

**MINUTES – SPECIAL MEETING
BOONE TOWN COUNCIL
December 8, 2023**

CALL TO ORDER

A special meeting of the Boone Town Council was called to order at 1:30 p.m. on Friday, December 8, 2023 at the Planning, Design, and Construction Facilities Annex located at 2458 NC Highway 105 in Boone. The purpose of the meeting was to allow members to attend an update given by ASU regarding the University's future construction plans. Mayor Tim Futrelle presided. Council members present included Dalton George, Becca Nenow, and Mayor Pro-Tem Edie Tugman (entered at 1:38 p.m.). Staff present included Town Manager Amy Davis, Town Clerk Nicole Harmon-Church, Planning Director Jane Shook, Commercial Zoning Administrator Mike James, Fire Chief Jimmy Isaacs, Police Chief Andy Le Beau, Sustainability and Special Projects Manager George Santucci, and Downtown Boone Development Coordinator Lane Moody.

UPDATE BY ASU REGARDING UNIVERSITY'S FUTURE CONSTRUCTION PLANS

Nick Katers, Associate Vice Chancellor of Facilities Management, Matt Dull, Associate Vice Chancellor for Finance and Operations, and Michelle Novacek, Real Estate Director gave a presentation to update members on Appalachian State University's future construction plans. A complete copy of the presentation can be found online at <https://boonenc.igmm2.com/Citizens/default.aspx>. Points of interest in the presentation included River Street steam repairs, indoor practice facility, Wey Hall renovations, a Blue Ridge Conservancy easement which links Boone and Blowing Rock, Holmes Convocation Center Parking Deck construction update, Edwin Duncan Hall renovation, Peacock renovation, Innovation District Townhome project update, Conservatory for Biodiversity Education and Research construction and living building challenge update, and App 105 Phase II (Softball and Tennis Facilities). Also included in the presentation were success stories of the Anne Belk Hall envelope repairs and Hickory Campus roof construction project. Brief discussion took place regarding solar before discussion turned to housing. Mayor Futrelle asked how the Town could assist the University in terms of housing and enrollment caps. Mr. Katers stated that enrollment caps were not his area of expertise. Councilmember George noted that according to a year-old housing study contracted by the University, the town was 5,600 beds short. Dr. Eric Plaag stated that he was pleased the University was working to add extra housing for students and faculty, but that the extra housing added additional burden to town staff and infrastructure. Since the University is a non-taxable entity, he wondered if there was a way to work with the University to offset the extra expense to the town. Mr. Katers answered that studies could prove the economic benefit the University had on the town and noted that he had not seen any such arrangement before and did not anticipate one now. Boone Area Chamber of Commerce President David Jackson asked if the University would work with AppalCart when they reinstalled the traffic light near the 105 project. Mr. Katers stated that they would. In response to a question raised by James Milner, owner of Appalachian Commercial Real Estate, Mr. Katers stated that the roadway through Homespun Hills would be repaired once construction in the area was completed. In terms of temporary student housing, Mr. Dull said that he anticipated the need for the Sleep Inn to remain until fall of 2026. Discussion moved to traffic, with Council member Nenow asking about the logistics of not allowing freshmen to park on campus. Mr. Dull responded that even if freshmen parking was no longer allowed, students would find somewhere to park, which would negatively impact areas surrounding campus. Brief discussion ensued regarding shuttles to the Hickory campus, the wind turbine which is still in use on campus, and an accurate student census. With no further discussion, Mr. Katers indicated that the next meeting would take place in late February. No action was taken at this meeting.

ADJOURNMENT

The meeting was adjourned at 2:46 p.m.

Nicole Harmon, Town Clerk

Tim Futrelle, Mayor