

AGENDA
SPECIAL AND REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
TOWN HALL
JUNE 24, 2008
TUESDAY - 6:00 P.M.

CALL TO ORDER

SPECIAL MEETING - BUDGET WORKSHOP - 6:00 P.M.

REGULAR MEETING - 7:00 P.M.

ITEM 1. APPROVAL OF MINUTES OF JUNE 10, 2008

ITEM 2. PUBLIC HEARING
AMENDMENTS TO SECTION 154.212
BROWNSFIELD REDEVELOPMENT

You will recall that at the second meeting in April, a public hearing had been scheduled to consider changes to the Land Development Standards concerning Brownsfield Redevelopment areas. The Town had secured additional information pertaining to the Brownsfield regulations which prohibit principal buildings being placed on contaminated areas.

With this new information, it became evident that the Waynesville Commons Shopping Area would be unable to comply with the Land Development Standards and some alternatives were necessary to allow the construction in and around the Brownsfield areas.

Planning Director Paul Benson has drafted new wording for Section 154.212 which applies specifically to Brownsfield Development Areas, and this amendment is presented to the Town Board with the endorsement of Town Staff and the Planning Board.

ITEM 3. PUBLIC HEARING
AMENDMENT TO SECTION 154.108
DELLWOOD NEIGHBORHOOD DISTRICT (C) PERMITTED USES

A request has been received from Teresa Slye to have her property located at 66 Bradley Street rezoned or moved from the Dellwood Neighborhood District (D-ND) to the Russ Avenue Town Center (RA-TC). As you will see on the enclosed map of that area, the request made by Ms. Slye would expand the Russ Avenue Town Center District to the north side of Bradley Street. Ms. Slye states that the purpose would be to allow an electrical contractor's office, but as you are aware, once the zoning is changed, any permitted use in the Russ Avenue Town Center could also be permitted on this lot if it met the conditions to operate at that location.

Land Use Manager Byron Hickox attended the meeting of the Planning Board on May 19, 2008, and

he noted the goals for the Dellwood Neighborhood District when the Land Development Standards were adopted in 2003. He noted that the real issue is whether the parcel in question borders Russ Avenue enough to be considered part of the Russ Avenue Town Center or should it remain in the Dellwood Neighborhood District. In the past, the Town Board has declined a request to extend the Russ Avenue Town Center past Bradley Street.

Members of the Planning Board considered this matter at their meeting and were concerned about expanding the Russ Avenue Town Center beyond the Bradley Street boundary. The Planning Board felt that perhaps the permitted uses in the Dellwood Neighborhood District might be amended to permit construction and specialty trades in that district within the 500 foot corridor along Russ Avenue. This is the motion that was eventually passed unanimously by the Planning Board.

With this change in the process, the applicant withdrew the request to rezone the parcel to the Russ Avenue Town Center and indicated that he would find it acceptable to have his electrical contracting office as a permitted use in the Dellwood Neighborhood District.

ITEM 4. ADOPTION OF FISCAL YEAR 2008-2009 BUDGET ORDINANCE

The work sessions on the 2008-2009 fiscal year budget have been held and the public hearing on the document took place at the meeting of June 10. At the meeting on June 10, requests were received to increase the amount appropriated for two of the non-profit organizations which had requested funding. In addition, Aldermen Kenneth Moore suggested some different compensation alternatives for Town employees for the upcoming fiscal year.

At the time, Mayor Brown was not present, and it was suggested that there be an additional budget work session to further discuss the compensation matter and to clarify the impact these changes would have on the proposed budget. The work session was scheduled for 6:00 p.m. on Tuesday, June 24, one hour before the regularly scheduled meeting of the Town Board. As these agenda comments are being prepared, the final budget document is still uncertain, and we will need to consider the outcome of the scheduled budget work session as well as other requests for additional funding prior to the Board making a motion to adopt the budget ordinance for 2008-2009.

ITEM 5. RESOLUTION ON FINANCIAL OPERATING PLAN INTERNAL SERVICE FUNDS

As you are aware, the Town operates two Service Funds which support the various Town departments by providing warehousing/storage space or by providing vehicle related services. The Public Works Fund and the Garage Fund receive operating funds from appropriations made by the General, Water, Sewer and Electric Funds, with each being charged what is estimated to be their fair share of the use of the public works facilities or of the vehicular services.

There follows a Resolution on Financial Operating Plan for the Garage Operations in the amount of \$637,600 and the Public Works Building Operations in the amount of \$282,150.

As with the Budget Ordinance discussed in Item 4, after the public hearing on June 10, there remained some uncertainties as to what the Town Board would ultimately approve in the way of

employee compensation. Those numbers will have an impact upon the dollar amounts shown in the financial operating plan for the Garage Operations and for the Public Works Building Operations. These numbers may need to be adjusted prior to adoption of this resolution.

ITEM 6. EAGLE NEST WATER SYSTEM PROJECT ORDINANCE

There has been a good deal of discussion about the Eagle Nest Water System, and the Town Board has accepted a \$1,000,000 grant and a \$300,000 loan for the construction of this project. Up until this time, the Town Board has not been asked to adopt a Project Ordinance to cover the revenues and projected expenditures for this project.

We are at the end of the fiscal year, and it appears that the Eagle Next Water System project will span two and more likely three different fiscal years. We do have some expenditures for this project which have been made in the current, 2008-2009 fiscal year, and to be in compliance with auditing regulations, the Board needs to adopt the proposed Eagle Nest Water System Project Ordinance which is presented herein.

ITEM 7. FIRE DEPARTMENT PROJECT/POLICE DEVELOPMENT PROJECT
ORDINANCE
AMENDMENTS

As noted with the Project Ordinance for Eagle Nest Water System, the Fire Station and the Police Station/Development Office Projects span more than one fiscal year. The Project Ordinance was actually adopted some three years ago, and as you know, we have now completed the fire station for the most part and started the construction on the police station and development office. We now have much more accurate figures on these projects and need to make some changes to the numbers allocated in the different categories so that we will have fairly accurate figures for the auditors to review when they arrive in July.

Attached you will please find the Project Ordinance Amendments which are being recommended by the Finance Director and me.

ITEM 8. REQUEST FOR STREET CLOSING AND APPROVAL FOR
THE FIRST ANNUAL ROCK AND BLUES MUSIC FESTIVAL

Attached you will find a letter received from Ms. Lisa Hakanson, Event Coordinator, who indicates that a Rock and Blues Music Festival is being proposed to be held on Miller Street between Main and Montgomery Streets. The letter indicates that the event will be either September 20 or September 27.

To the best of my recollection, this is the first event of this nature, held in the Downtown Waynesville Association tax district that has been proposed by an individual without going through the DWA organization. I do not understand all of the ramifications of holding such an event outside of our partnership with DWA, and I have asked that DWA Director Buffy Messer review the request and make comments that I can relay to the Town Board.

If I gain more information prior to Tuesday, I will forward that to you. Otherwise, I will present whatever additional information I secure at your meeting on Tuesday.