

AGENDA
REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
TOWN HALL
JULY 10, 2007
TUESDAY – 7:00 P.M.

The Board of Aldermen held a regular meeting on Tuesday, July 10, 2007. 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, Town Attorney Woodrow Griffin, Assistant to the Town Manager Alison Melnikova and Police Chief Bill Hollingsed. Mayor Foy called the meeting to order at 7:00 p.m.

Approval of Minutes of June 12, 2007

Alderman Caldwell moved, seconded by Alderman Feichter, to approve the minutes of the June 12, 2007 meeting as presented. The motion carried unanimously.

Public Hearing - Consideration of Three New Street Names - Old Dayco Property

A layout of the new Waynesville Commons Shopping Center proposed for the old Dayco Property along South Main Street and Hyatt Creek Road was presented to the Board. As a part of this project, there are three new streets being created, and these will require names for addressing purposes.

The developer is proposing that the road connecting South Main Street to the shopping center next to Hardees be named Dayco Drive. The road leading from Hyatt Creek and passing in front of Walmart and Home Depot and looping back along the rail road tracks almost to the beginning is proposed as Town Center Loop. A third road, leading northwestward from Town Center Loop and located next to Walmart is suggested as Plaza Place. The developer has presented these proposed names to the Haywood County Addressing Office and there was no objection.

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

Mayor Foy expressed concern with one of the street names, Town Center Loop, feeling that the name of “Town” should be used in the Hazelwood area or the center of Waynesville. Mark Clasby said all three names have been approved through the Haywood County Addressing Office and it was felt since the development will be called Waynesville Commons, it would be appropriate to be named Town Center Loop. The recommended street names were a consensus of the developers and town staff.

Alderman Brown moved, seconded by Alderman Feichter, to approve the three street names of Dayco Drive, Town Center Loop and Plaza Place as presented. The motion carried unanimously. (Ord. No. 23-07)

Presentation by ADW Architects Preliminary Plans for Police/Development Offices

At the meeting of June 12, Jim Powell and Keith Carlyon of ADW Architects presented the preliminary design for the renovation and expansion of the police department and the new development department and town meeting room across the street from Town Hall. At that time, the architects had more precise cost figures for the new facility, but with the rising cost of concrete and steel and the uncertainty of what can be encountered during a total renovation, the numbers were higher than had been anticipated. Mr. Powell and Mr. Carlyon vowed to go back to their estimator to confirm the figures and to revisit the construction plans to come up with alternatives to reduce the potential costs.

The Police Chief and Management Staff have had a meeting and exchanged several emails with the architects since the June meeting. They have made a number of changes to the building in an attempt to trim the costs, and they have suggested a long list of options on the building which might be bid as alternates for construction.

With the construction of the new fire station progressing at a very good pace, renovation and expansion of the police department and development offices could begin next spring. The work should be placed out to bid in the fall of this year. The architects have been working at a fast pace to offer the town options and possibilities to consider in helping the Town determine what it can afford.

Jim Powell with ADW Architects said after the schematic plans were originally submitted, it was felt that everyone liked the design, but the cost estimates were higher than expected. Since that time the architects have worked to find some creative ways to save money but maintain the character of the structure on the outside and inside. A lot of effort was made to get the project to work right and reduce the amount from 4.5 million to 3.76 million.

Keith Carlyon said the design of the building is in keeping with what was submitted originally, some cost savings were found and cost estimates were updated. Furnishings were reduced by approximately \$80,000, or about one half of what was originally estimated. The second floor has been shelled, and could be completed at a later time. Masonry piers in the front were reduced from five to three, and it was felt that this improves the transparency of the entrance area. The overall building height was lowered two (2) feet. Outside area lighting fixtures were reduced and the amount of stone on the building's exterior was lowered to approximately 4' 8". The level of base interior finishes was lowered, to include standard carpet, tile in the bathroom areas but not in the lobby. The long canopy entryways on the Wall Street entrance area were reduced to two entryways with small metal canopies over the entrance doors. Plans were changed for a small break area located on the lower level, to move the area closer to the existing plumbing. Costs may be reduced if town crews perform the sidewalk paving around the building. The vestibule leading to the lobby area could be removed, but separate doors remain leading from the lobby area to other areas. Some green building items have been retained. One

of the items recommended to be removed that the Board may want to consider keeping is the energy efficient units on top of the building. There could be additional cost savings if refurbishing of the existing restrooms could be delayed. There could be significant cost savings if the work on the back side of the building, including the parking lot, hill grading, and added public parking could be done by Town Staff.

The glass wall at the entrance area is approximately 26 feet high and the overhang extends out approximately eight feet. Mayor Foy expressed some concern about removing the canopy from the front door since this area of the building has a western facing side. Mayor Foy that he did not want to see the stone work reduced. Alderman Feichter said the appearance of the building is important to the Board and she liked the fact that the architects kept the design of the building without diminishing its appearance. Mayor Foy felt that if some of these items are not put in now it would be more difficult to add them later. He felt that the wood structure on the front entrance, stone wall and vestibule were important and should remain in the project.

Alderman Moore asked why the Town would build a beautiful building on the outside and not have beautiful furniture on the inside. Keith Carlyon said once bids are received, the furniture could be set up as one of the alternates.

Police Chief Hollingsed said option #6, the Briefing and Training Room, is important to the Police Department. This room could be used as a briefing room and for training, saving the Town money by providing a location for training in the Western North Carolina area rather than sending police officers across the State to areas such as Salemburg for training.

Mayor Foy said Waynesville is growing and by the time the construction of this building is underway the building will be needed. Alderman Caldwell said the Town contributed money to purchase the Dayco property and once the sale of this property is closed the Town's money will be returned. Additional money will be received by the Town when the Pancake House property is sold. He said this should provide the additional one million dollars needed for the building.

Alderman Brown expressed concern that the project estimates were so much higher than originally submitted. Manager Galloway said when the architects submitted a figure of 4.5 million dollars he had concern with the project. However after reviewing the Town's financial situation and after speaking with Finance Director Eddie Caldwell it is felt that the Town can afford to spend up to slightly above four million dollars for this project. He said if the project is bid in November or December 2007, bids could come in as high as 4.8 million. It was felt that bids should be received and then alternates could be established. There have been some discussions with the architects about how many alternates should be added. Keith Carlyon suggested that some items be kept in the base number and other items can be set up as alternates, giving the Board more flexibility.

Mayor Foy said things such as finishing the second floor after the building is constructed would be more expensive if done at a later time because of the nuisance factor.

Manager Galloway added that taxes were increased last year by two cents to help pay for the Police Building. This increase totals \$177,000 per year.

Alderman Caldwell pointed out that if items such as tile are replaced with cheaper, lower quality material it would not last as long. Alderman Brown expressed concern that work performed by Town employees such as sidewalks may not necessarily be cheaper and would leave other Town projects undone. Architects said there would not be a general contractor's markup if town employees complete the work. Alderman Caldwell said the contractor charges more for materials and the town may get a discount. Construction by town employees of the sidewalk at the Fire Station resulted in savings for the Town.

Jim Powell said they are trying to do their best in their design to get the best prices possible. If this project is bid at the end of the year it is not known what the construction market will be at that point and it is important to give the Board flexibility in the project. To bid out something that they feel like will be in the 3.76 million dollar range, with whatever options are chosen, would give the Board flexibility in what may be a tough market at that point. He does not feel that there will be a lot of cost difference in including the items in the base bid or alternate at this point. After bids are received, these can be included as part of the project cost rather than change orders. Mr. Powell felt that there should be no more than six alternates. Manager Galloway said he would like to review the figures and prioritize some of the ten alternate items presented to the Board with Finance Officer Eddie Caldwell and Police Chief Hollingsed and come back to the Board at a later meeting. Mr. Powell said they can do more sun angle studies to determine how the sun will be coming into the main lobby space.

Mayor Foy said the Architects have done a good job and this project will add to Main Street. Keith Carlyon said they would like to move forward with the drawings, refining the options and then come back to the Board with better pricing.

Alderman Moore moved, seconded by Alderman Caldwell, to authorize the architects to proceed to the next phase with 30% Construction Drawings. The motion carried unanimously.

Consideration of Resolution Additional 1% Occupancy Tax in Haywood County

In 2006-2007, there were committees established by the Haywood County Commissioners to consider the funding and expenditures of the Tourism Development Authority (TDA). Mayor Foy was asked to represent the Town in those meetings. The Committees eventually made recommendations to the County Commissioners, and that body adopted a resolution requesting that the North Carolina General Assembly amend the statutes allowing Haywood County to increase the occupancy tax by one cent. The purpose of the additional tax would be to increase promotional advertising and attract more visitors to Haywood County and expand the revenues generated by tourism, one of the strongest legs of our local economy.

Representative Ray Rap has introduced such legislation, and on July 11, the matter will be heard by one of the subcommittees in the State House of Representatives. Representative Rapp has a resolution passed by the Haywood County Commissioners in support of the increase in the occupancy tax. He has asked that the municipalities in the county also adopt resolutions in support of the legislation. The Town of Maggie Valley will be considering a resolution at their meeting next week.

Alderman Brown moved, seconded by Alderman Caldwell, to endorse the concept and adopt a resolution supporting the additional one-cent assessment on the Occupancy Tax in Haywood County. The Tourism Development Authority would determine how the additional money would be spent. The motion carried unanimously. (Res. No. 17-07)

Candice Ledford - Skateboarders

Candice Ledford, 491 East Marshall Street, requested time to speak to the Board regarding the need for a skateboard park in Waynesville. Ms. Ledford said the community and schools have done a wonderful job in providing places for athletes to participate in sports that they enjoy. She felt that the Town should provide a place for people to skate if they could provide a place for dogs to play, giving the youth a safe place to skateboard and help them stay out of trouble. Ms. Ledford said other places have skateboard parks, including Burnsville, Swain County, adding that the Tony Hawk Foundation provides grants and she would be willing to help, but she was not sure how to help. Most of these kids are very nice, respectful kids that spend the night at her house. She would just like to see them provided with a place to skateboard. She can't afford to pay \$12 for her child to skateboard.

Mayor Foy said it is very difficult to find property suitable for skateboarding. At one time the Dayco property was made available. Alderman Caldwell said the Town put aside \$75,000 in their budget and worked with Youth For Christ representatives Rob Doleman, Josh Pearman and skater Jared Lee. Alderman Caldwell said he serves on the Salvation Army Board and recently spoke with Captain Craig. The Salvation Army has allowed skateboarders to use their property for skateboarding. Alderman Caldwell spent time visiting skateboard parks in Morristown and Brevard with former Parks and Recreation Director Mike Smith. Alderman Caldwell said it would cost approximately \$300,000 just to build an enclosed skateboard park. Mayor Foy said Haywood County operates a Recreation Program and owns a large amount of property on Allens Creek. He pointed out that the Town would be glad to help but it would be good for Haywood County to help as well. Ms. Ledford asked what the Town plans to do with the property where the old swimming pool was located. Manager Galloway said there were some issues about the building on this property if a skateboard park was built on this site.

Manager Galloway asked about the field at the old Hazelwood School. Alderman Brown said there was no dedicated use that he was aware of, the field is used for softball regularly and football occasionally. Alderman Feichter said the Board is supportive of a place for these kids to skate, and she suggested that the group gather information, including specific figures for the cost for the type skateboard park they would like to have because organization is what gets things done. Alderman Caldwell said it is also important to have a skateboard park in a location that these kids can walk to. It was the consensus of the Board that Ms. Ledford approach Haywood County Recreation Director Claire Stewart with her request.

Alderman Brown said if the desire is there it can be done. As an example, in the mid 1970's a football stadium was built with the efforts of one person, Hallett Ward. The Haywood County School system donated the property and \$500,000 in private money was raised. Alderman Brown said the Town has money set aside for a skateboard park, but it will take efforts of this group to get it started. He said it is important to remember that there are laws and ordinances

and consequences to be paid if those are violated, adding that you can't skateboard and endanger other people.

Jared Lee said it would be good to have a place close enough for these kids to walk to skateboard and not have to spend so much money. He thinks that these kids may think they are criminals and that the justice system is corrupt since they have to go to Court. Mr. Lee said people fly him all over the World to skateboard and he feels like a criminal if he skateboards in his Town. Alderman Brown said if other people are endangered it is a crime and that is a fact that has to be faced and a price has to be paid. Jared Lee said he wanted to work with the Town and the Police Officers and play by the rules. Alderman Moore told the skateboarders if they ever had a question about what is allowed, they should call the Police Chief.

Police Chief Hollingsed said when the Kiwanis playground was built there were 15 - 20 police officers helping to build the playground. If a skateboard park is built they would be willing to help then as well. The Police Department does not have a skateboard patrol as it was mentioned in the newspaper and they do not want to run up and down the street enforcing the ordinance regarding skateboarders. There are rules in society and there is a notebook of letters at the Police Department from property owners stating that skateboarders are trespassing. He told the group if they had simply asked for permission to hold a skateboarding demonstration, they Town would have worked with them. A handful of individuals hurt everyone by breaking the rules. Skateboarders knew that they were not allowed to ride skateboards in the downtown area, but did anyway and then ran from the Police Department. The Police Department does not want to get calls from the local funeral homes that a skateboarder is holding on the back of a hearse as they leave the funeral home. One of the skateboarders held on the back of truck to be pulled down Main Street. These are safety issues and should never be done. The Police Department and the Town of Waynesville want to work together with the skateboarders. No action was necessary.

Adjournment

With no further business, Alderman Feichter moved, seconded by Alderman Brown, to adjourn the meeting at 8:35 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Henry B. Foy
Mayor