change to the Public Safety ordinances. Council Member Lunsford seconded the motion, which passed unanimously, 6-0.

3. **Public Hearing – Text Amendments to Ch. 46 – Subdivisions and Ch. 54 – Zoning.** (Presenter: Tuch)

Mayor VeHaun opened the Public Hearing at 6:21 pm. There was no public comment. Mayor VeHaun closed the Public Hearing at 6:22 pm.

Council Member Edgerton made a motion to postpone the vote to the November meeting. Vice Mayor McAllister seconded the motion, which passed unanimously, 6-0.

4. **Public Hearing – Annexation of three parcels totaling approximately 15 acres located off of Olivette Rd. and identified in the Buncombe County tax record as PINs: 9721417625, 9721412899, 9721427018; and portions of two parcels totaling approximately 5 acres located off of Sweet Fern Parkway and identified in the Buncombe County tax record as PINs: 9721618759 and 9721710229** (Presenter: Tuch)

Mayor VeHaun opened the Public Hearing at 6:26 pm. There was no public comment. Mayor VeHaun closed the Public Hearing at 6:27 pm.

Council Member Ervin made a motion that the Town of Woodfin Town Council approve the requested voluntary annexation for 19.7 acres located off of Olivette Road and 5.1 acres located off of Sweet Fern Parkway as shown on Exhibits “A” and “B” and as legally described in the attached ordinance. Council Member Lunsford seconded the motion, which passed unanimously, 6-0.

5. Contract Approval for Quantum Engineering Consultants, Inc. for the Town of Woodfin Comprehensive Plan (Presenter: Tuch)

Council Member Butler made a motion that the Town of Woodfin Town Council approve the draft contract and scope of work with Quantum Engineering Consultants, Incorporated. Vice Mayor McAllister seconded the motion, which passed unanimously, 6-0.

6. Review of a nomination for the naming of the Riverside Park Whitewater Wave (Presenter: Tuch)

Council Member Edgerton made a motion that the Town of Woodfin Town Council approve moving forward with drafting an agreement between the Town of Woodfin and the Hunt family for the purpose of naming the Riverside Park Whitewater Wave feature “Taylor’s Wave” in honor of Taylor Hunt and the Hunt family. Vice Mayor McAllister seconded the motion, which passed unanimously, 6-0.

7. Community Grant Program (Presenter: Tuch)

8. Elected Official Compensation Discussion

Vice Mayor McAllister made a motion to that when the Town Manger and Budget/Finance Director begin preparation for the next fiscal year budget to include compensation Town Council compensation at \$600 and the Mayor at \$900 month, to be effective at the first meeting of the Council that is elected in November 2023. Council Member Edgerton seconded the motion, which passed 5-1. Council Member Lunsford voted against the motion.

Vice Mayor McAllister made a motion to adjourn the regular meeting and go into executive session. Council Member Ervin seconded the motion, which passed unanimously, 6-0.

Mayor VeHaun adjourned the regular meeting at 6:40 pm and the Board entered into closed session.

F. Executive Session (1:55:50) – The Town Council may adjourn to private chambers to discuss legal, personnel, contractual or similar matters protected by the NCGS § 143-318.11.

1. (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.
2. (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.

G. Adjournment

Mayor VeHaun called the regular meeting back to order at 7:59 pm.

Council Member Thornton made a motion to approve the closed session minutes from August 16, 2022. Council Member Ervin seconded the motion, which passed unanimously, 6-0.

Council Member Ervin made a motion to adjourn the meeting. Council Member Edgerton seconded the motion, which passed unanimously 6-0.

Mayor VeHaun adjourned the meeting at 7:59 pm.

M. Jerry VeHaun
Mayor

Attest: _____
Ryan Vinson
Town Clerk