

REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
SEPTEMBER 16, 2003
TUESDAY - 7:00 P.M.
TOWN HALL

The Board of Aldermen held a regular meeting on Tuesday, September 16, 2003. Members present were Mayor Henry Foy, Aldermen Gavin Brown, Gary Caldwell, Libba Feichter and Kenneth Moore. Also present were Town Manager A. Lee Galloway, Town Clerk Phyllis McClure, Finance Officer Eddie Caldwell and Town Attorney Woodrow Griffin. Mayor Foy called the meeting to order at 7:00 p.m.

Approval of Minutes of August 26, 2003

Alderman Caldwell moved, seconded by Alderman Brown, to approve the minutes of the August 26, 2003 meeting as presented. The motion carried unanimously.

Boy Scout Joshua Lile, Troop 309

Mayor Foy recognized Boy Scout Joshua Lile with Troop 309 of Clyde Central Methodist Church, and welcomed him to the meeting. Joshua attended the meeting as a requirement for earning his community badge. Mayor Foy also recognized that September 16 is Joshua's birthday.

Appreciation for Former Town Attorney Michael Bonfoey

District Attorney Michael Bonfoey, served 17 years as Waynesville's Town Attorney and was recently chosen to serve as District Attorney. Mayor Foy said 17 years is a long time to serve as a Town Attorney and even though the Board is glad to see Mr. Bonfoey appointed to serve as District Attorney, they did not like to see him leave as Town Attorney. As an expression of appreciation, Mayor Foy presented Mr. Bonfoey with his Town Attorney name plate, engraved on the back with the years he served as Town Attorney and a gift certificate for dinner for him and his wife.

Mr. Bonfoey said it was an honor to serve the Town for those years. He pointed out that a lot of things have changed since he left, the Town won an award for their newly adopted Land Use Plan, Finance Officer Eddie Caldwell grew a beard, and the Town Manager got married.

Mayor Foy and the Board thanked Mr. Bonfoey for the work he has done and continues to do for the Town and its citizens.

Public Hearings

Voluntary Annexation Petition - Blossman Gas - Dellwood Road

Blossman Gas has requested voluntary annexation of a 1.0814 acre parcel located beside The Parkway Inn Motel on Dellwood Road. Blossman Gas plans to build at this location and have requested connection to the Town's wastewater collection system.

Attorney Griffin opened the public hearing. No one spoke; Attorney Griffin closed the public hearing.

Alderman Brown moved, seconded by Alderman Feichter, to annex the Blossman Gas property located on Dellwood Road PIN #8607-91-5083. The motion carried unanimously. (Ord. No. 22-03)

Application of Zoning to Dellwood Road Properties

When the sewer line was installed along the Dellwood Road area several properties requested connection to the wastewater collection system and were annexed effective July 1, 2002. Some of these properties were located outside the Town's extraterritorial jurisdiction and therefore did not have a zoning classification. Eleven parcels are involved in this situation, including the Blossman Gas property. The Planning Board, at their meeting on September 15, 2003 unanimously recommended that these areas be included in the Dellwood/Junaluska - Area Center (DJ-AC).

Attorney Griffin opened the public hearing. The following persons spoke:

Susan Arrington, 247 Dayton Drive, Grand Rental Station, had several questions regarding the proposed zoning. She asked if the Grand Rental Station business could continue if the zoning changed. Alderman Brown said the only time it could not continue is if the business is discontinued and was not a permitted use.

Ms. Arrington asked how this change would affect her home which has six bedrooms, and six and one-half baths and is located on the same property as the business. She said she had spoken with John Swift, Waynesville's Planning and Zoning Manager and was told that he did not think that the house was a problem. Town Manager Galloway said single family residences are permitted in this zoning district.

Alderman Feichter pointed out that one of the things the Land Use Plan has done is to allow more uses for property owners. Design standards would still need to be met.

Ms. Arrington asked if she could add onto her business or home. Board members said the lot may need to be subdivided and all setback requirements would need to be met.

Alderman Moore moved, seconded by Alderman Caldwell, to include the eleven parcels along Dellwood Road in the Dellwood/Junaluska - Area Center (DJ-AC) zoning district as recommended. The motion carried unanimously. (Ord. No. 23-03)

Kevin O'Donnell - NOVA Update

Kevin O'Donnell, NOVA, electrical consultant for the Town, attended the meeting to provide an

update for the Board.

Mr. O'Donnell reported on a payment imbalance penalty filing in which CP&L (now Progress Energy) was attempting to assess credit-worthy penalties which would have encompassed towns including Waynesville. He said Waynesville has been purchasing electricity from CP&L for the past 80 years and there has never been a problem. After making this filing, CP&L said it was not their intention to make this so broad that it took in his clients. Network Transmission Service Agreements (NITSA) are now being worked on and Mr. O'Donnell will advise the Board once this has been completed.

Mr. O'Donnell also spoke about the recent blackout in the Northeast and how it affected Waynesville. The blackout encompassed areas from Ohio to New York City. Prior to the blackout there was a great political debate going on about FERC attempting to put Regional Transmission Operations (RTO's) throughout the Country. He said he has always supported this because it would allow Towns like Waynesville to purchase electricity from other companies. This is an important issue and will impact Waynesville at some point, but not immediately, since their contract with CP&L is for several more years.

Alderman Brown pointed out that the Town's electrical distribution system is a large part of the Town's budget. He added that the electric industry is such a Byzantine issue that the Town hires an expert like Mr. O'Donnell to deal with these issues. Alderman Feichter said it is good to have Mr. O'Donnell as an advocate for the Town. The Board thanked Mr. O'Donnell for his work. Mr. O'Donnell added that it is good to work with Waynesville. No action was necessary.

Amendment #2 Regarding Housing Grant

An amendment to the Community Development Project Budget Ordinance is necessary to pay for the additional repair cost of a heating system installed in the Jessie Kirkland house on Allens Creek Road. The initial inspection of Ms. Kirkland's home did not reveal a faulty heating system; the faulty system was uncovered after the job was completed.

Finance Officer Eddie Caldwell said the Town works with Mountain Projects and this money is a portion of the funding which was spent and Mountain Projects was to pay back to the Town. However, the Town has some program income available which can pay for this. Mr. Caldwell said these programs have stipulations which require the homeowner to submit those funds back to the Town if their homes are sold within a certain time period after the work is done.

Alderman Brown moved, seconded by Alderman Moore, to adopt Amendment #2 to the Community Development Project Budget Ordinance. The motion carried unanimously. (Ord. No. 24-03)

Bids Regarding Financing of Garbage Truck and Electric Utility Bucket Truck

Bids were received for the financing of the garbage and electric utility bucket truck. These proposals were received based on financing over a two-year period versus a three-year period. Those proposals were as follows:

Alderman Brown moved, seconded by Alderman Feichter, to award the bid for financing the garbage truck and electric utility bucket truck to BB&T for a three-year period. The motion carried unanimously. (Res. No. 18-03)

Bids Regarding Roof at Police/Fire Department

Bids for replacement of the roof at the Police/Fire Department facility on Main Street were received on Thursday, September 11, 2003. Those bids were as follows:

Bidder	Base Bid	Unit Price 1	Unit Price 2	Asbestos Removal & Disposal	Completion Time
Roof-Tek	\$59,000	\$5.00	\$450.00	\$1.50	30 days
Service One	\$81,815	\$5.25	\$500.00	\$3.00	180 days
Summit BSR	\$65,845	\$2.50	\$250.00	\$1.50	45 days

Zebulon W. Wells, Jr., P.E., with Sutton-Kennerly & Associates has reviewed the bids and recommends that the bid submitted by Roof-Tek in the amount of \$59,000 and a 30-day time of completion represents the best interests of the Town.

Alderman Moore moved, seconded by Alderman Caldwell, to award the bid to Roof-Tek in the amount of \$59,000 as recommended by Sutton-Kennerly & Associates. The motion carried unanimously.

Discussion of October Meetings

The October 14 Board of Aldermen meeting is in conflict with the N. C. League of Municipalities Conference scheduled October 12 - 14, 2003 in Winston-Salem, NC.

Alderman Caldwell moved, seconded by Alderman Moore, to change the October 14 meeting date to October 7 at 7:00 p.m. The October 28 meeting will remain as scheduled. The motion carried unanimously.

Report by Town Manager Regarding Inadequate Space at Various Town Facilities

At the last meeting there was discussion regarding the lack of space in various departments of the Town. Manager Galloway was authorized to have a study conducted of the Town's facilities to determine what the needs are.

Manager Galloway reported that he had spoken with Gene Dillman with the N. C. League of Municipalities who said a Space Needs Allocation Study could be done. Mr. Dillman also recommended that an Organizational/Management Study be conducted to determine if the Town could change the way some things are done and not need as much space. The League contracts with the Springsted Company located in Virginia Beach to do these studies. Manager Galloway said this company will probably be at the City Manager's Meeting in Charlotte next week. If not, he can contact them.

Manager Galloway said when he came to the Town in 1994 there were 107 employees and today there are 162. Waynesville has grown with Waynesville's merger with Hazelwood, the completion of the Town's new Recreation Center and an increase in population. It was the consensus of the Board that these studies should be done to prepare for the future and asked Manager Galloway to proceed with these studies.

Adjournment

With no further business, Alderman Brown moved, seconded by Alderman Moore, to adjourn the meeting at 8:00 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Henry B. Foy
Mayor