

AGENDA
REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
TOWN HALL
JUNE 24, 2008
TUESDAY - 7:00 P.M.

The Board of Aldermen held a regular meeting on Tuesday, June 24, 2008 at 7:00 p.m. Members present were Mayor Gavin Brown, Aldermen Gary Caldwell, Libba Feichter, Kenneth Moore and LeRoy Roberson. Also present were Town Manager A. Lee Galloway, Town Clerk Phyllis McClure, Finance Director Eddie Caldwell, Town Attorney Woodrow Griffin and Assistant to the Town Manager Alison Melnikova. Mayor Brown called the meeting to order at 7:00 p.m.

Approval of Minutes of June 10, 2008

Alderman Feichter moved, seconded by Alderman Caldwell, to approve the minutes of the June 10, 2008 meeting as presented. The motion carried unanimously.

Public Hearing Amendments to Section 154.212 Brownsfield Redevelopment

At the second meeting in April, a public hearing had been scheduled to consider changes to the Land Development Standards concerning Brownsfield Redevelopment areas. The Town secured additional information pertaining to the Brownsfield regulations which prohibit principal buildings being placed on contaminated areas.

With this new information, it became evident that the Waynesville Commons Shopping Area would be unable to comply with the Land Development Standards and some alternatives were necessary to allow the construction in and around the Brownsfield areas.

Planning Director Paul Benson drafted new wording for Section 154.212 which applies specifically to Brownsfield Development Areas, and this amendment was presented to the Town Board with the endorsement of Town Staff and the Planning Board.

Attorney Griffin opened the public hearing.

David Scarnati, representing Cedarwood Development, presented a drawing of the location of the Best Buy store on the property, adding that there will be landscaping features close to the street with a waterfall and wall which will lend further to the center. He said the main focus of this amendment was due to a Toluene tank that was at this location which made it prohibitive to build the building any closer to the street.

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

Alderman Caldwell moved, seconded by Alderman Moore, to adopt an ordinance amending Section 154.212 as presented. The motion carried unanimously. (Ord. No. 17-08)

Mayor Brown said this amendment makes an exception to the rule only for Best Buy and everything else is in compliance. The only Brownsfield area in Waynesville at the present time is located at this site. He added that in light of the economic situation, this development is a benefit to Waynesville.

Public Hearing Amendment to Section 154.108 Dellwood Neighborhood District © Permitted Uses

A request was received from Teresa Slye to have her property located at 66 Bradley Street rezoned or moved from the Dellwood Neighborhood District (D-ND) to the Russ Avenue Town Center (RA-TC). The request made by Ms. Slye would expand the Russ Avenue Town Center District to the north side of Bradley Street. Ms. Slye states that the purpose would be to allow an electrical contractor's office, but, once the zoning is changed, any permitted use in the Russ Avenue Town Center could also be permitted on this lot if it met the conditions to operate at that location.

Land Use Manager Byron Hickox attended the meeting of the Planning Board on May 19, 2008, and noted the goals for the Dellwood Neighborhood District when the Land Development Standards were adopted in 2003. He noted that the real issue is whether the parcel in question borders Russ Avenue enough to be considered part of the Russ Avenue Town Center or if it should remain in the Dellwood Neighborhood District. In the past, the Town Board has declined a request to extend the Russ Avenue Town Center past Bradley Street.

Members of the Planning Board considered this matter at their meeting and were concerned about expanding the Russ Avenue Town Center beyond the Bradley Street boundary. The Planning Board felt that perhaps the permitted uses in the Dellwood Neighborhood District might be amended to permit construction and specialty trades in that district within the 500 foot corridor along Russ Avenue. This is the motion that was eventually passed unanimously by the Planning Board.

With this change in the process, the applicant withdrew the request to rezone the parcel to the Russ Avenue Town Center and indicated that he would find it acceptable to have his electrical contracting office as a permitted use in the Dellwood Neighborhood District.

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

Gary Hughes, Hughes Electric Company, 235 Sylvan Street, said he wants to bring his company back into Waynesville. He currently has a purchase option for this property and would like to move his office to this location. Mr. Hughes said his company has twelve employees. The majority of employees come to work at 7:30 a.m., leaving the office by 7:40 a.m., arriving back around 4:00 p.m. and leaving for the day around 4:15 p.m. Mr. Hughes said he has spoken with the Barberville Baptist Church, Snappy Lube Car Wash and the welding business across the street and they have all indicated that they do not have a problem with the business being at this location. There was some concern that the white house might be torn down, but his plans are to use the house as the office. The topography of the property divides the property from the rest of the area.

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

Alderman Feichter moved, seconded by Alderman Caldwell, to amend Section 154.108 to add construction and special trades as permitted uses in the Dellwood Neighborhood District along the 500' corridor along Russ Avenue. The motion carried unanimously. (Ord. No. 18-08)

Adoption of Fiscal Year 2008-2009 Budget Ordinance

The work sessions on the 2008-2009 fiscal year budget have been held and the public hearing on the document took place at the meeting of June 10. At the meeting on June 10, requests were received to increase the amount appropriated for two of the non-profit organizations which had requested funding. In addition, Aldermen Kenneth Moore suggested some different compensation alternatives for Town employees for the upcoming fiscal year.

At the time, Mayor Brown was not present, and it was suggested that there be an additional budget work session to further discuss the compensation matter and to clarify the impact these changes would have on the proposed budget. The work session was scheduled for 6:00 p.m. on Tuesday, June 24, one hour before the regularly scheduled meeting of the Town Board.

Highlights of the budget include 5% increases in water and sewer rates inside the corporate limits and 10% increase in water and sewer rates outside the corporate limits. Rates were added for new front loading garbage truck collections. Rates for cleaning lots increased from \$100 for the first hour to \$150 and \$75 for each additional hour to \$100. Manager Galloway said he knew adjustments would need to be made during the year regarding fuel; however, at the present time this is uncertain. No tax increase is proposed in the upcoming budget. All full time employees will receive a 2% cost of living increase in July, plus a \$700 bonus which will be distributed August 1. Manager Galloway pointed out that Waynesville's financial position is good in comparison with some towns that are laying off employees. Waynesville historically has done a good job in handling its finances and is currently doing a good job.

Manager Galloway said one challenge is to try to stay ahead of the game with fuel adjustments. Progress Energy is proposing a 16.2% rate increase to its customers in October which will affect the Wastewater Treatment Plant, Water Plant, Hazelwood office and all pump stations. For example, last year the Wastewater Treatment Plant electric bill was \$160,000; with the proposed 16.2% increase this will cost an additional \$26,000 per year.

There has been some discussion about four day work weeks, but it is unclear how this would benefit Waynesville. Manager Galloway said he was at a manager's conference last week and a lot of managers indicated that sometimes this is not a cost saving for their towns. He added that in some departments it is difficult to add two hours to their work day because their job is physically demanding. Alderman Feichter said it is important for Waynesville to be ingenious in evaluating these issues. Manager Galloway said employees are taking steps to save fuel. Police officers are spending more time on foot and on bicycles, and consideration is being given to pickup of brush and junk only when calls are received for this service rather than driving through each neighborhood.

Alderman Moore moved, seconded by Alderman Roberson, to adopt the budget ordinance for fiscal

year 2008-2009. The motion carried unanimously. (Ord. No. 19-08)

Resolution on Financial Operating Plan Internal Service Funds

The Town operates two Service Funds which support the various Town departments by providing warehousing/storage space or by providing vehicle related services. The Public Works Fund and the Garage Fund receive operating funds from appropriations made by the General, Water, Sewer and Electric Funds, with each being charged what is estimated to be their fair share of the use of the public works facilities or of the vehicular services. Adoption of a Resolution is necessary on Financial Operating Plan for the Garage Operations in the amount of \$637,600 and the Public Works Building Operations in the amount of \$282,150.

Alderman Caldwell moved, seconded by Alderman Moore, to adopt the resolution on Financial Operating Plan Internal Service Funds. The motion carried unanimously. (Res. No. 19-08)

Eagle Nest Water System Project Ordinance

There has been a good deal of discussion about the Eagle Nest Water System, and the Town Board has accepted a \$1,000,000 grant and a \$300,000 loan for the construction of this project. Up until this time, the Town Board has not been asked to adopt a Project Ordinance to cover the revenues and projected expenditures for this project.

Manager Galloway said we are at the end of the fiscal year, and it appears that the Eagle Next Water System project will span two and more likely three different fiscal years. Some expenditures for this project have been made in the current, 2008-2009 fiscal year, and to be in compliance with auditing regulations, the Board needs to adopt the proposed Eagle Nest Water System Project Ordinance.

Alderman Moore moved, seconded by Alderman Feichter, to adopt the ordinance for the Eagle Nest Water System Project. The motion carried unanimously. (Ord. No. 20-08)

Fire Department Project/Police Development Project Ordinance Amendments

As noted with the Project Ordinance for Eagle Nest Water System, the Fire Station and the Police Station/Development Office Projects span more than one fiscal year. The Project Ordinance was actually adopted some three years ago, and we have now completed the fire station for the most part and started the construction on the police station and development office. We now have much more accurate figures on these projects and need to make some changes to the numbers allocated in the different categories so that we will have fairly accurate figures for the auditors to review when they arrive in July.

Alderman Moore moved, seconded by Alderman Feichter to adopt the Fire Department/Police Department Project Ordinance. The motion carried unanimously. (Ord. No. 21-08)

Request for Street Closing and Approval for the First Annual Rock and Blues Music Festival

A letter was received from Ms. Lisa Hakanson, Event Coordinator, who indicates that a Rock and

Blues Music Festival is being proposed to be held on Miller Street between Main and Montgomery Streets. The letter indicates that the event will be either September 20 or September 27.

This item was withdrawn in order for the event to be coordinated with the Downtown Waynesville Association.

Council of Government Meeting

Manager Galloway said the Town of Clyde will host the next Council of Government Meeting on Monday, June 30 at 7:00 p.m. at the Clyde Town Hall. Board Members were asked to meet at Waynesville Town Hall at 6:40 p.m. to ride to Clyde.

Adjournment

With no further business, Alderman Caldwell moved, seconded by Alderman Feichter, to adjourn the meeting at 7:48 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Gavin A. Brown
Mayor