

Tuesday - October 6, 1998- 3:00 p.m.

Worksession

Present: Mayor Leni Sitnick, Presiding; Vice-Mayor Edward C. Hay Jr.; Councilman M. Charles Cloninger (arrived at meeting at 3:30 p.m.); Councilman Earl Cobb; Councilwoman Barbara Field; Councilman Thomas G. Sellers; and Councilman O.T. Tomes; City Attorney Robert W. Oast Jr.; City Manager James L. Westbrook Jr.; and City Clerk Magdalen Burleson

Absent: None

**CONSENT:**

**Blanket Easement to Carolina Power & Light Company for Rankin Heights Subdivision**

Summary: The consideration of a resolution authorizing the Mayor to convey to Carolina Power and Light Company (CP&L) a blanket easement for the installation and maintenance of electric facilities necessary to provide service to Rankin Heights Subdivision.

Rankin Heights Subdivision is located at the intersection of Stewart Street and Kentucky Drive and consists of seventeen residential lots being developed for single family home ownership.

In order to install underground electric service to all seventeen homes to be constructed in the subdivision, CP&L has requested a blanket easement. The proposed blanket easement will enable the facilities to be placed in "mutually suitable locations." The actual locations will be determined between the owner and CP&L at the time service facilities are installed.

Approval of the resolution will authorize conveyance of the easement to CP&L for the installation and maintenance of electric service facilities.

Community Development staff recommends adoption of the resolution authorizing the Mayor to convey to CP&L a blanket easement for the installation and maintenance of electric facilities necessary to provide service to Rankin Heights Subdivision.

**VA Fire Protection Agreement**

Summary: The consideration of a resolution renewing Oteen VA Medical Center's fire protection contract with the City of Asheville for a term of up to three years.

For more than fifteen years, the City of Asheville has furnished fire protection services under contract to the Oteen VA Medical Center. The present contract for such services will expire in October. VA Medical Center staff have requested renewal at the same terms presently in place—a payment of \$30,000 per year for Asheville Fire Department fire response, fire prevention activities and fire safety education for VA staff.

Oteen VA Medical Center has petitioned City Council in previous years for annexation, so that full City services would be available to the VA Medical Center at no cost to the Center. The present contract—and the proposed contract—provide for termination of the contract if annexation of the Oteen VA Medical Center were to occur. -2-

City staff recommends City Council adopt a resolution authorizing the City Manager to enter into a new fire protection contract with the Oteen VA Medical Center.

### **Budget Amendment relative to Senior Center Appropriations**

Summary: The consideration of a budget amendment, in the amount of \$13,514, to establish a budget for funds received from the North Carolina General Assembly for improvements at Harvest House and the Senior Opportunity Center.

The Senior Center Appropriation is designed to provide funds to senior centers throughout North Carolina for a variety of services including capital improvement, supplies, equipment, and staff. The funds will be used at the Harvest House to remodel the reception area and office, and to renovate two outdoor shuffle boards and shelters. Senior Opportunity Center will purchase a new ceramic kiln and commercial kitchen equipment to update the existing kitchen.

The Parks and Recreation Department staff recommends City Council accept the legislative appropriation for improvements at Harvest House and the Senior Opportunity Center.

### **Budget Amendment relative to Master Street Tree Plan, Phase I**

Summary: The consideration of a budget amendment in the amount of \$9,873 to establish a budget for funds received from the N.C. Dept. of Environment and Natural Resources for the development of a Master Street Tree Plan, Phase I.

The Parks and Recreation Department is responsible for developing a Master Street Tree Plan (MSTP) for street trees on City rights-of-way located within the City limits of Asheville. The existing inventory is almost fifteen years old and no longer accurately reflects the trees of the City. Phase I of the process will specifically identify the location, size, condition, and site conditions of trees located in the central area of Asheville. The MSTP will help serve as a critical link in developing a long term management plan for Asheville's urban trees, provide information for future tree planting and forestry planning, and provide educational and volunteer opportunities for community organizations.

If funding is available, future phases of the Master Street Tree Plan will identify the location, size, condition, and site conditions for street trees in the north, west, south, and east areas of Asheville.

The Parks and Recreation Department staff recommends City Council accept the grant funds for the development of the Master Street Tree Plan, Phase I.

### **Budget Amendment relative to Establishing a Project Budget for Heating, Ventilation & Air Conditioning System at Shiloh Community Center**

Summary: The consideration of a budget amendment, in the amount of \$30,000, to establish a project budget for replacement and/or improvement to the Heating, Ventilation and Air Conditioning (HVAC) system at the Shiloh Community Center.

In a prior budget year, City Council appropriated \$30,000 to the City's Capital Reserve Fund for Parks & Recreation to undertake various HVAC replacement and improvement projects. Thirty thousand dollars was then transferred from the Capital Reserve Fund to the City's General Capital Projects Fund to provide funding for HVAC projects. To officially appropriate the cash received from the Capital Reserve Fund, and to properly establish an -3-

HVAC project budget, a budget ordinance amendment authorizing a \$30,000 increase in budgeted revenues and expenditures in the General Capital Projects Fund needs to be approved by City Council. This is not a request for additional funding since funds were initially authorized and budgeted in the City's Capital Reserve Fund.

The Parks and Recreation Department requests City Council amend the City's General Capital Projects Fund by appropriating revenues and expenditures in the amount of \$30,000 for HVAC replacement and improvements at the Shiloh Community Center.

Mayor Sitnick 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.

### **ECONOMIC DEVELOPMENT THROUGH HISTORIC PRESERVATION**

Ms. Pam Nickless, Professor of Economics at UNC-Asheville and member of the Historic Resources Commission, explained that the historic preservation movement is well known for its efforts to preserve old buildings and historic neighborhoods, but there is more to the preservation movement than preserving the historical and architectural resources of our community. Less understood is the impact of historic preservation on economic development. While the foes of preservation often paint us as anti-development or anti-growth, the economic impact of preserving historic neighborhoods and buildings is often overlooked. A 1997 study commissioned by Preservation North Carolina found that the economic impact of preservation is both positive and substantial. In summary of those study results, she briefed Council on some of the benefits of preserving our built environment to North Carolina, Asheville, and Buncombe County.

#### Impact on Tax-Base

Perhaps the simplest and easiest way to assess the impact of preservation is to take a good look at the increase in property values in the historic districts. Residential properties in Montford show significant increases in appraisal values after renovation. In addition, as renovation and increases in property values occur, new construction takes place on once vacant lots further increasing the tax base. Of particular interest is the commercial development taking place in Biltmore Village. Development here was clearly influenced by the creation of a historic district. Property values on Boston Way increased by incredible 248% from 1990-98 while the lowest increase (Brook St.) was a respectable 49%. Even a casual drive through the area will reveal a vibrant commercial district in sharp contrast to even fifteen years ago.

Studies consistently show that not only does designation as an historic district increase property values, it consistently encourages reinvestment.

#### Job Creation

By any measure, historic preservation "excels as a creator of jobs and as a generator of local economic growth." According to Rypkema's study of the impact of preservation in NC, "a million dollars spent in rehabilitating an older building creates 41.4 jobs--22 in the construction industry and 19 elsewhere in the economy." That's 5.5 more jobs than the same amount spent on new construction. Too often people think rehabilitation projects add more jobs to the economy because they are more expensive but this is not so--rehabilitation adds more jobs because it is more labor-intensive, not because it costs more! (Often rehabbing an old building is cheaper than tearing down and re-building.) The additional jobs are created because rehabilitation relies on local craftspeople and suppliers. With new construction, there is more off-site assembling that uses fewer workers and much of this off-site work is done out-of-town or even out-of -state. The benefits also go beyond the construction trades to local architects, engineers and designers. -4-

Historic preservation also creates more household income for North Carolina residents than dollars spent on new construction. When local craftspeople or architects or engineers are employed, the dollars they earn are spent in the community generating more income for the people from whom they buy their groceries, cars and shoes. (Economists call this the multiplier effect--every dollar spent generates more dollars in income and the effect is multiplied through the economy.) Because rehabilitation creates more jobs locally, the impact of a million spent on rehab will create more household income than a million spent on new construction.

For Asheville, the creation of jobs in tourism is also of great importance. Historic preservation attracts tourists. To put it bluntly, we sell our historic community to tourists. Two studies prepared for the Asheville Area Chamber of Commerce in 1996 and 1997 point to the importance of historic sites for visitors to Asheville and Buncombe County. To quote from the study by Arthur Anderson "The primary purposes for travel to Asheville are for crafts, history, architecture, nature, fall foliage, the Biltmore Estate..." In 1996, according to D.K. Shifflet and Associates, 39% on the visitors to Asheville listed visiting historic sites as a reason for their visit. This was the reason most given and it is increasing in importance. Over and over both studies argue that Asheville's strengths include her built environment. Specifically both studies cite the revitalization of downtown, Biltmore Village, the Grove Park Inn and, of course, the Biltmore Estate as reasons people come and return. These are all historic preservation projects! In addition in the winter season when tourism declines, the visitors still attracted to Asheville are primarily here to visit historic sites. These visitors also spend more money since they tend to be college-educated couples. Preserving our historic community is absolutely necessary if we are to continue to attract tourism.

Another important reason folks come to Asheville and Buncombe County is crafts. The HandMade in America project has garnered nation-wide attention. While the craft industry is not strictly speaking historic preservation, the preservation of traditional crafts and historic buildings and communities often go hand in hand. HandMade in America not only includes historic sites and lodging in their The Craft Heritage Trails of Western North Carolina, they are also working on a pilot program with four historic mountain towns that will use a preservation-based downtown revitalization strategy.

The topic of job creation would be incomplete without a mention of the film industry. North Carolina leads the nation in film industry growth and several films have been shot in Asheville. "The film industry comes here for films that need period towns and buildings." Our historic buildings and neighborhoods are an important, money-making asset.

### Tax Credits and Economic Revitalization

Of great importance to the economic revitalization of historic buildings has been the use of the Federal Historic Rehabilitation Investment Tax Credits available for income-producing historic buildings since 1976. In North Carolina, there have been 732 private-sector projects undertaken from 1976-1996. They have totaled nearly \$325 million in private investment. If the same amount had been spent on new construction there would have been 1800 fewer jobs and \$26 million less in household income for North Carolina citizens.

In Asheville and Buncombe County, 105 projects have been completed for a total of \$45 million. These projects include the rehabilitation of the Manor Inn and Cottages, the Drhumor Building, the Jackson Building and many others. One key to our recent downtown renaissance has been the ability to use these tax-credits for downtown rehabilitation. Every dollar spent on revitalization creates jobs and generates incomes for our residents--and attracts more tourists!

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We can expect even more development in our historic districts in the future. In 1997, the State created new tax credits for historic rehabilitation for owner-occupied housing. This should increase the rehabilitation of privately owned eligible housing in years to come.

### Better Use of Infrastructure

As everyone knows growth is expensive, it requires an expansion of basic services such as water, sewage, utilities and fire and police protection. When we rehabilitate our historic neighborhoods we experience economic growth without the corresponding increase in expensive services. Because the historic neighborhoods already have infrastructure in place it is much cheaper to provide new residents with basic

services. Although services in historic neighborhoods may need upgrading, it is certainly less expensive and less damaging to the environment than expanding services to new areas.

Allowing older neighborhoods to deteriorate while providing expensive new public infrastructure for suburbs is simply not fiscally responsible.

### Quality of Life

Although quality of life is last on our list, it is certainly not last in its impact on economic development. Attractive well maintained historic neighborhoods make our city a better and more comfortable place to live and attract the kind of people with a sense of history and place that make good neighbors. The revitalization of downtown has not only provided tourists with entertainment, shops and restaurants but made the quality of life in Asheville-Buncombe County better for all residents. Concerns about the sense of community and the quality of our built environment are not the concerns of a cultural elite but should be considered our main asset. As the Anderson Report put it, "Don't change the face of Asheville."

City Council thanked Ms. Nickless for her efforts and the efforts of the entire Asheville-Buncombe Historic Resources Commission as well as the efforts of the Preservation of Asheville-Buncombe County.

### **HOUSING ACTION PLAN**

Ms. Charlotte Caplan, Community Development Director, said that this is the consideration of a Housing Action Plan which recommends specific actions to be taken by the City and its partner agencies in 1998/99 to increase the production of affordable housing in Asheville and Buncombe County.

In October 1997, the City commissioned a study of the affordable housing market in Asheville from Housing and Community Insight, Inc. The study was completed in February 1998 and in June Council approved the Study's eight broad strategies and instructed staff to develop an action plan based on its detailed recommendations.

The Housing Action Plan was developed by staff of the Planning and Development Department. Input was invited from 37 organizations concerned with housing issues, including non-profit agencies, banks, realtors and developers. The first draft of the plan was reviewed by the Housing and Community Development Committee on September 15, and discussed at a public meeting on September 24 attended by about 25 persons. It was generally well-received, and some suggestions for amendments were made, most of which have been incorporated into this final version.

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The Plan sets out a response to each of the study's recommendations, concentrating on those actions that can be implemented by June 30, 1999. Short narratives explain the reasons for the actions being proposed, but to understand the Plan fully it should be read in conjunction with the original Affordable Housing Market Study, which contains a wealth of data and analysis not repeated in the Plan.

At the end of the Plan is a table summarizing all the actions proposed. This takes the place of an Executive Summary.

Staff recommends that City Council approve the Housing Action Plan.

Ms. Caplan then reviewed the eight broad strategies and briefly reviewed some actions that can be implemented within the first year, i.e., June 30, 1999. She noted that in many cases, implementing action is already underway, or even completed (e.g., fee waivers for affordable new construction).

Councilwoman Field commended Ms. Caplan for her work and the work of the many groups involved in developing this Plan. She said that the Housing & Community Development Committee recommends City Council adopt the Housing Action Plan and let staff begin implementing the actions.

Councilman Tomes expressed concerned about how the City will address the action of researching under-representation of African-American home buyers in the market.

Ms. Caplan responded to various questions from Council regarding affordable housing.

Mayor Sitnick asked if Ms. Caplan could put together a list to be given to private developers which contains information about tax credits, programs and federal agencies they can apply for to help when they are interested in building affordable housing.

Mayor Sitnick suggested City Council start writing to our state and federal representatives about re-prioritizing some parts of the state and federal budgets in order to target more monies to help cities, like Asheville, that seem to attract people in need.

Mayor Sitnick said that whatever formal City-County collaboration on housing takes place, to make sure that the City is recognized as part of Buncombe County.

Councilwoman Field said that a letter needs to be written to our state representatives urging them to fully fund the Housing Trust Fund.

Mayor Sitnick 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.

## **PARKS & RECREATION MASTER PLAN & GREENWAYS MASTER PLAN**

Mr. Irby Brinson, Director of Parks and Recreation, said that staff was given direction by City Council to examine the draft of the Parks and Recreation Master Plan and to bring back recommendations for prioritization of needs for the next five to seven years.

On May 12, 1998, staff presented to City Council the Comprehensive Master Plan for Parks and Recreation. During that meeting, City Council directed staff to carry out the following objectives and to report back to City Council at a later date their recommendations. These directives included the informal agreement to the concept of the Master Plan, making sure the Parks and Recreation Master Plan is coordinated with the Greenway Master Plan, properly -7-

prioritizing needs for the next five to seven years, instructing staff to move toward a bond referendum, and reporting back to City Council their recommendations. In an effort to achieve the above objectives, staff expanded the Parks and Recreation Master Plan Steering Committee to include a greater diversity of representation on the Committee. This Steering Committee is made up of over 75 members of the community and has been working since June to develop the recommendations which are presented in this report. The process has been inclusive and based upon input from a broader range of community interest.

Ms. Susan Roderick, Chair of the Steering Committee, spoke in support of the Master Plan and spoke about how the plan will be an asset for the neighborhoods as well as for the economy.

Mr. Brian Peterson, Assistant Chair of the Steering Committee, also spoke in support of the Master Plan and outlined the process which took place to come to a consensus on all of the items. He stated that there is a high level of support for greenways and passive parks in Asheville and said that the Steering Committee strongly endorsed the process.

Mr. Brinson then summarized the Plan by saying that the Steering Committee is recommending the following elements to be included in an \$18 million bond referendum.

New Facility Development \$6.4 million

- Richmond Hill Community Park
- Lake Craig Community Park
- White Fawn Park
- French Broad River Park
- Aquatics Facility at Asheville High
- Construction of Tot-Lots

Renovations and upgrades to existing facilities \$6.6 million

- Burton Street Center and Park
- Ray Kisiah Park
- Roger Farmer Park
- Memorial Stadium & Mountainside
- Shiloh Center and Park
- Montford Center and Complex
- Reid Center and Park
- Senior Center Renovations
- Valley Springs Park
- Murphy-Oakley Park
- Montford Park
- Malvern Hills Park
- Charlie Bullman Park
- West Asheville Park
- Vance School Park
- Livingston Street Park
- Weaver Park

Greenway Development \$3.0 million

## Land Acquisition \$2.0 million

Mr. Brinson said that there are several collaborative efforts underway, for example, the Kiwanis Club, the Kenilworth and Montford neighborhoods, Quality Forward, RiverLink, the -8-

school system, UNC-A, etc. He hoped that there will continue to be a general fund contribution, noting that grants will continue to be actively pursued as well as sponsorships and donations, and fees and charges will continue to be collected.

He said that order to meet the objective for coordinating the Parks and Recreation Master Plan with the Greenway Master Plan, Greenways Inc. and Trust for Public Land will be presenting the final draft of the Greenways Master Plan in conjunction with this presentation. The Parks and Recreation Master Plan Steering Committee recommends including the Greenway Master Plan as an addendum to the Parks and Recreation Master Plan.

The Parks and Recreation Master Plan Steering Committee, the Greenway Steering Committee, and staff from both Parks and Recreation Department and Planning and Development Department recommend City Council's adoption of the Parks and Recreation Master Plan and the Greenway Master Plan.

Mr. Will Abberger, representative of the Trust for Public Land, outlined the process which took place during the planning process for the Greenways Master Plan which began in October of 1997. A site evaluation of the City of Asheville and potential greenway corridors was undertaken first, along with the creation of the Citizen's Advisory Committee (CAC), which included over 30 individuals representing a broad range of interests. The formation of a vision, goals and objectives took place next, crafted by comments received from the CAC and participants of two community workshops. Preliminary recommendations for greenways in Asheville were then developed and presented to members of the City Council Greenways Subcommittee, CAC and participants in two community workshops for review. Recommendations were revised and presented once again for review by the general public, by the CAC and by the City Council Greenways Subcommittee before final recommendations were made.

Mr. Abberger outlined the benefits of greenways to a community (environmental, economic, recreational, etc.) and reviewed the 14 proposed corridors as follows: Hominy Creek, Brevard Road, French Broad River, Haywood Avenue, Swannanoa River, Haw Creek, Beaverdam Creek, Kimberly Avenue, Town Mountain Road, Sweeten Creek, Emma Road Stream, Nasty Branch, Biltmore Avenue and Reed Creek/Broadway. He said that the Plan sets priorities among the proposed corridors, and provides guidance regarding the design, construction, maintenance and operation of greenways. He reviewed the funding sources and noted that implementation should be a public/private partnership. He recommended a Greenways Advisory Committee be appointed to oversee the Plan.

Upon inquiry of Councilman Cloninger, Mr. Abberger said that a bond referendum could possibly be held in the spring or fall of 1999.

Councilman Field wanted to make sure that the Pedestrian/Bikeways Master Plan which will be coming to City Council soon, needs to be incorporated into the Greenway Master Plan. Mr. Abberger said that they have been working with the Public Works Department to coordinate the two plans.

City Council members expressed their appreciation to the community, staff and everyone associated with developing these plans. Councilman Cloninger felt the best way for City Council to acknowledge the work is not to just adopt the Master Plan, but to instruct staff to begin working with the public to set up a bond referendum.

Mayor Sitnick suggested some green spots in downtown Asheville which might contain some grass, flowers

or benches, similar to the spot next to the Rankin Street Parking Garage. She felt that green spots may be a good way to work collaboratively with downtown businesses. -9-

Mayor Sitnick 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 for a public hearing on adoption of the Master Plan along with the appropriate information regarding authorizing the retention of bond counsel.

### **REQUEST FOR ZONING STUDY - WOODSIDE HILLS SUBDIVISION**

Mr. Carl Ownbey, Urban Planner, said that the Planning and Development Department has received a petition for a zoning study which includes 6 properties in the Woodside Hills Subdivision.

City staff has been directed to conduct a zoning study of 6 properties in the Woodside Hills Subdivision. The 6 properties total approximately 21.4 acres. The petition received by City Council included signatures of individuals who own five of the six properties. These five properties total approximately 18.7 acres or 87% of the total acreage of the requested study.

Section 7-7-2 of the Unified Development Ordinance states that "a zoning study of a defined area may be requested upon submittal to the Planning and Development Department of a petition signed by 51% of the property owners in the defined area for which the zoning study is requested who own at least 51% of the property (acreage) in the defined area for which the zoning study is requested". The petition does meet the above referenced criteria.

Council is asked to determine whether a zoning study should be initiated for this defined area (or a portion thereof). The concern of residents in the Woodside Hills Subdivision stemmed from the proposed development of a duplex on the property designated as PIN No. 9617.05-07-4718. Both this parcel, as well as the majority of PIN No. 9617.09-17-5215, are zoned RM-6. This zoning district allows a duplex as a permitted use. The areas adjacent to Woodside Hills Subdivision are zoned RS-4. This zoning district allows duplexes as a conditional use. The property owner has applied for a building permit for the duplex, noting that the wastewater allocation, the water allocation, and letters relative to the building of a culvert have been received and approved for this property.

City Council may direct staff to initiate the zoning study, elect not to initiate the zoning study, or reduce the size of the area to be included in the zoning study and initiate a zoning study of the reduced area.

Upon inquiry of Councilman Cloninger, Mr. Ownbey stated that the petitioners are aware that this rezoning study will not stop the duplex from being built on the property. He also noted that staff has not come across anything to indicate that the property was incorrectly zoned.

When Mayor Sitnick asked how much staff time it would take to initiate the study, Mr. Ownbey said that the entire process would take approximately 3-4 months, noting that it will require staff review, then Planning & Zoning Commission review and recommendation, and then to City Council for their public hearing and recommendation. Mayor Sitnick voiced concern with re-directing staff to work on a zoning study when staff has just been given direction on several items relative to the Unified Development Ordinance annual review.

Mayor Sitnick 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.

### **PURCHASE OF EQUIPMENT RELATIVE TO PUBLIC SKATING**

Mr. David Pisha, Civic Center Director, said that this is the consideration of a budget amendment, in the amount of \$35,000, to establish a public skating program at the Civic Center. -10-

Public skating offers a new recreational opportunity for the citizens of Asheville and Buncombe County. It provides the Civic Center with the potential to develop a significant new event category. The public skating program is expected in future years to be self-funding through internally generated funds. Funds are requested, however, in the initial year to establish the event. Monies will be used to purchase skates, rubber matting, and a skate sharpener. It is expected that revenues will be sufficient in the first year to recoup the \$35,000 small capital fund expenditure. Based on sixty (60) skating sessions, the average attendance necessary to recoup the city's investment in the first year, would be a 150 participants per session. Ninety sessions would require only 100 participants per session. Once the initial investment was recouped, skating would produce very high profit margins for this activity.

The Civic Center requests that City Council amend the city's small capital projects fund by appropriating \$35,000 for this activity.

Upon inquiry of Councilman Sellers, Mr. Pisha said that public skating may be open in December, 1998.

Mayor Sitnick 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.

### **CITY COUNCIL MEETING SCHEDULE DURING HOLIDAYS & ELECTION DAY**

It was the consensus of City Council to (1) cancel the October 20, 1998, worksession, as well as the worksession tentatively set on October 21, 1998, due to the N. C. League of Municipalities Annual Meeting being held in Charlotte, N.C.; (2) reschedule the November 3, 1998, worksession until November 4, 1998, beginning at 3:00 p.m. in the First Floor North Conference Room of the City Hall Building, due to November 3 being election day; (3) change the December 15, 1998, worksession to be a formal meeting beginning at 5:00 p.m., in the Council Chamber of the City Hall Building, due to the upcoming holidays; and (4) cancel the December 22 and 29, 1998, City Council meetings due to the holidays.

Mayor Sitnick 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.

### **NEXT TOPIC FOR MAYOR'S ROUNDTABLE ON NOVEMBER 19, 1998**

After a brief discussion of possible topics, it was the consensus of City Council that the next topic for the Mayor's Roundtable on November 19, 1998, would be "The Block."

### **REPORTS FROM BOARDS & COMMISSIONS**

Vice-Mayor Hay reported on the status of the Future of the Civic Center Task Force and the recommendations received by the consultant.

Vice-Mayor Hay reported on the upcoming board and commission vacancies, noting the October 28, 1998, deadline for receiving applications for this quarter.

It was the consensus of City Council to appoint Sarah Blankenship to the Asheville Film Board since Steven Heller was unable to accept the appointment due to time restraints.

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### **ADJOURNMENT & CLOSED SESSION**

At 5:28 p.m., Vice-Mayor Hay moved to adjourn the meeting and meet in Room 209 of the City Hall Building 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 lawsuits about which the Council expects to receive advice are: (a) State of North Carolina, City of Asheville, and Elijah Jones d/b/a Jones Convenience Store; (b) Morris Communications, Inc. d/b/a Fairway Outdoor Advertising Co.; Outdoor Communications, Inc.; Maple Cove, Inc.; and City of Asheville - G.S. 143-318.11(a)(3); (2)

To discuss matters relating to the location or expansion of industries or other businesses in the area served by the City of Asheville, including agreement on a tentative list of economic development incentives that may be offered by the City in negotiations - G.S. 143-318.11(a)(4); and (3) To establish or to instruct the City's staff or negotiating agents concerning the position to be taken by or on behalf of the City in negotiating the terms of a contract for the acquisition of real property by purchase, option, exchange or lease - G.S. 143-318.11(a)(5). This motion was seconded by Councilman Sellers and carried unanimously.

At 7:04 p.m., Councilman Sellers moved to come out of closed session. This motion was seconded by Councilman Tomes and carried unanimously.

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CITY CLERK MAYOR

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