

REGULAR MEETING  
BOARD OF ALDERMEN  
TOWN OF WAYNESVILLE  
FEBRUARY 23, 1999  
TUESDAY - 7:00 P.M.  
TOWN HALL

The Board of Aldermen held a regular meeting on Tuesday, February 23, 1999. Members present were Mayor Henry Foy, Aldermen Gary Caldwell, Kenneth Moore, Sam Wiggins and James Williamson. Also present were Town Manager A. Lee Galloway, Town Clerk Phyllis McClure and Town Attorney Michael Bonfoey. Mayor Foy called the meeting to order at 6:58 p.m.

Approval of Minutes of February 9, 1999

Alderman Caldwell moved, seconded by Alderman Moore, to approve the minutes of the February 9, 1999 meeting as presented. The motion carried unanimously.

Award of Bid on Computer System

Finance Director Eddie Caldwell said that the Town of Waynesville purchased its present computer software and hardware system around 1990-1991. The main problem with the Town's current system is its hardware, since the hardware manufacturer went out of business around 1993-1994. Because of this and the fact that the hardware could contain computer chips which could fail in the year 2000, the Town began planning for a new hardware system. Bids were received on December 31, 1998 as follows:

Upon further investigation, it was found that all the companies were quoting different software and hardware. In order to compare the bids fairly, a detailed breakdown of each individual quotation was performed. The summary of the final costs after cuts is as follows:

Some firms bid on the software, some bid on the hardware and some bid on both. In addition, bids were accepted on installation of the wiring which would interconnect or network the computers in the Town Hall. During the first weeks of January, the proposals were evaluated, and the list of five software firms was narrowed to three - Munis, BRC and Logics. Those three firms were then invited to Waynesville to demonstrate their products. As a part of this process, the Town would replace twelve of the personal computers scattered throughout the Town Hall and the Hazelwood Branch Office. The software and computer server offered by Munis seems to be the system that best meets the needs of the Town. It is also recommended that Mountain Computer be hired to do the wiring of the buildings necessary to network the computer system.

Finance Director Caldwell said that Johnson, Price and Sprinkle, an accounting firm in Asheville serving as CPA/Hardware Consultants was hired to help the Town review the proposals and make a recommendation which would best suit the Town's needs. Mr. Caldwell pointed out that as part of the proposals the computer companies were asked to certify Y2K compliance. Mr. Caldwell said that the total cost of the new computer system recommended by Town Staff is \$181,532. It is proposed that a down payment of \$34,000 be made, with the remainder to be financed.

Alderman Wiggins had several questions and concerns regarding wiring specifications, hardware expectations, who the principles were for Mountain Computer, and if it has been determined that the software and hardware will be compatible. Finance Director Caldwell said that the proposal from Munis includes annual maintenance with unlimited telephone support for \$12,000 per year. Mr. Caldwell added that for the hardware program it would be preferable to have a local company for repairs in order that they be done in a timely fashion.

Town Manager Galloway said that the Town currently has 3 - 4 computers in the Town Hall which were purchased from Mountain Computers. When repair is needed it usually takes only three to four hours before Mountain Computers responds to a call for service. The Waynesville Police Department also has computers from Mountain Computers and has experienced good service from their company. Alderman Wiggins said that he would like to see the companies meet to discuss how the hardware and software will work together before a final decision is made and to find out additional information with wiring.

Alderman Wiggins moved, seconded by Alderman Moore, to award the bid for computer hardware (\$27,243) and wiring (\$13,074) to Mountain Computer and the bid for computer software to Munis (\$141,215), subject to Munis and Mountain Computer meeting to ensure compatibility of the networking setup, wiring, software and hardware. The motion carried unanimously.

Mr. Roscoe Wells offered to sit down with the two groups and ask questions to help ensure compatibility of the hardware, software and networking for the new computer system, or to offer any other help needed by the Town for the new computer system. Alderman Wiggins suggested that the Town seek assistance from the Hi Tech Center before the bid is awarded for the computer system. Finance Director Eddie Caldwell added that Tony Gaddis with the Hi Tech Center was used to help network the computers together at the Waynesville Police Department.

#### Water System - Eagle Nest Road - Sherell Johnson Property

Attorney Jack Kersten, representing Mr. Sherell Johnson, requested water services for property purchased by Mr. Johnson for a proposed development on Eagle Nest Mountain. Attorney Kersten said that Mr. Johnson discovered Waynesville when he purchased Ridgewood Estates and successfully developed the area into a log home community. Attorney Kersten said that Mr. Johnson has several other developments at this time.

In 1998, Mr. Johnson purchased large tracts of land on the north side of Eagle Nest Mountain, and these tracts on the Maggie Valley side of the mountain comprise about 1,000 acres. Mr. Johnson also purchased a tract on the south side of the mountain overlooking Waynesville, approximately 90 acres in size. One of the major issues involving the Town in the development of this property is public water. Attorney Kersten said that there was no problem with digging wells for these lots and having a special water system. However, Mr. Johnson has concerns with the effect that digging wells will have on the water tables. Attorney Kersten said that Mr. Johnson has met with Town Manager Lee Galloway, Engineer Gary McConnell and Town Engineer Fred Baker.

At the present time Piedmont Golf Development Corporation and the Town of Waynesville have plans to install a 100,000 gallon water storage tank (Phase III), sharing the cost on a 50-50 basis, to serve water to a number of lots which have been sold by Piedmont Golf Development Corporation. It is proposed that the size of the water tank be increased to 160,000 gallons to also accommodate Mr. Johnson's development. A Phase IV system will also need to be installed near the top of the ridge, providing water and adequate pressure for the developments on both sides of the mountain. Attorney Kersten said that Mr. Johnson is willing to accept the financial responsibility for that portion of the water system improvements above the Phase III water tank. Mr. Johnson has proposed

to pay \$73,000 of the \$173,000 estimated cost with the Town and Piedmont Golf paying \$50,000 each on the cost of the 160,000 gallon Phase III tank. Mr. Johnson would also pay the entire \$456,000 on the Phase IV system, with a total cost of \$529,000 for Mr. Johnson. Once constructed, the Town would read the meters and maintain the new lines on both sides of the mountain as well as the new water tanks. There was also discussion regarding the adoption of a graduated fee schedule for the various pump stages which Mr. Johnson has also agreed to.

The possibility of annexation was also discussed. Don Stevenson said that there would be approximately 35 - 40 lots on the Waynesville side, selling for \$50,000 - \$75,000 per lot, similar to Laurel Ridge lots. Attorney Kersten added that the homes built on these lots would be in the \$200,000 range, adding to Waynesville's tax base. Attorney Kersten said that if this is a gated community the roads would be private and the Town would not be responsible for road maintenance.

David Pope, Director of Development and Sales for Piedmont Golf Development Corporation, said that his corporation would save money with the proposal made by Mr. Johnson. Mr. Pope said that Piedmont Golf Development Corporation would welcome the new golfers. Mr. Pope added that the last home built at Laurel Ridge averaged \$240,000.

Alderman Williamson expressed concern with annexation of this property, adding that he represented the taxpayers in Waynesville and did not feel that it was in their best interest. Alderman Williamson said that there were residents in the Little Mountain area that were unhappy because they do not receive all of the Town's services when they felt that they were promised those services when annexed. Alderman Williamson was concerned that there would be extra costs to the Town and that Town services could not be provided in this area. Alderman Moore expressed concern that in the case of a drought, Waynesville could find themselves in a position in which they could not serve other Waynesville water customers.

Attorney Kersten said that all expenses will not be paid by the Town. Attorney Kersten said that roads, water tank, lines and pumps would be paid for by Mr. Johnson. He pointed out that the roads may be private and therefore would not be maintained by the Town. Attorney Kersten said that Mr. Johnson has agreed to all surcharges imposed by the Town to cover maintenance of the pumps.

Town Engineer/Public Works Director said that the Town currently charges \$6/month for those customers whose water is pumped. Mr. Baker pointed out that the time has come to increase charges for those water customers requiring pumps. In order to serve some water customers at Eagle Nest the water travels through three different pumping stations. In order to be fair, those customers should pay three separate pumping charges.

Alderman Caldwell moved to agree in principal with Mr. Sherell Johnson's request, thus allowing him to proceed with preparations for his development on Eagle Nest Road and to agree that the Town sell water for the proposed development, subject to preparation and execution of a contract between the Town of Waynesville and the developer outlining the amounts agreed upon for the construction of the water tanks and the surcharges to be paid by the water customers. The details of this contract are to be finalized by Attorney Kersten and Attorney Bonfoey. The motion carried with three (3) ayes (Wiggins/Caldwell/Foy) and two (2) nays (Moore/Williamson).

## Robert Goodson - Regulations Regarding Junk in Waynesville

Mr. Robert Goodson requested to speak to the Board regarding concerns about junked vehicles and other debris in Waynesville. Mr. Goodson presented pictures to the Board of various locations in Waynesville. Mr. Goodson said that he has spoken to the Building Inspector and was told that there were some things that the Town could not control without additional regulations. Mr. Goodson said that tourists coming to this area do not want to look at this junk.

Alderman Williamson asked why inmates could not be used for this purpose. Town Manager Galloway said that the Town has used inmates for several projects and that additional work orders have been written. Manager Galloway pointed out that these inmates are used in several counties, from Haywood County to Cherokee County, and their time is distributed to a lot of different areas. Manager Galloway added that although the inmates have cleaned up various areas in Town, litter is again scattered along these same streets just days after being cleaned up.

Alderman Williamson said that he would be willing to hire part-time help to get caught up with picking up the garbage in Town. Alderman Wiggins asked what authority the Town had to clean up some of the properties in Waynesville, adding that if the Town has this authority it should use it.

Joanna Swanson said that she was appalled by the garbage in Town. Ms. Swanson said that the streets, empty lots, and backyards in Waynesville are littered with junked motor vehicles and other debris and she would like to know what was going to be done about it.

Charlie McDaniels, former Hazelwood Alderman, said that the Hazelwood area was much cleaner before the merger of Waynesville and Hazelwood. Mr. McDaniels felt that some of the residents have lost pride because of the merger. Mr. McDaniels said that garbage was picked up twice per week by Hazelwood but only once per week by Waynesville. He added that streets were butchered after the merger and that the Hazelwood area does not have the police patrol that they once had. Mr. McDaniels felt that some of these problems may have been caused by putting the Town's money on Eagle Nest Mountain rather than in the Hazelwood area. He added that there are Ordinances, State Statutes, etc., on the books now which should be enforced.

Philann Medford said that she picks up things off of her street constantly, but that the Town can not always see the things that should be picked up, especially if it is in someone's back yard. Ms. Medford said that people should not complain unless they are part of the solution, and that everyone needs to work together on this.

Mib Medford said that the Town can't be expected to clean up everything. Ms. Medford said that there is a tremendous amount of materials that have to be picked up by the Town already.

The Board thanked Mr. Goodson for coming to the meeting. Town Attorney Bonfoey suggested that Mr. Goodson speak with Town Manager Galloway to discuss this issue further. It was suggested that a summary of the Town's ordinances be published in the local newspaper to help inform the public about various regulations that the Town of Waynesville has.

### Request by Alderman James Williamson for Refund for East Waynesville Baptist Church

Alderman Williamson said that the East Waynesville Baptist Church is in the process of construction which requires that a fire hydrant be relocated. A representative from the Church met with Assistant Public Works Director Robert Hyatt regarding the relocation of the fire hydrant. Mr. Hyatt told them that the Town would move the hydrant, however, the Church would need to pay for materials. At that time the Church offered to pay the entire cost of materials, however a representative from the Church called Alderman Williamson to see if one-half of that cost could be refunded.

Alderman Wiggins moved, seconded by Alderman Moore, to refund one-half of the costs to East Waynesville Baptist Church for relocation of the fire hydrant. The motion carried unanimously.

### Alderman Moore - Status Regarding Watershed Property

Alderman Kenneth Moore asked about the status of the watershed property. Town Attorney Bonfoey reported that he had been out of town for the past couple of weeks due to a death in his family, and that letters would be sent out the next week.

### Citizen Complaint - James Wood - Drainage on Lee Street

James Wood said that he was concerned with the drainage situation on Lee Street since the Auto Zone was built. Town Manager Galloway said that if the drainage on Lee Street proved to be insufficient the Town will correct the situation.

### Adjournment

With no further business, Alderman Williamson moved, seconded by Alderman Caldwell, to adjourn the meeting at 9:10 p.m. The motion carried unanimously.

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Phyllis R. McClure  
Town Clerk

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Henry B. Foy  
Mayor