

REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
MAY 23, 2006
TUESDAY - 7:00 P.M.
TOWN HALL

The Board of Aldermen held a regular meeting on Tuesday, May 23, 2006. 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, Administrative Intern Alison Melnikova and Town Attorney Woodrow Griffin. Mayor Foy called the meeting to order at 7:00 p.m.

Approval of Minutes of May 9, 2006

Alderman Caldwell moved, seconded by Alderman Moore, to approve the minutes of the May 9, 2006 meeting as presented. The motion carried unanimously.

Public Hearing - Annexation The Great Laurels, Inc.

At the Board meeting of April 25, 2006, the Board received the annexation petition of the Great Laurels, Inc. and The Senior Residences at Lake Junaluska, LP for a tract of land of approximately 27 acres to the north east of the intersection of U. S. Routes 19 and 276. The Board passed a resolution directing Town Clerk Phyllis McClure to investigate the sufficiency of the petition as required by State law.

At the meeting of May 9, 2006, Ms. McClure reported her findings that the petition was sufficient, meeting the requirements of State law. The Town Board then set a public hearing date for Tuesday, May 23.

The Great Laurels petitioned for annexation to meet the Town's requirement that whenever a property owner petitions for connection to the sewer system, they must also petition for annexation into the Town. Attorney Griffin opened the public hearing.

Alderman Brown moved, seconded by Alderman Moore, to adopt an ordinance to annex the property of The Great Laurels, Inc. and The Senior Residences at Lake Junaluska, effective June 30, 2006. The motion carried unanimously. (Ord. No. 16-06)

Jimmy Carr, Lake Junaluska Assembly attended the meeting, along with Ken Parton, Givens Estates CEO and President of The Great Laurels. Mr. Carr asked the Board to join him in welcoming Givens Estates to Waynesville. Mr. Parton said Givens Estates is looking forward to being here. Construction of 100 units is planned, with a ground breaking scheduled in June 2006 and occupancy scheduled for December 2007. Mr. Parton invited the Town of Waynesville Board Members to attend a ribbon cutting ceremony on June 30.

Amendment No. 1 to 2005-2006 Financial Operating Plan For The Internal Service Funds

Near the conclusion of each fiscal year, Finance Director Eddie Caldwell evaluates the budget for each department and determines whether the amount appropriated for that department will be adequate. When it appears that a particular department will exceed the funds which have been allocated, he will request that the Town Board amend the budget or the financial operating plan, allocating more money for that department.

In the Internal Service Fund which handles expenditures for the Garage, it appears that there will be excess expenditures of approximately \$57,000. There are two specific reasons for this over expenditure. The cost of gasoline, diesel fuel and oil has skyrocketed this year, and although we are using less, the cost will be an estimated \$49,750 more than what was budgeted. In a related issue, the cost of tires, closely tied to the increased cost of petroleum products, will likely be overspent by an estimated \$7,250.

It was requested that the Town Board approve Amendment No. 1 to the 2005-2006 Financial Operating Plan for the Internal Service Funds. The Garage Fund would be increased by a total of \$57,000, with \$49,750 added to the line item expense for Gas and Oil and \$7,250 added to the line item expense for Tires. The \$57,000 will be charged against the General, Water, Sewer and Electric Funds at the same ratio as used when the estimated expenditures were originally charged to those funds.

Alderman Brown moved, seconded by Alderman Caldwell, to adopt an ordinance to approve Amendment No. 1 to the 2005-2006 Financial Operating Plan for the Internal Service Funds. The motion carried unanimously. (Res. No. 17-06)

Amendment No. 2 - 2005-2006 Budget Ordinance

When the 2005-2006 budget year was being planned, the Board appropriated \$400,000 for architectural fees in the Capital Outlay portion of the Public Buildings Account. These fees were intended for the architect's cost of design of the new fire and police stations. Since the fiscal year began, the Board authorized the purchase of a 1.58 acre tract of land at 960-1022 North Main Street from HomeTrust Bank, and this was at a cost of \$650,000.

Amendment No. 2 to the 2005-2006 Budget Ordinance, proposes that the appropriation of \$400,000 for Capital Outlay in Public Buildings be eliminated, as these expenses would be transferred to the Capital Projects Fund for the Fire, Police and Development Office Project.

It is currently estimated that the total cost of the fire station project will be \$4,132,975, and that the proposed local share of the project costs from General Fund reserves would be \$1,055,000. On that basis, the attached shows an appropriation of an additional \$655,000 from the reserves of the General Fund. When combined with the \$400,000 already appropriated as Capital Outlay in Public Buildings, the total would be \$1,055,000. The amendment calls for transfer of the full \$1,055,000 to the Capital Projects Fund from the General Fund.

Alderman Brown moved, seconded by Alderman Feichter, to adopt an ordinance to approve Amendment No. 2 to the 2005-2006 Budget Ordinance as presented. The motion carried unanimously. (Ord. No. 18-06)

Fire, Police Development Office Project Ordinance

A great deal of discussion has gone into the thought process related to the new fire station and the renovations and expansion of the existing public safety building into a structure which will house the police department and the one-stop permitting office with Planning, Zoning, Engineering and Building Inspections. The Town has preliminary estimates from the architects for the cost of these projects, with the Fire Station having a total cost of \$4,132,975 and the Police/Development Office having a total cost of \$3,222,975, a grand total of \$7,355,950.

Under State law, when it is felt that a construction project will extend over more than one fiscal year, a local government is authorized to establish a Capital Projects Fund. Such a Fund would handle all revenues and expenditures associated with a particular project, including the cost of the land, legal fees, equipment and furniture, construction costs and even the interest expenses during construction. In a project of this magnitude, it seems prudent to allow for a contingency, and the budget sets aside funds for this purpose.

The construction project ordinance shows that the income has been lumped together to arrive at the total combined cost of \$7,355,950. The expenditures have been separated, with an estimated budget for the Fire Department construction and another for construction of the Police/Development Office. As the proceeds through the design and construction of these two facilities, the Board may adopt new amendments to correct the estimates made earlier. Some of the costs in the two budgets will change, and these will be reported as the project proceeds.

Alderman Brown moved, seconded by Alderman Feichter, to adopt an ordinance to approve the Fire, Police and Development Office Project Ordinance as presented. The motion carried unanimously. (Ord. No. 19-06)

List of Surplus Items for Auction on June 10, 2006

In recent years, the Town has normally held an auction in the Spring, selling items which are no longer of use or which have malfunctioned. Under State law, the Board is supposed to review and approve the list of items, declaring the things to be surplus and available for public bidding. We have a number of items presently ready for auction, several of which are vehicles taking up a lot of space on the limited lot on Legion Drive.

Alderman Brown moved, seconded by Alderman Caldwell, to approve the list of surplus items for auction on June 10, 2006. The motion carried unanimously.

Resolution Accepting and Endorsing the Solid Waste Management Plan of 2006 for Haywood County

Many years ago, the local governments agreed to work together on the Solid Waste Management Plan for Haywood County, with the County serving as the lead agency in dealing with the State of North Carolina. Occasionally, the Plan must be updated and when this is done, each unit of government is asked to accept and endorse the Plan. The Town received the Plan and Director of Public Works, Fred Baker, has reviewed the Plan for 2006 and finds that it is a document worthy of the Town's approval.

Alderman Moore moved, seconded by Alderman Feichter, to adopt the resolution to accept and endorse the Solid Waste Management Plan of 2006 for Haywood County. The motion carried unanimously. (Res. No. 17-06)

Public Art Commission

Some time ago, the Town Board approved the request of Downtown Waynesville Association for creating a Public Art Commission. Recently, the Town has been receiving applications from those interested in serving. The terms for this Commission would be for four years, and several individuals have expressed an interest in service on the Public Art Commission. On behalf of the Downtown Waynesville Association and the Waynesville Public Art Commission, Ron Huelster presented a letter explaining the recommendations for appointment to the Public Art Commission.

Alderman Moore moved, seconded by Alderman Feichter, to appoint the following members to serve on the Public Art Commission. The motion carried unanimously.

Term to Expire

George Escaravage	May 31, 2010
Peter Sterling	May 31, 2010
Michael Gillespie	May 31, 2010
Philan Medford	May 31, 2010
Noretta Taylor	May 31, 2010
Marilyn Sullivan	May 31, 2008
Nicole Wilhelm	May 31, 2008
Sarah Kucharski	May 31, 2008
Margaret Langston	May 31, 2008

Watershed Advisory Committee

When the Town Board was approving the Conservation Easements on the Allens Creek Watershed, it was suggested that a Watershed Advisory Committee might be appointed to meet and work with Dr. Peter Bates of Western Carolina University and others who will be involved in the development of the Forestry Management Plan.

Dr. Bates has asked about the formation of this Committee. Within a few weeks, work will begin on developing the Forestry Management Plan, and he would like to meet with the Committee in an early stage to get input on the community's expectations regarding the Plan. Dr. Bates has arranged for a facilitated meeting to be held in June and would like the members of the Advisory Committee to attend. There would be some material made available to the members in advance of the initial meeting.

During an earlier discussion, it was indicated that a Committee of between five members would be desirable. It was also suggested that those who are asked to serve on the Watershed Advisory Committee should have some degree of experience or expertise in watershed issues or in soil and water conservation measures or in forestry and agriculture. Names that have been mentioned include: Gordon Small, retired forester and formerly with Haywood Waterways, Dave Dudek, environmental instructor at Haywood Community College and active with Haywood Waterways, Mark Pruett, Soil Erosion Supervisor with Haywood County, Bill Yarborough, U. S. Soil and Conservation Service, Bill Skelton, Extension Agent for Haywood County.

Manager Galloway said all of these are people familiar with the land and with water quality issues. Of this group, he has only spoken with one to determine their willingness to serve, but at least two others had previously expressed their desire to be involved to help assure that the quality of our water is protected. Peter Bates said he would like to invite other people who have expressed interest in the watershed issues to the first meeting. Mr. Bates said it is important that all sides are represented and that the community's interest is represented. No action was taken.

Discussion on New Regulations Regarding Inns

At the Board meeting of May 9, there was a lengthy public hearing on some proposed changes to the Land Development Standards regarding Inns. With input from several inn owners on hand, further changes were recommended to the proposal that was presented to the Board from the Planning Commission. Some of the changes expanded what had been advertised for public hearing, and in that regard, the Town Attorney felt that a new public hearing would have to be advertised. The number of changes discussed became numerous, and it was suggested that Planning Director Paul Benson prepare a new list of changes and return that list to the Board for further discussion. The changes made by Mr. Benson and Attorney Griffin were presented to the Board for their review. It was the consensus of the Board that these changes be readvertised for a new public hearing to be scheduled for Tuesday, June 13, 2006.

Town Manager's Report on Budget

At the Budget Workshop it was the consensus of the Board that the upcoming budget should include a three-cent tax increase rather than a four-cent increase. Manager Galloway said he and Finance Director Eddie Caldwell have been reviewing the budget to find ways to reduce the proposed budget by \$89,000 for this one cent reduction. Some departments are underspent so they will be allowed to proceed with some purchases in this year's budget which were scheduled for next year. General liability insurance will see some savings next year. The Police Chief spoke with a software representative and the money budgeted for upgrades next year can be moved to help pay for this new software.

Alderman Moore - Breathalyzer Donations

Alderman Moore said breath alcohol testing instruments were recently donated to the Waynesville Police Department and other Haywood County law enforcement officers. The new devices were purchased by Mothers Against Drunk Driving of Western North Carolina, State Farm Insurance and Farm Bureau Insurance to make it safer and easier for officers to detect drunk drivers. Thank you letters will be sent for this donation.

Mayor Foy Thank You Letters to NC Department of Transportation

Mayor Foy said he is in the process of writing letters to the NC Department of Transportation and other agencies involved in their work on the US 23 Highway, especially the landscape architects. Alderman Feichter added that this area will look better each year as time goes on.

Adjournment

Alderman Brown moved, seconded by Alderman Feichter, to adjourn the meeting at 7:47 p.m. The motion carried unanimously.

Phyllis R. McClure, Town Clerk
Henry B. Foy, Mayor