

AGENDA
REGULAR MEETING
TOWN OF WAYNESVILLE
TOWN HALL - 9 SOUTH MAIN STREET
OCTOBER 12, 2010
TUESDAY - 7:00 P.M.

The Board of Aldermen of the Town of Waynesville held a regular meeting on Tuesday, October 12, 2010. 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, Purchasing Supervisor Julie Grasty and Town Attorney Woodrow Griffin. Mayor Brown called the meeting to order at 7:00 p.m.

Approval of Minutes of September 14, 2010

Alderman Caldwell moved, seconded by Alderman Greeley, to approve the minutes of the September 14, 2010 meeting as presented. The motion carried unanimously.

Public Comment Watershed White Pine Harvest Plan

As discussed at the meeting of September 14, the Watershed White Pine Harvest Plan is now up for public review and comment. The information has been posted on the Town's web site, an article on the subject was included in the quarterly newsletter and a news release was sent out encouraging the public to review the proposal on line or at the Municipal Building. Public comment was encouraged after review of the plan.

At the meeting on September 14, it was suggested that each agenda through November 9, 2010, include a specific section for public comment upon the Proposal. Rob Lamb from Western Carolina University and Forest Stewards attended the meeting to help answer questions that might arise or to address any issues that may arise at the meeting.

No one appeared to make comments regarding the Watershed White Pine Harvest Plan. This item will be included on the agenda of October 26, 2010.

First Quarter Report of Assets Sold on Gov-Deals Julie Grasty, Purchasing Supervisor

In accordance with Waynesville's Purchasing Policy, Purchasing Supervisor Julie Grasty is supposed to make quarterly reports of items sold on the Gov-Deals site. The Town has done well during the first quarter of this year in selling items, particularly in disposing of vehicles coming from the Police Department.

There have been a substantial number of bidders who are interested in the items offered by Waynesville on Gov-Deals. Town staff has been very pleased with the results and today, the

town receives far more in revenues than they did when auctions were held at Public Works. Ten years ago, the Ford Crown Victorias purchased had a price tag similar to the Dodge Chargers now purchased; however, those Fords were once sold for \$3,000 to \$4,000 at Public Works auctions and now the town receives double that amount or better. Local parties who are interested may also register to bid and try to purchase those vehicles, so they have not been precluded from participating.

Purchasing Supervisor Julie Grasty attended the meeting to submit the first quarter report. She reported that the total amount sold on Gov Deals First Quarter Fiscal Year ending on June 30, 2011 was \$39,286.01. Ms. Grasty said Waynesville gets much better returns by using this system. This amount exceeds the \$25,000 budgeted for the first quarter.

Manager Galloway said the switch to Gov Deals has been extremely beneficial to the Town. He added that Ms. Grasty has done a good job with selling items on Gov Deals. She is honest when advertising the items, giving bidders all information about the items. He felt that bidders are comfortable with submitting bids because they know what they are buying. No action was needed on the report.

Civil Penalties

Town Attorney Woody Griffin and Assistant Town Manager Alison Melnikova have been working on changing the Town Ordinances to allow for Civil Penalties in dealing with property management issues. In the past, many of the Town's cases on abandoned vehicles, accumulated junk, tall grass or dilapidated houses reached the point where the only option available was to take the offender to court. Many of these cases are not of the magnitude that they need to clog the court calendars, and town staff has searched for another way to address the issue.

In this matter, it is being proposed that the Code Enforcement Officer or others so authorized could write the property owner a "ticket" assessing civil penalties against the property owner for allowing the situation to occur or remain. This provides Town staff with another tool to use in attempting to resolve property management issues. There are daily fines assessed after the deadline for correcting the violation, and as these accumulate, the amount should reach the point where the property owner becomes convinced to correct the problem. This also keeps the matter out of court unless there is a resistance to pay the fine assessed.

Town Attorney Griffin explained the proposed changes. Attorney Griffin said the majority of code violations don't reach the point where they would need to be taken to court. This is an attempt to come up with a way to implement civil fines that the town would use and enforce. If people ignore what Code Enforcement Officer Warren Putnam is trying to do, this would have reasonable civil penalties, but it would get their attention. This would only apply after every opportunity has been given to respond to Mr. Putnam and efforts have been made to remedy the situation.

Manager Galloway said Warren Putnam tries to work with people. When he sees that no efforts are being made to resolve the code violation, the people will still have thirty days to resolve the problem. Mr. Putnam has begun to include the date when he opens the file on a particular issue.

Some of these go back several years. Alderman Roberson said hopefully this will speed up the process. No action was taken. This issue will be placed on the Board of Aldermen agenda for October 26.

Request for Street Closure Hazelwood Baptist Church

The Hazelwood Baptist Church has traditionally held a Fall Festival on Halloween when they have festivities for the children of the community. This year, the Church plans to have the Festival on Saturday, October 30, and they are requesting that a portion of Virginia Avenue be closed between Hazelwood Avenue and Kentucky Avenue. The hours of closing would be 4:00 p.m. until 9:00 p.m. to allow for set up in advance and clean up after the festival.

The Festival has been carried out for many years, and town staff has always found the Hazelwood Baptist Church to carry out their commitments in terms of the street closings. Town staff would plan to deliver the barricades to the Church on Friday, October 29 and collect them on Monday, November 1, with the Church members being responsible for placing the barricades at 4:00 p.m. and then taking them down at 9:00 p.m.

Alderman Roberson moved, seconded by Alderman Greeley, to approve the request to close a portion of Virginia Avenue on October 30 as requested by the Hazelwood Baptist Church. The motion carried unanimously.

Halloween

Manager Galloway said Halloween, on October 31, falls on Sunday this year. There have been some telephone calls and inquiries as to whether the Town plans to change the day for Trick-or-Treating to Saturday, October 30.

Manager Galloway said he was not sure what other towns in the county intend to do, but recalled that when this matter came up several years ago, the Town Board chose to leave the Halloween celebration on October 31. Manager Galloway wanted to present the matter to the Town Board for their thoughts and action.

It was the consensus of the Board to take no action on this issue.

Presentation of Proposed Revisions to Land Development Standards

Manager Galloway said on Monday, October 18 at 5:30 p.m., at the Waynesville Planning Board meeting, Craig Lewis with the Lawrence Group will make a presentation of the proposed revisions to the Land Development Standards. The Board of Alderman was invited and encouraged to attend. Manager Galloway said Mr. Lewis is a wealth of knowledge and the committee has put in an incredible amount of time on the proposed revisions, attending more than 50 meetings. The Planning Board may have this on their agenda at their meeting in November and the Board of Aldermen may have public meetings on the proposed revisions during December or January.

Manager Galloway said there are some changes, including changes to parking regulations in front of buildings. Currently there are twenty-nine zoning districts in Waynesville's land use area. The proposed revisions make changes so that there are twelve residential areas, but the regulations are the same for all residential areas. Alderman Greeley said it would be good for the Board to see a comparison of the current ordinance and the changes being proposed.

Mayor Brown said this process began two and one half years ago. He felt that all members of the committee that worked on these revisions, including those that did not remain on the committee until the end of the process, should be invited to hear the changes being proposed.

Changes at Town Facilities Proposed During Retreat

Manager Galloway said several months ago, during the retreat, some people were upset about changes being proposed at the Old Armory. Parks and Recreation Director Rhett Langston has this for discussion at the Parks and Recreation Advisory Commission scheduled on this date. Some of the changes include moving the weights out of the Armory back to the Recreation Center. A separate issue is how the Town should make better use of the Armory, with more activities to generate additional revenue. Manager Galloway said in looking at the larger picture, there is no way to know what the State's budget is going to be next year and how the Town should prepare to deal with this. One of the things Waynesville has done and will continue to do is find ways to utilize the town facilities more efficiently.

Alderman Feichter said one of the things to keep in mind is that the center is in a location convenient for people with no transportation and/or seniors and should not be closed completely.

Alderman Caldwell said a lot of people that visit the Old Armory are there to exercise, walk, and enjoy other programs offered at the Armory. It was felt that the facility should remain more for senior citizens during the day and space can be more accessible in the afternoons for programs such as Judo. Alderman Feichter said the Board has also discussed providing office space in the building for Malcolm Beasley and Jonathan Yates. No action was taken.

Report by Alderman Feichter on NCLM Finance Administration Meeting

Alderman Feichter said she just returned from a meeting of the Finance Administration with the North Carolina League of Municipalities. One of the items discussed at length is how sales tax is allotted, who makes the decision and how it is made. It was felt that any decision for changes in sales tax allotment should not be implemented in April or May when towns have already adopted their budgets. Mayor Brown said last year Waynesville received two million dollars in sales tax. Alderman Feichter said if the method for allocation is changed, many communities would have to come up with a large amount of money to make up the difference.

NCLM Conference

Manager Galloway said the North Carolina League of Municipalities Conference is scheduled October 24 - 26, 2010 in Winston-Salem, North Carolina. Mayor Brown, Alderman Feichter, Assistant Manager Melnikova and Manager Galloway plan to attend the conference.

Walnut Street Plaza

Alderman Caldwell said he spoke with Kathy Palmer with Palmer's Perms and Color in the Walnut Street Plaza. She said problems brought up by Mr. Biller at an earlier meeting still exist in the Plaza and she requested that the Police Department continue to patrol the area.

Invitation to ARC Fundraiser

Alderman Caldwell invited the Board Members to attend the ARC Fundraiser on Friday, October 29 from 7:00 p.m. until 11:00 p.m. at the Gateway Club.

Adjournment

With no further business, Alderman Roberson moved, seconded by Alderman Greeley, to adjourn the meeting at 8:10 p.m. The motion carried unanimously.

Phyllis R. McClure
Town Clerk

Gavin A. Brown
Mayor