

SPECIAL MEETING  
BOARD OF ALDERMEN  
TOWN OF WAYNESVILLE  
JUNE 7, 2004  
MONDAY - 7:00 P.M.  
TOWN HALL

The Board of Aldermen held a special meeting on Monday, June 7, 2004. 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 May 17, May 20 and May 25, 2004.

Alderman Moore moved, seconded by Alderman Caldwell, to approve the minutes of the meetings of the May 17, May 20 and May 25, 2004 meetings as presented. The motion carried unanimously.

Public Hearing - Local Landmark Designation Charles & Annie Quinlan House - 274 South Main Street - Owners Dennis and Judith Frampton

A request was received from Dennis and Judith Frampton for the Board to adopt an ordinance designating the Charles and Annie Quinlan House at 274 South Main Street for Local Landmark Designation. The property, known as Prospect Hill, was constructed in 1901 - 1902, and is on the site of the former Gudger Family home.

Attorney Griffin opened the public hearing. Dennis Frampton said he and his wife own the house at 274 South Main Street which has always been called "Prospect Hill". They have made application requesting the designation of the house as a local landmark. They are also seeking designation at the Federal level on the National Registry. Mr. Frampton urged the Board to support the local landmark designation. Mr. Frampton said he has corresponded with Mr. Quinlan's daughter who has given him information on life in this house while she lived there. No one else spoke; Attorney Griffin closed the public hearing.

Mayor Foy said he was delighted that the Quinlin house is being considered for local landmark designation. Mayor Foy said Mr. Quinlin was a lumberman from Pennsylvania who established a saw mill in Quinlan Town which is now part of the watershed property. Mayor Foy said he felt that it would not be a problem for this house to receive designation on the National Registry. However, if a letter is needed the Board of Aldermen could certainly write one.

Alderman Moore moved, seconded by Alderman Feichter, to adopt an ordinance designating the Charles and Annie Quinlan House at 274 South Main Street for Local Landmark Designation. The motion carried unanimously. (Ord. No. 18-04)

Alderman Feichter said the Board has reviewed several applications for local landmark designation and information in the reports are a real treasure. It is like going back in history. The Board expressed appreciation for all the time and effort which are put into restoring a home of this quality.

#### Public Hearing - Fiscal Year 2004-2005 Budget

Manager Galloway said as required by State Law, the Board must hold a public hearing on the proposed annual budget. After presenting the preliminary document to the Town Board, an advertisement was published in the newspaper giving notice of the public hearing.

The proposed 2004-2005 Fiscal Year Budget totals \$20,639,260 and is broken down into the following four funds:

General Fund	\$10,654,950	Water Fund	\$ 1,811,910
Sewer Fund	\$ 1,747,640	Electric Fund	\$ 6,424,760

There are also two support operations which are financed by contributions from the four funds, the Public Works Building at \$220,310 and the Garage at \$336,980.

The proposed 2004-2005 budget is \$69,640 less than the original budget for 2003-2004. It allows a 3% cost of living adjustment for all employees. In addition, the Town's contribution to a 401(k) retirement account for all non-law enforcement employees will rise from 3% to 5% of earnings. Law enforcement officers have received this benefit since 1986. Both of those are set to take place on January 1, 2005. The Town will continue to pay the full cost of health care insurance for 2004-2005, even though the premiums will rise by 11.54%. In order to do this, employees were required to move to the Med 500 Plan, where the deductible level increases from \$400 to \$500. Otherwise health insurance would have risen 18.5% and it would have been extremely difficult for the Town to absorb that entire increase.

In the General Fund, the property tax rate will remain at 43 cents per \$100 of valuations, and all other fees, with the exception of the Fire Service Charge, shall stay at the present levels. It is proposed that the Fire Service Charge which is collected through water bills be increased by 20%. This will be the first increase since at least 1987. Those who pay the Fire Service Charge through the Fire District Tax on their County tax bill have seen increases each time property is revalued, but the fee on the water bill has remained the same. For a home, this increase will be 50 cents per month. For the Town, it will only result in an estimated \$9,000 of increased revenues.

Manager Galloway said the utility system is in need of more attention. Waynesville operates approximately 100 miles of water lines and 80 miles of sewer lines. Some of these lines are approaching 100 years of age, and many of the lines were built with materials that were not designed to last for the amount of time they have been in use. In both the Water and Sewer Funds, a rate increase of 5% in monthly rates is proposed. An increase in charges for connections to the water and sewer lines is also recommended. These rate increases will not generate enough revenues to address the needs for maintenance and repair and replacement of the water and sewer lines. However, during

the coming year Town Staff will investigate alternatives and develop some proposals to the Board for a long term solution to this problem.

Manager Galloway commended the department heads for their hard work in developing their budget requests. He also extended thanks to Finance Director Eddie Caldwell and his staff for gathering the data, negotiating with department heads and putting those requests into a format that he and Mr. Caldwell used over several weeks in working toward the proposed budget presented to the Board. Manager Galloway thanked the members of the Board for their thorough review of the budget and for assuring that the goals in their service to this community are being fulfilled.

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

Roscoe Wells, 85 E. Marshall Street, Waynesville said he was concerned with Section 6, Page 34 regarding Powell Bill and the proposed streetscape in front of the new Justice Facility. Mr. Wells said he has already contributed to the Justice Facility with his County tax dollars and did not feel that the Town of Waynesville should be spending \$112,000 to take care of the County's landscaping problems. When the sidewalk is torn up with a construction project you should not leave it that way, it should be repaired. Manager Galloway said the landscape proposal is not located on County property but rather on the Town's sidewalk area for sidewalk improvements, streets lights, etc. Mr. Wells said he did not have a problem as long as it is not located on County property. No one else spoke; Attorney Griffin closed the public hearing.

Alderman Feichter said each year she is astounded with how Manager Lee Galloway and Finance Director Eddie Caldwell come up with this budget, adding that it is almost a work of art, treating the employees the way they do and monitoring the property of the citizens of Waynesville. Even with the way the economy is, no employee has lost their job and services have remained the same.

Alderman Moore said each year Manager Galloway and Finance Director Eddie Caldwell have done an excellent job. They take care of the Town's money, its citizens and employees.

Manager Galloway said the department heads realize that if some items they request are cut and things happen during the year, they can always come back to him or Finance Director Caldwell and they will find a way to address the issue and get them the equipment or materials they need.

Alderman Brown said it is amazing to look back over the previous budgets and see the different problems which are addressed each year. For instance this year one of the issues to be addressed are the aging water and sewer lines. Another issue is the funding from Haywood County with Recreation. Alderman Brown said it may be a good time to establish a Recreation Summit in order to address the duplication of programs in the County. It would be beneficial to address these issues before they become larger.

Manager Galloway said about ten years ago recreation was being discussed and a representative of the State came in and recommended that either the County take over full responsibility for recreation or provide more support to Canton and Waynesville in their programs which serve residents of the Town and those outside the Town. The consultant did not recommend that the County and Towns

go separate ways with the County starting its own program.  
No action was taken. The budget will be placed on the June 22 agenda for adoption.

#### Continued Public Comments on the Conservation Easements of the Allens Creek Watershed

As directed by the Board, the public comment period was extended on the proposed Conservation Easements on the Allens Creek Watershed so that those who have not previously had the opportunity to offer comments will be able to do so. No one attended to speak at the meeting. Alderman Brown suggested that this item be placed on the agenda until the first meeting in July in order to give persons additional opportunity to offer comments on the conservation easements.

#### Request to Close Alley Behind 489 Pigeon Street

A few years ago, a church was constructed at 489 Pigeon Street, near where the street intersects with Hillside Road, Thomas Park Drive and Oakdale Road. After the church was constructed, some additions were started, some of which were completed and some were only partially completed.

The property is now in the hands of BB&T Bank as the mortgage holder. The bank had a survey prepared in April 2004 and found that some of the improvements appear to be on an unopened/unimproved alley running between Craven Street and Hillside Road. A request was received from Robert Mason, City Executive for BB&T Bank, asking that the Town Board take the appropriate action to close this alley.

This request has been discussed with Public Works Director Fred Baker. He noted that the alley presently intersects with Hillside Road and Thomas Park Drive where those streets enter Pigeon Street. In the past few years, several improvements have been made at this intersection in an attempt to correct an unsafe situation for motorists. To add another access to that intersection would create more traffic hazards; consequently, he would be opposed to ever opening that alley as a public street. Mr. Baker has also noted that so often when the Town has abandoned and closed a street right-of-way, somewhere in the future, the Town finds that it needs the right-of-way for a utility easement, either for water, sewer, electric or storm water. For that reason, he was opposed to the Town totally giving up its rights to this unnamed/unimproved alley. Manager Galloway asked the Board to take this into consideration.

In the past, when requests to abandon other alleys have been received, it has been asked that the person/firm making the request bear the expense of advertising, surveying, legal fees and any other related costs.

Alderman Brown said this is one of the alleys that were laid out in the early 1900's as part of the Thomas Park subdivision and there were probably 10 or 12 in this area.

Alderman Brown moved, seconded by Alderman Caldwell, to adopt a resolution of intent to close the alleyway as requested and to retain the right to maintain utility easements. The motion carried unanimously. (Res. No. 8-04)

Petition from Residents on Boundary Street to Close Street For Block Party

Manager Galloway said a petition was received from the residents on Boundary Street requesting that the area between Walnut Street and Mead Street be closed on July 4 from 2:00 p.m. until 8:00 p.m. in order for the residents to have a block party.

Alderman Brown moved, seconded by Alderman Feichter, to approve the request to close the portion of Boundary Street between Walnut Street and Mead Street on July 4 from 2:00 p.m. until 8:00 p.m. The motion carried unanimously.

Adjournment

With no further business, Alderman Brown moved, seconded by Alderman Feichter, to adjourn the meeting at 7:47 p.m. The motion carried unanimously.

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Phyllis R. McClure  
Town Clerk

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Henry B. Foy  
Mayor