

Worksession

Present: Mayor Charles R. Worley, Presiding; Councilman Joseph C. Dunn; Councilman James E. Ellis; Councilwoman Diana Hollis Jones; Councilman R. Carl Mumpower; and Councilman Brian L. Peterson; City Attorney Robert W. Oast Jr.; City Manager James L. Westbrook Jr.; and City Clerk Magdalen Burleson

Absent: Vice-Mayor Terry M. Bellamy

CONSENT:

Adoption of the Buncombe County Solid Waste Management Plan

Summary: The consideration of a resolution to approve the Buncombe County Solid Waste Management Plan.

The City of Asheville actively participated in the development of the Buncombe County Solid Waste Management Plan covering the period July 1, 2002, to June 30, 2012, as required by the North Carolina Department of Environment and Natural Resources.

N. C. Gen. Stat. sec. 130 A-309.09A (b) requires each unit of local government to develop a comprehensive 10 year solid waste management plan in cooperation of local governments. The draft report was presented to City Council August 24, 2002, and the public comment period has ended. The changes to the draft report include:

- Buncombe County cardboard recycling figures changed to reflect residential customers only.
- Asheville's recycling program cost correction (\$3.00/mo to \$2.55/mo)
- Formatting and grammatical edits.
- Comments from private citizens.

- City staff recommends approval of the Buncombe County Solid Waste Management Plan.

Temporary Services Agreement with Forsyth Initiative for Residential Self-Help Treatment Inc.

Summary: The consideration of a resolution to approve the Temporary Services Agreement with the City of Asheville and Forsyth Initiative For Residential Self-Help Treatment Inc. (FIRST) for temporary workers.

The City of Asheville requires temporary workers throughout the budget year for seasonal workloads in the Public Works Department (Sanitation Division), Parks and Recreation Department and Civic Center. The contract is a collective contract for all City Departments.

FIRST is a non- profit organization providing counseling to individuals and provides individuals with opportunities to learn new skills through job placements with various organizations. The City of Asheville utilized FIRST staff last year with excellent results and has expanded the seasonal program with FIRST.

- City staff recommends approval of the Temporary Services Agreement with the City of Asheville and Forsyth Initiative For Residential Self-Help Treatment Inc. for temporary workers.

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Community Oriented Policing Services (COPS) in Schools Grant Award

Summary: The consideration of a resolution entering into an agreement with the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS), to accept a COPS in Schools grant award and adoption of the accompanying budget amendment.

The Asheville Police Department was awarded a \$110,912 grant for three years from the U.S. Department of Justice to hire one, full-time police officer through the COPS in Schools program. No match is required for this grant.

The Asheville Police Department has participated in the School Resource Officer program since the early 1990's. Since 1988, ten schools have had contact with a school-based police officer on a regular basis. The program has been very successful in

our community. The COPS in Schools grant is a great opportunity for the City of Asheville Police Department to enhance our community policing efforts by adding one full-time officer to the department to work exclusively with one of our city schools. All salary and benefit expenses for the officer are covered through this program for the three-year grant period.

The City of Asheville entered into an agreement with the City of Asheville School System for this School Resource Officer in April 2002. The agreement outlines the duties of the School Resource Officer, which include consulting with school officials on methods to increase student safety, regularly checking on the school facilities when not in use, and initiating and/or assisting with investigations of thefts, fights, drug possession, etc.

City staff recommends the City accept the grant award by entering into an agreement with the United States Department of Justice, and by increasing the budget by \$110,912.

Law Enforcement Block Grant for 2002

Summary: The consideration of a resolution entering into an agreement with the U.S. Department of Justice, Office of Justice Programs, to accept a Law Enforcement Block Grant and adoption of the accompanying budget amendment in the amount of \$90,066.

The Asheville Police Department was awarded a \$90,066 grant from the U.S. Department of Justice to fund programs designed to reduce crime and improve public safety. A local match of \$10,007 is required, which is funded with drug tax refund proceeds.

The Asheville Police Department has received Law Enforcement Block Grants since 1997. Local Law Enforcement Block Grants can be used for a variety of general purposes. These include: hiring new law enforcement officers, paying overtime for current officers, procuring equipment to aid in law enforcement functions, enhance security measures at schools, and establish crime prevention programs. These grants are very helpful for the Asheville Police Department because there are few restrictions on how the funds are spent.

The Local Law Enforcement Block Grant has enabled the Asheville Police Department to hire several new law enforcement officers as well as purchase important small equipment items, including, photographic security equipment, bomb protection equipment, and an equipment transportation trailer.

City staff recommends the City accept the grant award by entering into an agreement with the United States Department of Justice, and by increasing the budget by \$90,066.

Police Chief Will Annarino responded to various questions from Councilman Dunn regarding police department personnel and activities.

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Police Chief Annarino also responded to Councilwoman Jones on how the grant money would be spent.

Budget Amendment for Fair Housing Assistance Program

Summary: The consideration of a budget amendment, in the amount of \$40,700, to recognize a Fair Housing grant.

The City of Asheville has been awarded a grant of an additional \$40,700 from the U.S. Department of Housing & Urban Development for the City's Fair Housing Assistance Program (FHAP).

Staff recommends approval of the budget amendment.

Financing the Purchase of Three Fire Engines

Summary: The consideration of a resolution authorizing the installment financing of three fire engines.

The City of Asheville Capital Improvement Plan 2001/02 to 2006/07 included authorization in Fiscal Year 01/02 for the installment purchase of two fire engines and the 2002/03 to 2007/08 Capital Improvement Plan included authorization in Fiscal Year 02/03 for a ladder truck.

The Finance Department sought proposals from 14 firms to finance the purchase of the above listed equipment.

Proposals were received from nine firms, the best of which was submitted by Wachovia Bank, N.A. - - 3.06% for ten years.

The proposed resolution authorizes an installment purchase contract between the City of Asheville and Wachovia Bank, National Association for the purchase of the three fire engines and authorizes the City Manager, City Attorney, Finance Director and City Clerk to execute and deliver any and all necessary documents.

City staff recommends City Council adopt the resolution to authorize the installment purchase contract for three fire engines.

There was discussion by Council on if it was cost effective to send a fire truck out on 911 calls along with Emergency Medical Services and if the City can charge for that service.

Mayor Worley asked that the record show that City Council has received this information and instructs the City Manager to place these items on the next formal City Council agenda.

PUBLIC ACCESS CHANNEL COMMISSION UPDATE

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Mr. David McConville of the IT Council's Media Arts Project (MAP) Working Group, presented to Council an introduction of the Media Arts Project of Western North Carolina. In order to address issues of developing and attracting sectors of the digital media industry, they recommend the creation of a multimedia "incubator" in the form of a media development center. Such a center would provide opportunities for people of all ages and backgrounds to access technological tools and develop much-needed skills for the future. The process of researching and planning this multimedia center has already begun with the creation of the MAP. The goals of MAP will be to provide media access and training; create and attract jobs within the multimedia industry; and to raise awareness of existing arts, community, and business organizations in WNC. He then reviewed the funding opportunities and next steps. In conclusion, he believed that a

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properly funded and structured media arts center will be a beneficial and exciting first step in establishing the Asheville area as a premiere region for multimedia development.

Ms. Beth Lazer, Chair of the Public Access Channel Commission, said that this is the consideration of endorsement of URTV as the Access Management Organization for the Public Access operation.

In March 2000 the Asheville City Council appointed the Public Access Channel Commission to facilitate the establishment and management of a public access channel in Asheville. Since that time, the Commission has formed a non-profit organization to manage the channel – URTV, developed a management and operations plan for the station, identified sources of funding, and enlisted community groups and individuals to produce programs for the channel.

An issue that has been of concern to the Commission is the funding of the Public Access Channel. When the City of Asheville renegotiated their cable franchise agreement, there was an understanding between the City and the Buncombe County that the City would negotiate funds for equipment and maintenance and the County would negotiate money for operations.

Buncombe County will vote on the final reading of their renegotiated contract with Charter Communications on November 5, 2002. This contract provides an initial \$340,000 grant and an ongoing 20 cents per subscriber per month (approximately \$79,000 annually) in funding for Public, Education, and Government (P.E.G) Access. An additional 23 cents per subscriber per month (approximately \$91,000 annually) will also be collected after Charter recovers the initial grant from subscribers in about four years. The percentage of funds to be dedicated to Public Access Channel operations has yet to be determined.

The Commission recommends that the URTV founding board consist of the following: 6 current Public Access Commission members; 1 City-appointed Director; 1 County-appointed Director; 1 MAP representative; and 2 at-large members selected by the other Directors. They feel that this make-up will insulate the City and County from legal exposure.

Ms. Lazer explained the advantages to public access of the MAP collaboration: additional funding sources of foundations, economic development grants, corporate sponsors, National Endowment for the Arts, fees, private donations, etc.

Included in the contract is the provision that P.E.G. funds will be held by the County until the City and County enter into an inter-local agreement regarding oversight, funding, and management of the Public Access Channel and other aspects of the cable contract. It is also the intent of the County to hire a consultant to provide a plan to incorporate Public Access, and other technology, into a Media Arts Center. The Commission feels strongly that all organizations involved, the City, County, Commission,

and Media Arts Project (MAP) group, participate in the development of plans for this center. The target markets for the Public Access Commission and the MAP group will be different, so careful consideration and planning will be imperative to making a cooperative effort work.

Future challenges include obtaining operating funds, finalizing the City/County public access agreement and differentiating public access and MAP.

The Commission requests that City Council endorse URTV as the Access Management Organization for the Public Access operation and that negotiations for the inter-local agreement between the City and County begin as soon as possible.

Discussion occurred regarding the make-up of the founding board.

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It was the consensus of City Council to endorse URTV as the Access Management Organization for the Public Access operation and that negotiations for the inter-local agreement between the City and County begin as soon as possible. In addition, when the operating agreement is structured, the make-up of the board will be discussed.

Mayor Worley asked that the record show that City Council has received this information and instructs the City Manager to place this item on the next formal City Council agenda.

INFORMAL UPDATE ON CIVIC CENTER

Performing Arts Facility

Ms. Lillian Fisher, community representative concerned about what is happening with the Civic Center, and Mr. Crawford Murphy, architect, passed out to Council a proposal of a mixed-use performing arts development project. They showed City Council conceptual plans of Phase I improvements at the Civic Center, totaling \$49,772,000 (all of which would be borne by the City), and Phase II improvements at the Civic Center, totaling \$38,600,000.

Mr. Murphy then showed Council conceptual plans of a proposed Performing Arts Center (PAC) Complex for Asheville and the WNC region, which would be located in the parking lot of the Renaissance Hotel, with a joint City/County parking arrangement. He explained the goals and outcomes of the PAC, with a total project cost for the PAC of \$66,378,900. Mr. Murphy said that the biggest cost of the PAC is the façade. Ms. Fischer said that the City's minimum contribution to the PAC would be to provide infrastructure and parking which would total approximately \$20,000,000, with private monies being \$30-50,000,000. It was noted that the owner of the Renaissance has not endorsed the project, however, they will be meeting with him on November 6, 2002.

When Ms. Fisher asked for Council's informal consensus to proceed with the project, Mayor Worley said that City Council made a decision months ago that at the first of the year they would discuss the direction within which they want to proceed. They are still interested in prospects of success on other projects that compliment what the City needs.

Mayor Worley thanked Ms. Fischer and Mr. Crawford and said that he would wait for further updates and in turn relay that information to City Council at their next monthly Civic Center update.

At 5:01 p.m., Mayor Worley announced a short break.

The Dual Jewel Project

Mr. Scott Osburn brought forward to Council a proposal of creating a totally separate Sports Recreation Hotel complex on approximately 38-42 acres in the Airport Road area. With the proximity to I-26 and increased expansion of Airport Road, this would provide the ideal draw from Buncombe and Henderson Counties while giving easy access to the WNC region and other neighboring states as well. The key to the complex will be to lure pro and amateur tournaments. The project would consist of a major new state of the art 6000-8000 capacity Multi-Sports Arena, multiple skyboxes, club seating, eateries, pro shops and full support facilities; a recreation complex featuring full size ice sheet and sports court surfaces; a 65-75 Suites Hotel, convention areas, pools, health club, and all amenities; and over 100,000 square feet of exclusive retail and office space. The total cost of the project for the sports arena and recreation complex is \$25,000,000 with the City (and possibility Buncombe County) contribution not to exceed \$18,000,000, which can be funded by revenue bonds.

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With taking out the sports to a more suitable venue, Mr. Osburn said that their plan is to utilize the area where the Civic Center is currently located. That plan would include an IMAX 3d and Laser theatre, concession, eatery, and all supporting functions; a retail entertainment facility; a Boutique Hotel with 72 rooms; and a performing arts complex. The approximate cost would be \$17,500,000.

Mr. Osburn presented Council with information regarding the renovation of the existing Civic Center. That would include renovating the arena and retooling it to a 6,100 capacity including four box skybox suites; converting the Thomas Wolfe Auditorium into a great hall exhibition space; having a 2,400 seat multi-purpose performing arts center and new rotunda designed as an entryway and small exhibition space; retooling the convention space to provide 40,000 square feet of space; site work; having CP&L move substation; land acquisition; developer fees; and FFE. That renovation will cost approximately \$114,900,000.

Going into more detail, Mr. Osburn said that the Asheville Civic Redevelopment Corporation (ACRC)'s primary goal as a non-profit organization is to revitalize and restructure the purpose and usage of the existing Civic Center and turn it into a new arts center. They propose a comprehensive restructuring of the Civic Center and surrounding area by changing it from a part-time single use, to a full-time entertainment, creative arts, retail, positive and profitable part of downtown Asheville. The plan includes an IMAX theatre, multi-screen Cineplex, 800 seat theatre and 99 seat black box theatre, an urban grocery store, restaurants and commercial retail spaces, as well as a 26-story HEART (History, Entertainment, Arts, Recreation, Tower District) Tower housing condominiums, offices, parking garage and related residential features – all at the Civic Center area.

Mr. Osburn then went into a little more detail by explaining the plans and future visions to create a museum and expo; and IMAX 3d and Laser theatre; a Multiplex theatre with one of the theaters being used as a first class multimedia conference meeting center; an interactive arts studio and gallery; the transformation of the Interstate Hotel into an Arts Collective Center; an urban grocery store; and a Performing Arts Center. The major anchor to this area will feature a 24-26 story mixed use tower. This will feature some of the larger restaurants and eateries, smaller upscale boutique retailers, parking, swimming complex, office space, Boutique Hotel including executive rentals, condos with an exclusive private club, a health club, and a wonderful observation deck.

Mayor Worley thanked Mr. Osburn and suggested that he submit to Council a couple of pages regarding the essential facts about the projects including funding sources.

UDO AMENDMENT REVIEWS

- City Attorney Oast said that these Unified Development Ordinance amendments are being brought before City Council in order that staff may respond to questions Council may have prior to the public hearings, which have been scheduled on November 12, 2002. He advised Council that it would be inappropriate for Council to receive comments from the public at this worksession.

Revise the Threshold for Level II Site Plan Review Projects

- Chief Planner Gerald Green said that this is the consideration of an ordinance to amend the Unified Development Ordinance (UDO) to review the threshold for Level II site plan review projects.

Several months ago, City Council adopted an ordinance amendment revising the Level II site plan threshold for residential projects. By increasing the range of residential projects

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identified as Level I site plan projects, this amendment eliminated Level II review for residential projects. Under the current standards, residential projects between 3 and 50 units are reviewed as Level I projects and residential developments with more than 50 units are reviewed as Level III projects. Neighborhood associations expressed concern that residential developments that could have impacts on neighborhoods, physical infrastructure, and quality of life were not subject to public meetings and discussion under the current standards.

In response to these concerns, staff worked with a focus group composed of representatives of the Coalition of Asheville Neighborhoods to develop an ordinance amendment that would assure projects of a size that could impact neighborhoods and/or the community as a whole were subject to public meetings and discussion. In addition to this goal, the focus group and City staff wanted to provide for speedy review of those residential projects that have little potential of impacting neighborhoods. In reviewing the existing standards, the focus group recognized that large non-residential uses permitted in residential districts, such as churches and schools, could impact the residential areas and should be subject to some level of public discussion.

The draft ordinance amendment presented to Council identifies the following as Level II site plan projects:

- Any manufactured housing rental community, camper/trailer park, or other residential development containing 20 to 50 individual dwelling units; and
- Any new non-residential use in a residential zoning district containing more than 10,000 square feet or the expansion of an existing non-residential use in a residential zoning district if the expansion contains more than 10,000 square feet.

As Level II site plan projects, these developments would be reviewed by the TRC (Technical Review Committee) in a public meeting. Notice of the TRC meeting would be provided to surrounding property owners and others as required by the City's public notification standards.

The Planning and Zoning Commission voted 6 to 0 to recommend approval of the wording amendment revising the thresholds for Level II site plan projects. The Planning and Development staff recommends approval of the wording amendment.

Revise the Notification Requirements

Chief Planner Gerald Green said that this is the consideration of an ordinance to amend the Unified Development Ordinance (UDO) to revise the notification requirements for public hearings.

The Planning and Development staff has been reviewing the current public hearing notification requirements in an effort to identify improvements. A focus group composed of representatives of the Coalition of Asheville Neighborhoods provided assistance with this task. The task force and staff developed the following goals to assist in developing recommendations:

- Provide improved notification of public hearings;
- Assure that people impacted by proposed projects are aware of the public hearing(s);
- Identify and implement cost-effective methods for notifying affected and interested citizens of public hearings; and
- Identify a variety of methods for notifying citizens of public hearings.

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Using these goals as guidelines, the focus group and staff identified several methods for improving the public notifications processes used by the City to inform citizens of public hearings. The improvements in the notification process identified by the focus group include:

- Place a larger sign on sites proposed for rezoning, development, etc.;
- Include location and information about proposed projects on the department's web page;
- Continue to expand the department's list of neighborhood contacts and use this list to notify affected neighborhoods of proposed projects; and
- Decrease the area of notification for public hearings and other meetings requiring notification from 400 feet to 200 feet.

The only identified change that requires an amendment to the City's code is the final one regarding area of notification. The draft ordinance amendment making this change is presented with the Planning and Zoning Commission's unanimous recommendation for approval. An area of notification extending 200 feet from the affected property will assure that all property owners within the immediate area are notified of proposed projects. This change, in combination with the other notification improvements identified above, will ensure that all citizens with an interest in proposed development projects, rezonings, etc. are notified of public hearings and other public meetings.

A minor change being included in this amendment is a statement that fees charged for CA's (Certificates of Appropriateness) are established by the City of Asheville Fees and Charges Manual. This change will bring the process for establishing fees for CA's into compliance with the adopted City policy.

The Planning and Zoning Commission voted 6 to 0 to recommend approval of the wording amendment revising the notification process for public hearings. The Planning and Development staff recommends approval of the wording amendment.

Upon inquiry of Councilman Peterson, a lot of discussion took place regarding the department's list of neighborhood contacts. Councilman Peterson felt that since the Coalition of Asheville Neighborhoods (CAN) does not keep an updated list of neighborhood contacts and the Planning Department doesn't update the list, it's just a façade that the City says they use that neighborhood list to notify affected neighborhoods of proposed projects. He felt the City needs to have a person dedicated to working with civic groups and neighborhoods to get them more involved with the planning process.

Planning & Development Director Scott Shuford said that Ms. Barber Melton, President of CAN, said they would take that

effort on of updating the neighborhood list. He stressed that if someone is concerned about something going on in their community, they can call the Planning Department for information or get on the department's web page. He felt if there was a change in the presidency of a neighborhood association, it should be the responsibility of the out-going president to let the incoming president know that they need to contact the Planning Department to be sure that their association is properly represented. Other ways we can try to keep updated lists is to put it in City-Works and run it on the City's Government Channel.

Councilwoman Jones suggested having a receptionist call all the neighborhood representatives once a year and update the list. City Manager Westbrook said he would need other assets if it's City Council's desire for City staff to take on that responsibility.

Councilman Mumpower felt that we should look for ways to reach the neighborhood contacts within our existing framework.

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Councilman Ellis felt that staff should make their best efforts to make neighborhood contacts.

Councilwoman Jones felt that the decrease in notification from 400 feet to 200 feet would be appropriate only if there was some extra effort on the part of City staff to update the neighborhood lists.

Mayor Worley asked that the record show that City Council has received this information and instructs the City Manager to place these public hearings on the next formal City Council agenda.

DESIGNATION OF THE BYNUM HOUSE AS A LOCAL HISTORIC LANDMARK AND SETTING A PUBLIC HEARING ON NOVEMBER 26, 2002

Interim Historic Resources Director Stacy Merten said that this is the consideration of a motion to set a public hearing to designate the Bynum House, located at 200 Macon Avenue, as a local historic landmark.

The Bynum House is located within the Grove Park Neighborhood, at 200 Macon Avenue, .7 miles Northeast of its intersection with Charlotte Street on a 5.7-acre tract of land. The boundaries of the proposed designated property, however, do not include the full tax parcel, but encompass a 1.17-acre parcel. The structure is located along the approach to the Grove Park Inn, nestled on a heavily wooded lot. The property backs up to the Grove Park Inn Country Club, which is located to the west and is surrounded by the Battle house to the north, Longchamps apartments, across the street to the east and single family housing to the south. The grounds slope away steeply from the house and the surrounding landscape had at one time been neglected. Recently, however, an effort has been made to reclaim some of the original landscape design features.

The Bynum House is an outstanding example of early 20th century Tudor Revival style architecture and survives nearly unchanged since its construction in 1923. Architect Ronald Greene designed the House for Curtis and Florence Bynum. Greene is best known for his commercial and civic structures, such as the Jackson Building on Pack Square, the Claxton School and the Longchamps apartments, to name a few. While the Bynum house is not a rare example of the Tudor Revival style in Asheville, the house is significant for its fine architecture, featuring a well-executed and detailed design and high degree of integrity. After nearly 80 years the interior finishes and treatment are consistent with the style of the house and much of the interior remains intact. It is also one of a few Tudor Revival style dwellings constructed of stone in the City.

Designation of this site as a local historic landmark makes the property owner eligible for a 50% reduction in property taxes. Currently the tax appraisal for the structure is \$1,470, 800 and the entire 5.77 acre tract of land is appraised at \$577,000.

The ordinance designates the Bynum House a local historic landmark. The property included in the designation consists of the Bynum House and 1.17 acres. The designation includes, the exterior of the house, some interior details and landscape features. When a property is designated historic, restrictions are placed on the property, and any modification to the land or structure must receive a Certificate of Appropriateness from the Historic Resources Commission of Asheville and Buncombe County. All improvements must follow the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings.

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It is important that properties of local significance are preserved and protected for cultural, historic, and economic reasons and for the benefit of future generations.

The Historic Resources Commission of Asheville and Buncombe County (HRC) by unanimous vote recommends to the Asheville City Council that the Bynum House be designated a local historic landmark. Staff concurs with the recommendation of the HRC for this designation.

Ms. Merten responded to various questions from Councilman Dunn and Councilwoman Jones regarding historic designation and the reduction of property taxes.

Mayor Worley asked that the record show that City Council has received this information and instructs the City Manager to place this public hearing on the appropriate City Council agenda.

DESIGNATION OF THE GROVE PARK COUNTRY CLUB CLUBHOUSE AS A LOCAL HISTORIC LANDMARK AND SETTING A PUBLIC HEARING ON NOVEMBER 26, 2002

Interim Historic Resources Director Stacy Merten said that this is the consideration of a motion to set a public hearing to designate the Grove Park Country Club Clubhouse located on Country Club Road on the grounds of the Grove Park Golf Course, as a local historic landmark.

The Grove Park Country Club clubhouse is located on Country Club Road, .3 miles north of its intersection with Kimberly Avenue, on the grounds of the Grove Park Golf Course. The proposed designation encompasses 2.56 acres of the golf course parcel. The clubhouse is located on the north side of the golf course, overlooking the 18th green, and just southwest of the Grove Park Inn. The rolling terrain of the eighteen-hole golf course, with its manicured landscape, provides a fitting setting for the clubhouse.

The Grove Park Country Club Clubhouse is significant in the areas of social history, entertainment and recreation, and architecture. The structure was originally built for the Asheville Country Club and is a fine example of the work of New York architect, Harrie T. Lindeberg, one of the foremost architects of the Country House movement. The rambling Grove Park Clubhouse embodies the ideas of the country house on a slightly larger scale and the golf course serves as the landscaped park.

The organizational framework for country clubs, as they spread throughout the United States were based on the gentleman's city clubs of New England. Eventually there was a movement towards a suburban or county club in the 1870's. The typical country club offered its members sporting grounds for hunting, golf and tennis in a pleasant setting and as an exclusive retreat for the wealthiest members of society.

Though the Grove Park Country Club clubhouse was constructed in 1925, the origins of the Asheville Country Club, who erected the building, date back to 1894 with the organization of the Swannanoa Country Club. As an interest in golfing began to increase, the Club's original course in West Asheville was considered inconvenient, thus a new course was established in north Asheville. The new course also proved unsatisfactory, and in 1898 the Club leased 5 acres of land at the end of Charlotte Street from George W. Pack, for the construction of a new clubhouse. The original clubhouse was moved in 1908 to Edgemont Ave. About this time the golf course was expanded and the name of the Club was changed to the Asheville Country Club. The earlier clubhouse was also replaced with a new structure near the 12th tee of the present course. This clubhouse burned in the early 1920's, thus the present structure was commissioned for construction.

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The Grove Park Inn maintained an interest in the golf course and financial health of the Club, contributing to the Club for the use of its facilities. The existence of the Club and golf course were important to the successful operation of the Inn. In 1976 the Grove Park Inn purchased the 100-acre golf course, clubhouse and pro-shop from the County Club of Asheville.

Designation of this site as a local historic landmark makes the property owner eligible for a 50% reduction in property taxes. The appraised value of the clubhouse is \$4,053,200, which excludes the value of the land, golf course improvements and other detached structures.

When a property is designated historic, restrictions are placed on the property. Any modification to the land or structure must receive a Certificate of Appropriateness from the Historic Resources Commission of Asheville and Buncombe County. All improvements must follow the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings.

The ordinance designates the Grove Park Country Club Clubhouse a local historic landmark. It is important that properties of local significance are preserved and protected for cultural, historic, and economic reasons and for the benefit of future

generations.

The Historic Resources Commission of Asheville and Buncombe County (HRC) by unanimous vote recommends to the Asheville City Council that the Grove Park Country Club Clubhouse be designated a local historic landmark. Staff concurs with the recommendation of the HRC for this designation.

Mayor Worley asked that the record show that City Council has received this information and instructs the City Manager to place this public hearing on an appropriate City Council agenda.

OTHER BUSINESS

- Councilman Dunn felt City Council needs to look at earmarking \$100-200,000 a year for economic development. He felt it was important for the City, possibly working jointly with Buncombe County, to set aside money in order to put in infrastructure on industrial property and have the site ready if industry wishes to locate in Asheville. Mayor Worley felt that would be a good topic at Council's annual retreat.

CLOSED SESSION

- At 7:07 p.m., Councilman Mumpower moved to go into closed session for the following reasons: (1) To consult with an attorney employed by the City in order to preserve the attorney-client privilege between the City and its attorney. The parties to the lawsuit about which the Council expects to receive advice are: Morris Communications, Inc. d/b/a Fairway Outdoor Communications, Lamar OCI - South Corp., Maple Cove, Inc., and the City of Asheville. - The statutory authorization is contained in G.S. 143-318.11(a)(3); and (2) To establish or to instruct the City's staff concerning the position to be taken by or on behalf of the public body in negotiating the price or other material terms of a contract for the acquisition of real estate - The statutory authorization is contained in N. C. Gen. Stat. 143-318.11(a)(5). This motion was seconded by Councilman Dunn and carried unanimously.

At 8:00 p.m., Councilman Ellis moved to come out of closed session. This motion was seconded by Councilman Peterson and carried unanimously.

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ADJOURNMENT:

Mayor Worley adjourned the meeting at 8:00 p.m.

CITY CLERK

MAYOR