

REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
TOWN HALL
NOVEMBER 13, 2007
TUESDAY - 7:00 P.M.

The Board of Aldermen held its regular meeting on Tuesday, November 13, 2007. Members present were Mayor Henry Foy, Mayor Elect Gavin Brown, Aldermen Gary Caldwell, Libba Feichter and Kenneth Moore. Also present were Town Manager A. Lee Galloway, Town Clerk Phyllis McClure, Assistant to the Town Manager Alison Melnikova and Town Attorney Woodrow Griffin. Mayor Foy called the meeting to order at 7:00 p.m.

Approval of Minutes of October 23, 2007

Alderman Caldwell moved, seconded by Alderman Feichter, to approve the minutes of the October 23, 2007 meeting as presented. The motion carried unanimously.

Public Hearing - Amendment Regarding Driveway Access - Section 154.128(B)(8)(b) and Section 154.128(B)(8)(c)

In June of 2007, Mr. Harold McClure requested an amendment of the Land Development Standards to permit non-residential development on property he owns in the South Waynesville Neighborhood District. The Planning Department staff and the Planning Board recommended the request; however, after a public hearing on the issue the Board tabled the amendment in response to concerns about driveway access to the Bypass.

The requested change to Section 154.128(B)(8)(b) adds the following text to expand the area in the South Waynesville Neighborhood District permitting non-residential uses:

“and on lots abutting the Great Smoky Expressway (US Highway 23-74) provided these lots have approved vehicular access to the Great Smoky Mountain Expressway.”

In response to the direction from the Board at the June meeting the staff has added a second change to the Land Development Standards to Section 154.128(B)(8)(c) which addresses the minimum separation between driveways on the Great Smoky Mountains Expressway (US 23-74). As this road is one on which higher speeds are permitted, in the interest of public safety, it is recommended that certain distances between driveways and streets be specified. The two recommendations for the section of the Great Smoky Mountains Expressway in the South Waynesville Neighborhood District are:

1. that there be a minimum separation of 150 feet between driveways, and
2. that there be a minimum separation of 250 feet between driveways and intersecting streets.

Attorney Griffin opened the public hearing. Harold McClure said he did not have a problem with the amendments being proposed. No one else spoke; Attorney Griffin closed the public hearing.

Mayor Elect Brown moved, seconded by Alderman Feichter, to adopt an ordinance amending Sections 154.128(B)(8)(b) and 154.128(B)(8)(c) as proposed. The motion carried unanimously. (Ord. No. 28-07)

Request for Parking Spaces on Virginia Avenue

There has been a change in the use of the Old Hazelwood School site by the Haywood County Board of Education. Previously, the facility was the site of the Job Link Program, and there were problems with the manner of parking vehicles and with individuals loitering in the area where their vehicles were parked and leaving litter and debris on the ground. In attempting to address the problem, the Town eliminated parking in that area. In years past, a number of changes have been made to the parking allowed in that area in response to input from residents.

The facility now serves as a Conference Center for the School System. With the change in use, there is a need for additional, convenient parking along Virginia Avenue at the south end of the School's facility.

Police Chief Bill Hollingsed met with Dr. Bill Nolte to discuss the need for additional parking. There are two full travel lanes on this section of road and a parking lane that is currently posted "No Parking". The school system would like to add as many spaces as possible to accommodate their needs at the conference center. The Police Department has attempted to contact the property owners on the east side of Virginia Avenue in the area where parking is sought. Though they were unsuccessful in finding one of the property owners, those they have heard from were in support of the needed parking.

A report was prepared by Chief Hollingsed indicating his recommendation on this request to add the parking spaces along the west side of Virginia where the parking lane now exists. Manager Galloway said he would concur with the recommendations of the Police Chief that parking be permitted on the west side of Virginia Avenue as indicated on the map presented to the Board.

Mayor Elect Brown moved, seconded by Alderman Caldwell, to repeal the Section 54-148(g)(2) of the Town of Waynesville Code of Ordinances that applies to the parking on Virginia Avenue and permit additional parking spaces in front of the Haywood County School System to the end of the Haywood County School Board property as recommended by the Police Department. The motion carried unanimously. (Ord. No. 29-07)

Commercial Garbage Collections

In submitting their requests for the 2007-2008 General Fund Budget, the Sanitation Department asked for \$100,000 for changes and improvements to the trucks used in the collection of commercial garbage. They recommended that a new garbage body be purchased for the 2003

Mack Truck at an estimated cost of \$80,000. In addition, they recommended that the Town spend \$20,000 to recondition its 1993 Ford L8000 commercial garbage truck.

During the budget work sessions in the spring, the Board and staff discussed these requests. At that time, it was noted that the Town uses side loading trucks to collect commercial garbage and there are only two companies in North America that continue to manufacture side loading units. Most communities have switched to front loading commercial trucks as they lift larger sized dumpsters than the side loaders (eight cubic yard vs four cubic yard) and operate with a one person crew rather than two people. The units are more efficient and cost effective. We have some significant concerns about being dependent upon such a limited number of firms which offer side loaders. Many firms offer the front loading units.

In July, Manager Galloway said several members of Town Staff visited the City of Pigeon Forge to meet with several representatives of their public works department to discuss their switch from side loaders to front loaders. They operate many more trucks than Waynesville because of their extremely large commercial area, but they were generous with their advice on their conversion. Over a three-year period, they have gone from eight to six trucks. Waynesville presently has two trucks and it is felt that two trucks are still needed, as we must have a back up in the event of a breakdown.

As noted, the request from the Sanitation Department sought \$100,000 to upgrade the two existing commercial trucks. Rather than continue with the side loading system, it was felt that it would be much better to invest no more money into the side loading system but to make the switch to front loaders.

Manager Galloway said in order to do this, between \$500,000 and \$600,000 is needed. Of that amount, an estimated \$380,000 is needed for two commercial trucks, including the cab and chassis and front loading commercial body. In addition, we will need to purchase a sizable number of front loading dumpsters and begin replacing the side loading dumpsters we have at present. The Town currently has around 350 dumpsters, some of which are leased from the town and some of which are owned by the businesses. The Town would continue to lease units in the future.

Over a period of time, the Town would need to phase out the side loaders and phase in the front loaders, but would need to establish a deadline by which time all customers must have a front loader dumpster. One of the side loading trucks would continue to operate until all side loading units are replaced, but we cannot afford to operate these side loaders forever. The sooner we could make the conversion, the better off we would be; otherwise, we would have to spend substantial sums to keep those side loaders in operation.

Manager Galloway said while we do not have all the answers to all the questions at the present time, the following scenario could be used. During year one, the Town could expend the \$100,000 budgeted for capital outlay in sanitation for buying front loading dumpsters. In addition, we could add the money we already have appropriated for annual dumpster replacement, giving us \$117,000. That would replace more than half the dumpsters in the town.

We could then buy 40 or so dumpsters in each of the next three years until all side loading dumpsters are replaced.

In the next 60 days, specifications could be prepared and bid out the two front loading commercial trucks which are estimated at \$180,000 to \$190,000 each. If we financed those two trucks over a five-year period, at 4 % interest, the annual payment would be between \$80,000 and \$85,000. The Public Works Director, Finance Director and Manager Galloway agree, that it is better to lease purchase the two trucks and buy new dumpsters as opposed to spending \$100,000 for one year to recondition two side loading trucks.

Another factor in these considerations would be that if the Town spent \$100,000 this year to recondition the two trucks, we would still need to spend \$180,000 within three years to replace the 1993 truck. In addition, there would be the continual cost of replacing the side loading dumpsters each year, and we have been spending around \$15,000 annually for this purpose.

Finally, the switch to a front loader should save the Town money in personnel costs, as a front loading truck requires one employee and a side loader requires two. In our case, though, with the increasing work load in the Sanitation Department, the employee freed from the commercial truck would probably be switched over to the collection of residential trash or yard waste. But that need would exist regardless, so it may just save money in one area of sanitation and spend it in another area.

Manager Galloway recommended that the Town begin making the conversion to the collection of commercial garbage by front loading trucks during the current fiscal year, using lease purchase financing to pay the cost of two trucks and that a program be implemented to replace the dumpsters over a three-year period.

Alderman Caldwell expressed concern with electrical wires and narrow street, especially on Montgomery and Wall Streets. Manager Galloway said town staff is aware of these situations. The Town has a total of 342 dumpsters. Manager Galloway said in the process to switch it may be possible to continue to use the side loading truck one day per week for those dumpsters located in areas that would be difficult to switch to front loading dumpsters.

Alderman Moore asked if it would cost the business owner to switch over to the front loading dumpsters. Manager Galloway advised that in the future, businesses would be charged based upon the volume and frequency of service, just as they are at present.

Alderman Brown asked if there are advantages for employee safety by switching to the front loading trucks. Manager Galloway said it would definitely be safer because the employee never gets out of the truck. He added that heavy loads strain the side loading truck. There is less strain on front loading trucks. Approximately \$80,000 - \$90,000 would need to be spent each year for the next five years. There won't be a need for as many boxes because the new boxes would be 6 - 8 cubic yard boxes. If some customers currently have two eight-cubic yard boxes, they may be able to replace those two boxes with one eight-cubic yard box. Manager Galloway said bids could be received and will be put on the Board's agenda in January 2008.

Mayor Elect Brown moved, seconded by Alderman Moore, to proceed with the waste management program recommended by Town Manager Galloway. The motion carried unanimously.

Bernie Branhut - Congratulations to Board of Aldermen

Bernie Branhut congratulated the winners of the November election. Mr. Branhut thanked Town Manager Galloway for sending him reports and keeping him informed during the election process. He relayed to Mayor Henry Foy "job well done".

Report on Electric Rates

Manager Galloway said that back in 2004, Finance Officer Eddie Caldwell came to him with concerns regarding the electric fund. The price of fuel had gone up and Progress Energy was passing the increase along to the Town. Hurricane Katrina played a part in the increase. The Town kept adjusting rates on a quarterly basis. On August 1, 2007 electric rates were increased 3 ½%, increasing electric revenues \$20,000 per month to help pay for the substation. But the Town was paid \$90,000 more in fuel charges during July to October of 2007 compared to the same four months of 2006. It was felt that they should come to the Board to report that there may be a problem, but would like to wait one more month before making any changes. If the Town experiences one more month in the red, an increase in the electric rates may be necessary beginning with the December 4 billing. Finance Director Eddie Caldwell said if the increase begins with the first billing of the month it would be fair and equal to everyone.

Manager Galloway said in the past quarterly adjustments were made. It is now recommended that monthly adjustments be made based upon higher fuel charges. He pointed out that the Town is not trying to make money. Mayor Elect Brown agreed that it would be better to stay with actual data rather than try to estimate in order to be fair to customers.

Additional information will be presented to the Board at the next meeting.

Distribution of 2006-2007 Audit

Finance Director Eddie Caldwell distributed copies of the 2006-2007 audit. This is the twenty-second year that the Town's audit has been done by Ray, Bumgarner, Kingshill and Associates. Mr. Caldwell said all four funds were in the black this year, there were no findings this year and the Town did not get a management letter. The auditors will present their findings at the November 27, 2007 meeting.

Organizational Meeting - Swearing In Ceremony

The organization meeting and swearing in ceremony for the incoming Mayor and Board of Aldermen is scheduled for the December 11, 2007 meeting. It was a consensus of the Board that Mayor Elect Brown invite Judge Marlene Hyatt to issue the oaths to the incoming board.

Elysinia Avenue and Hazelwood Avenue Intersection

Alderman Moore expressed concerns that the area of Elysinia Avenue and Hazelwood Avenue intersection is poorly marked. Manager Galloway will report this area for improvements to be made.

Christmas Decorations

Manager Galloway said \$15,000 was included in this year's budget and plans are to include this amount in the budget for the next three years to purchase new Christmas decorations. He recommended that a committee be selected to select decorations, adding that if purchased between January and August, the Town can get the decorations at a reduced price.

Adjournment

With no further business, Alderman Caldwell moved, seconded by Alderman Moore, to adjourn the meeting at 8:20 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Henry B. Foy
Mayor