

REGULAR MEETING  
TOWN OF WAYNESVILLE  
BOARD OF ALDERMEN  
TOWN HALL – 9 SOUTH MAIN STREET  
APRIL 26, 2011  
TUESDAY – 7:00 P.M.

The Board of Aldermen of the Town of Waynesville held a regular meeting on Tuesday, April 26, 2011. Members present were Mayor Gavin Brown, Aldermen Gary Caldwell, Libba Feichter, J. Wells Greeley and LeRoy Roberson. Also present were Town Manager A. Lee Galloway, Assistant Town Manager Alison Melnikova, Town Clerk Phyllis McClure and Town Attorney Woodrow Griffin. Mayor Brown called the meeting to order at 7:00 p.m.

Approval of Minutes of April 12, 2011

Alderman Caldwell moved, seconded by Alderman Feichter to approve the minutes of the April 12, 2011 meeting as presented. The motion carried unanimously.

Public Hearing - Zoning 2018 and 2020 Dellwood Road - Dellwood/Junaluska Regional Center

The Town annexed properties located at 2018 and 2020 Dellwood Road into the corporate limits of the Town at the request of the owners, Kevin and Melanie Sandefur. This was through a satellite annexation as the two lots were not contiguous to the primary corporate limits of the Town. When 2018 Dellwood Road was annexed into Town in 2008, it was an oversight that the property was not officially zoned at that time. Both parcels need to go through the official zoning process.

Under the recently adopted Land Development Standards, the lots within the Town adjacent to 2018 and 2020 Dellwood Road are located in the Dellwood-Junaluska Regional Center. The Planning Board felt it would be appropriate to include the two new lots in the same Dellwood-Junaluska Regional Center and voted to make that recommendation to the Town Board.

Attorney Griffin opened the public hearing. Melanie Sandefur asked questions about the proposed zoning and how it would affect Life Span's proposed use of the property. Life Span plans to construct greenhouses behind the property. Manager Galloway explained that the properties could not be placed in any zone other than that being proposed. These properties were annexed by satellite annexation and adjoin properties that are not zoned in Haywood County's jurisdiction. Once the property was annexed it needed to be zoned. The area is located outside Waynesville's jurisdiction. Ms. Sandefur said she tried to reach Zoning Administrator Byron Hickox late in the afternoon but was unable to speak with him. Ms. Sandefur was advised to contact Mr. Hickox for additional information.

Alderman Roberson moved, seconded by Alderman Greeley that the two properties located at 2018 and 2020 Dellwood Road be zoned as part of the Dellwood /Junaluska Regional Center as recommended. The motion carried unanimously. (Ord. No. 4-11)

### Liberty Tree Memorial

Information was received by Mayor Brown and Town Clerk Phyllis McClure through e-mail correspondence regarding a possible sponsorship to the Liberty Tree Society. Material was obtained from the web site of this organization and copied for the Board to review.

The Liberty Tree Society is an effort to repopulate the nation with elm trees, and Waynesville is being contacted in this effort. The Society has requested that Waynesville buy a sponsorship in the Elm Research Institute. There is one level of sponsorship, \$1,250, with various levels of membership available for \$50, \$250, \$350 and \$500. The benefits are not as significant as with a sponsorship.

Mayor Brown said after reading more closely, he was not sure during these economic times that \$1,250 should be spent on one tree.

Attorney Griffin said there is an agreement that goes along with the sponsorship. The agreement contains certain requirements such as building a fence and installing benches which could require further obligations of the town to do certain things in preparation for the tree. Attorney Griffin said there could be a problem with a press release prepared by someone other than a town representative, adding that it could contain information on behalf of the town that the Board may not be comfortable with.

Manager Galloway said more research can be done on the issue. No action was taken.

### Suggestion Regarding Budget

Over the past few weeks, Finance Director Eddie Caldwell, Assistant Town Manager Alison Melnikova and Manager Lee Galloway have spent time dealing with the actual expenditures of the current 2010-2011 budgets in the General, Water, Sewer and Electric Funds in connection with the review of the requested expenditures in the 2011-2012 fiscal year.

Manager Galloway said the 2011-2012 budgets are challenging, and Waynesville is faced with a number of uncertainties regarding what actions the State of North Carolina may take that could impact the Town's revenues. There is also the concern about unfunded mandates which might be passed down to municipalities by the General Assembly, just as Governor Perdue's budget proposes to pass down the cost of workers' compensation and school bus purchase and maintenance to the local school systems and county governments.

There are uncertainties about the final outcome of the property revaluations for the 2011-2012 fiscal year. The Haywood County Tax Collector advised that property values in Waynesville increased by 4.4% over the values of 2006. The 4.4% increase is the gross increase, rather than the net increase. The County has made estimates of the items which would be deducted from the total, and these include reductions for land use, historic properties, brownfield and senior citizens/disabled exemptions. In addition, of the total \$1,030,286,172 value, Mr. Francis estimates that \$41,200,000 or 4% might be cut from the gross values during the hearings process before the County Board of Equalization and Review. This would leave Waynesville's totals at

\$962,389,099, meaning that the values for 2011 could be very close to the 2006 values. It is unknown where the tax rate will end up once all these changes are known, and since the property tax is the town's largest single source of revenue in the General Fund, it makes it very hard to predict the finances for 2011-2012.

Manager Galloway said department heads have done a very good job in managing their budgets during the 2010-2011 fiscal year. At this point, a number of the departments will underspend the amount allocated. In the analysis of the budget requests for 2011-2012, the capital outlay requests made for each department were looked at very closely. In many cases, it was realized that because some departments are underspent in the current year, they might have the flexibility to purchase things requested for 2011-2012 from the 2010-2011 budget.

At the present time, items have been identified totaling approximately \$146,000 in the 2011-2012 General Fund requests that could possibly be backed up into the 2010-2011 budget. This would be a somewhat similar situation to the replacement of the 1996 Dodge Van which was proposed at the last Board meeting. Manager Galloway said if the \$146,000 could be backed out of the 2011-2012 General Fund budget, it would make town staff more comfortable with some of the other items that will be proposed in the financial plan for the upcoming fiscal year.

Department heads have been asked to determine if they would be able to secure the capital items prior to June 30, 2011, so that the expenditure could be recorded in the 2010-2011 budget.

A listing of the \$146,000 in expenditures recommended to be purchased from the 2010-2011 General Fund Budget was presented as follows:

Administration:	Replace Fred's 1997 Ford Truck	\$28,000
	Replace Phyllis' Computer	\$ 2,000
	Replace Alison's Laptop Computer	\$ 2,000
Buildings & Grounds:	Tables and Chairs for Mini-Park	\$ 5,000
Finance:	Replace Eddie's Computer	\$ 2,000
Police:	Bluetree Modems	\$10,000
	Replace Blaine's 2002 Chevy Blazer	\$28,000
	Criminal Investigations Copier	\$ 5,000
	Bullet Proof Vests	\$ 6,000
Streets:	Wood Chipper	\$45,000
Code Enforcement:	Computer	\$ 1,100
Recreation:	Floor Cleaning Equipment	\$ 8,000
Planning:	GIS Software	\$ 4,000
TOTAL		\$ 146,100

Alderman Feichter said she likes what has been done, adding that everyone is facing difficult decisions. Manager Galloway said this indicates that department heads have been careful about spending their money during the year and have been good stewards of their funds. If there is something they still need it can be purchased with this money.

Alderman Feichter moved, seconded by Alderman Roberson, to amend the 2009–2010 budget to include the expenditures as recommended. The motion carried unanimously.

#### Town Manager's Report on Budget

Manager Galloway said work is continuing on the budget. He attended a breakfast with the State Treasurer and discussed some of the work being done in her office. It was amazing to hear about the work on the State's budget and some of the challenges being faced in her office.

#### Presentation of Fiscal Year 2011-2012 Budget

Manager Galloway said he plans to present the budget to the Board at their meeting on May 10. A budget work session is scheduled for the afternoon of May 13. No action was necessary.

#### Town Hall Day and Manager's Meeting

Manager Galloway told the Board that Assistant Town Manager Alison Melnikova would be in touch with them regarding Town Hall Day.

Manager Galloway and Assistant Manager Melnikova will be attending the Manager's Meeting in Asheville on April 28.

#### Police Department Evidence

Manager Galloway said Police Chief Hollingsed asked him to share information with the Board regarding how evidence is handled and how their audits are conducted. A memo was distributed to the Board from the Police Chief. Chief Hollingsed met with District Attorney Michael Bonfoey to make sure that the methods used by the Waynesville Police Department were being done correctly and to see if the District Attorney had any suggestions to add. Everything seemed to be in order and Manager Galloway said it is felt that Waynesville has a very secure system. There was mention of the foresight several years ago of former Alderman Kenneth Moore. Alderman Moore expressed concern about the storage of evidence. This concern played a huge role in the construction of the new Police Department and the improvements that were made in the storage of evidence that still continue today.

#### Adjournment

With no further business, Alderman Feichter moved, seconded by Alderman Caldwell to adjourn the meeting at 7:49 p.m. The motion carried unanimously.

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Phyllis R. McClure  
Town Clerk

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Gavin A. Brown  
Mayor