

SPECIAL MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
APRIL 27, 1998
MONDAY - 7:00 P.M.
TOWN HALL

The Board of Aldermen held a special meeting on Monday, April 27, 1998. Members present were Mayor Henry Foy, Aldermen Gary Caldwell, J. 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 7:00 p.m.

Public Hearing - Consider Lease Purchase Contract to Finance a Multiple Use Recreation Center

Over the past several years, the Mayor and Board of Aldermen have been working toward the construction of a multi-use recreational facility. In June, 1997, the Board authorized an agreement with Lee Architectural to develop the plans and specifications for such a facility and updates have been presented to the Board at several board meetings. The plans and specifications are now completed and the project has been advertised, with bids to be received on May 21, 1998. Prior to acting on a financing proposal, the Board must conduct a public hearing, giving citizens the opportunity to comment on the lease-purchase financing method. At this time the project cost is estimated at approximately \$5,500,000. If the Town borrowed \$5,000,000 for 20 years at a 5% interest rate, the annual debt payment would be \$401,500.

Attorney Bonfoey opened the public hearing to consider a lease purchase contract to finance a multiple-use recreation center. The following person spoke:

Jim Stevens, a resident of Haywood County and Waynesville, said that it was evident that without Waynesville and Canton there would be no recreation in Haywood County. Mr. Stevens said he was running for the office of Haywood County Commissioner and that at the present time Haywood County is not contributing their share for recreation. Mr. Stevens said that he supports the Town in their efforts to construct a multiple use recreation center and that hopefully one day Haywood County could work together with the Town toward recreation.

No one else spoke; Attorney Bonfoey closed the public hearing. No action was necessary.

Resolution Authorizing the Filing of an Application for Approval of a Financing Agreement
Multiple - Use Recreation Center

Finance Director Eddie Caldwell said that adoption of a resolution is necessary to authorize him to file an application with the North Carolina Local Government Commission for approval of the multiple-use recreation center project and the proposed financing arrangement. Mr. Caldwell said that after the bids are opened the results will be summarized and presented to the Board at their next

meeting. He added that the Town is in good financial shape; however, this project is a major undertaking.

Town Manager Galloway said that the Lease Purchase Proposal bids are being opened on Thursday, April 30. The results of those proposals will be presented to the Board for approval on May 12, 1998. The Board may tentatively approve an award subject to the authorization being received from the Local Government Commission. On or about May 15, the Finance Director will then submit the completed application for approval of the financing agreement to the Commission, along with the results of the lease-purchase proposals and the Board's action on those proposals. The bids on construction of the facility will be opened on May 21. The Commission would then consider the issue at their meeting on Tuesday, June 2, 1998. The Board of Aldermen could possibly award bids on the construction of the facility at their meeting of June 9, 1998.

Alderman Wiggins moved, seconded by Alderman Caldwell, to adopt a resolution authorizing Finance Director Eddie Caldwell to file an application with the N.C. Local Government Commission for approval of the project and the proposed financing arrangement. The motion carried unanimously. (Res. No. 5-98)

Proclamation - National Police Week

Mayor Foy read a proclamation designating the week of May 10 through May 16, 1998 as "NATIONAL POLICE WEEK." The proclamation also designates May 15th as "POLICE MEMORIAL DAY." Mayor Foy added that the Police Force has done an outstanding job and that he is pleased to sign this proclamation to honor them.

Surplus Property Declaration

Town Manager Galloway presented a list of surplus property to be sold at a Public Auction to be held at 10:00 a.m., on Saturday, May 9, 1998, at the Town's Public Works Facility. Haywood County and the Town have combined their surplus items in hopes of generating a larger amount of interest. State Law requires that when a local government has surplus personal property, the governing body must officially declare the property to be surplus and authorize that it be sold.

Alderman Williamson moved, seconded by Alderman Moore, to declare the items surplus and authorize the Town to dispose of them.

Town Manager Galloway pointed out that the State law allows the Mayor and Board of Aldermen to give staff members the authority to dispose of personal property owned by the Town having a value of up to \$5,000. This law was changed in 1997, increasing the value from \$500 to \$5,000. Manager Galloway said that approximately two years ago, the Board did pass a resolution authorizing Purchasing Agent Ron Gillett, Finance Director Eddie Caldwell and Town Manager Lee Galloway, in joint action, to dispose of personal property having a value of up to \$500. The Town is required to maintain records of any disposal of personal property in this manner, and this has been done. Town Manager Galloway said that Attorney Bonfoey is working on an ordinance which would deal with this. No action was necessary at this time.

Report on Bids - Property at 1099 Brown Avenue (Former Hazelwood Town Hall)

During the month of March, proposals were solicited from those who had expressed interest in the old Hazelwood Town Hall located at 1099 Brown Avenue. This property became the Town's possession as a result of the merger with the Town of Hazelwood on July 1, 1995. This matter was to be presented at the April 14, 1998 Board Meeting; however, there was a problem with one of the bids received at that time and the Town Attorney recommended that action be delayed until the meeting of April 27, 1998. The bid with which there was a problem has been withdrawn.

Hazelwood Presbyterian Church has submitted an offer of \$23,500 for the property, along with a bid deposit in the amount of 5% (\$1,175). No other bids were received.

Ronnie Shelton said that approximately six to eight months ago he attended one of the Board's meetings and asked the Board not to sell this property because there was a problem with a portion of the former Hazelwood Town Hall building being located on the adjacent property. Mr. Shelton said that he recently purchased the adjacent property and that he was interested in purchasing the property located at 1099 Brown Avenue in order to expand his business, however he did not submit a bid on this property by the deadline of April 10, 1998. Mr. Shelton felt that persons receiving notification that the property was for sale were not informed of the problems which existed on this property. Mr. Shelton felt that the map included in the notice was misleading and stated that he did not receive a copy of the map.

Town Attorney Bonfoey read the notice which clearly stated that anyone interested in submitting a bid on this property should contact the adjacent property owner or legal council because a survey revealed that a portion of the former Hazelwood Town Hall Building was located on the adjacent property. Town Manager Galloway pointed out that the map was on record in the Haywood County Land Records Office and not a survey of the property. The purpose of including the map was to indicate the location of the property.

Closed Session - Property Matter

Alderman Caldwell moved, seconded by Alderman Moore, to adjourn to closed session at 7:32 p.m. to discuss a property matter.

Alderman Caldwell moved, seconded by Alderman Moore, to return to regular session at 8:00 p.m. Both motions carried unanimously.

Action Regarding Property at 1099 Brown Avenue - (Former Hazelwood Town Hall)

Alderman Caldwell moved, seconded by Alderman Williamson, to accept the bid from the Hazelwood Presbyterian Church in the amount of \$23,500 for purchase of the property located at 1099 Brown Avenue, and to authorize the advertisement for upset bids on May 1, 1998. This would allow any interested party the opportunity to submit an upset bid on or before May 11, and the issue could again appear on the agenda of the Board of Aldermen at their meeting of May 12, 1998. The motion carried unanimously.

Adjournment

With no further business, Alderman Williamson moved, seconded by Alderman Moore, to adjourn the meeting at 8:04 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Henry B. Foy
Mayor