

**REGULAR BOARD MEETING**  
Town of Sylva Board of Commissioners  
January 12, 2017

The Town of Sylva Board of Commissioners held a regular meeting on January 12, 2017 at 5:30 p.m. in the Board Room of Municipal Hall, 83 Allen Street, Sylva, N.C.

**MEMBERS PRESENT:** Mayor Lynda Sossamon and Commissioners Mary Gelbaugh, Harold Hensley, Barbara Hamilton, Greg McPherson, and David Nestler.

**MEMBERS ABSENT:** None.

**STAFF PRESENT:** Paige Dowling (Town Manager), Amanda Murajda (Town Clerk), Mike Beck (Fire Chief) and Eric Ridenour (Town Attorney).

**VISITORS PRESENT:** Danny Allen, Tanner Hall, Holly Kays, Adam Bigelow, and Sheryl Rudd.

**CALLED TO ORDER:** Mayor Sossamon called the meeting to order at 5:30 p.m.

**APPROVAL OF AGENDA:** *Commissioner Hamilton made a motion to approve the agenda. The motion carries with a unanimous vote.*

**APPROVAL OF CONSENT AGENDA:** *Commissioner Gelbaugh made a motion to approve the consent agenda. The motion carries with a unanimous vote.*

**PUBLIC COMMENTS:** Adam Bigelow addressed the board and voiced his support of planting native trees on Main Street. Trees on Main Street were removed due to large root systems lifting concrete sidewalks. Bigelow advocated for the Town to reconsider the type of tree used for replacement. Sheryl Rudd commended the board on replacing the trees and requested that the Town possibly move the tree directly in front of her business so as not to obstruct the view of the business sign so patrons could locate the entrance.

**MAYOR'S REPORT:** Mayor Sossamon thanked the Public Works department for their hard work of snow removal during the recent storm. She also noted that Chili's Restaurant had opened at WCU.

**COMMISSIONER'S REPORT:** Commissioner Nestler told attendees that impact fees were discussed at the last TWSA meeting and that for a 105-seat restaurant the impact fee would be \$44,000 and that Bryson City had a tap fee of only \$2,200. He noted that he was advocating for removal of this fee. Nestler also told the board he would like to see a living wage resolution passed during the upcoming budget process. Commissioner Hensley added that there was a new restaurant coming on Highway 107. Commissioner McPherson thanked Mr. Bigelow for advocating for native trees. He would like the Town to adopt an ordinance that only native plants and shrubs can be used. McPherson also added that the Town should be working with their County counterparts collaborating on joint needs. Commissioner Hamilton thanked the Public Works department for their job of snow removal during the recent snow. She noted that the Coffee Shop had undergone a lot of renovations recently and encouraged everyone to eat there.

**MANAGER'S REPORT:** Manager Dowling told the board that the Town had been awarded the County's municipal grant in the amount of \$5,000 for a public water fountain. Dowling and Fire Chief Mike Beck held a bid opening on January 2, 2017 for the fire department air packs. There were no sealed bids received so the request for bids has been re-advertised and will be opened on January 30, 2017. Dowling submitted the Main Street program assessment report for 2016. Amy Ammons has been hired to plan the Greening Up the Mountains festival for 2017 and the committee will hold their first meeting on Tuesday, January 17<sup>th</sup> at 8:30 a.m. at Town Hall. The Planning Board will meet on Thursday, January 26<sup>th</sup> instead of the 19<sup>th</sup>.

Dowling reminded the board that the first budget work session will be on January 26<sup>th</sup> immediately following the regularly scheduled board meeting. The 107 Corridor public meeting will be on February 23<sup>rd</sup> and Dowling encouraged all board members to reserve that evening for the meeting. Town Hall will be closed on Monday, January 16, 2017 in observance of Martin Luther King Jr., Day.

**FIRE DEPARTMENT REPORT:** Mike Beck, Fire Chief, told the board that the department responded to 844 calls for 2016. He added that this had been the trend for approximately 3 years. To compare, he told the board that in 1995 the department responded to 255 calls.

**PUBLIC HEARING-ORDINANCE AMENDMENT 38-300 RPUD DEVELOPMENT STANDARDS:** Mayor Sossamon opened the hearing at 5:55 p.m. Manager Dowling explained that the proposed amendment to Section 38-300 was to reduce the minimum lot size from 5 acres to 3 acres. The RPUD overlay allows flexibility and innovation with housing types. Being no comment, the hearing was closed at 5:58 p.m.

#### **NEW BUSINESS**

**ORDINANCE AMENDMENT—38-300: RPUD DEVELOPMENT STANDARDS:** Commissioner Gelbaugh made a motion to approve the ordinance amendment. The motion carries with a unanimous vote.

**CLOSED SESSION:** Commissioner Gelbaugh made a motion to enter closed session pursuant to NCGS. 143-318-11(a)6 regarding personnel at 5:59 p.m. The motion carries with a unanimous vote.

Commissioner Hamilton made a motion to come out of closed session. The motion carries with a unanimous vote and the Board entered into regular session at 6:11 p.m. No action was taken during closed session.

**ADJOURNMENT:** *Commissioner Hensley made a motion to adjourn the meeting at 6:12 p.m. The motion carries with a unanimous vote.*

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Lynda Sossamon  
Mayor

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Amanda W. Murajda  
Town Clerk