

AGENDA  
SPECIAL MEETING @ 5:00 P.M.  
AND  
REGULAR MEETING @ 7:00 P.M.  
BOARD OF ALDERMEN  
TOWN OF WAYNESVILLE  
TOWN HALL  
MAY 26, 2009  
TUESDAY

Call to Order - Special Meeting - 5:00 p.m.

1. Continuation of Budget Workshop
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Call to Order - Regular Meeting - 7:00 p.m.

ITEM 1. Approval of Minutes of May 12, 2009

ITEM 2. PUBLIC HEARING AMENDMENT TO SECTION 154.233(F)  
BUILDING SETBACK REQUIREMENTS FOR INNS

The Planning Board received a request from a property owner that the Town's Land Development Standards pertaining to Bed and Breakfast establishments be amended to allow five rented rooms rather than four. This request was heard by the planning board on April 20, and the Planning Board voted to recommend to the Town Board that this request be denied.

The Planning Board discussed the matter and considered an alternative suggested by the Director of Planning. It was noted that the Supplemental Use Standards could be amended to permit inns within historic properties to waive the fifty (50') setback from side and rear property lines. In doing so, it would promote the preservation of larger, historic structures by permitting more rooms to be used by guests. In addition, it would affect far fewer properties through the Town. The Planning Board then agreed to recommend that the Town Board consider an amendment to the Land Development Standards that would change the conditional use standards for "inns" to reduce the required setbacks from fifty (50) feet to twenty-five (25) for inns located in historic structures. Buffers of at least 10 feet would be required. This passed by unanimous vote of the Planning Board.

(Note: The applicant was agreeable to this change, so they have technically withdrawn their amendment request in support of the Planning Board's recommendation.)

ITEM 3. BUDGET AMENDMENTS – FISCAL YEAR 2008-2009

During the budget work sessions, Finance Director Eddie Caldwell advised the Town Board that he would need to request a number of budget amendments to the 2008-2009 budget. For the most part, these are items that have been presented to the Board throughout the current fiscal year and in some cases, specific items that have been approved by the Board. These items were all discussed during

the budget work sessions, with explanations provided as to why certain accounts exceeded the budgeted revenues or expenditures.

Under the guidelines of the North Carolina Local Government Commission, when a department exceeds the expenditure levels budgeted to that department, additional funds must be appropriated to cover that excess expense. To cover the increase, we must often move money from the reserves of a particular fund to cover the overage from the revenue side.

There follows a list of the budget amendments that are needed at this time along with a brief explanation as to what the amendments cover.

It is possible that additional amendments may be needed before the end of the fiscal year, for as we explained, several departments are running very close and could possibly exceed expenditures budgeted for those departments.

#### ITEM 4.       AUDIT CONTRACT

For many years, the Town of Waynesville has hired the firm of Ray, Bumgarner, Kingshill & Associates to perform the annual audit on the Town's financial records. We have always been pleased and satisfied with the work of this firm, and it has been our observation that the audits they send to the Local Government Commission are approved without critical comment or the necessity to make corrections. In my 36 years of experience in finance and management of six municipalities, I have had the opportunity to work with a number of different accounting firms. There have been none that provided the expertise and skills that Ray, Bumgarner, Kingshill & Associates provides to the Town of Waynesville.

During the current fiscal year of 2008-2009, which is the third under a three year contract, this firm performed the Town's audit for a fee of \$27,500. For the next three year period, the firm has offered a fee as follows:

2009-2010	\$27,000
2010-2011	\$27,500
2011-2012	\$28,000

We are grateful that the audit firm has proposed a new three year contract which has an average fee equal to the fee paid in the final year of the current contract. What is even more impressive is that the proposal includes preparing any Single Audits which are required, and we know that one will be required of the Eagle Nest Water Project because of the amount of money involved in that project.

Finance Director Caldwell and I would recommend that the Town Board approve the three year contract offered by Ray, Bumgarner, Kingshill & Associates.

#### ITEM 5.       REQUEST FOR FUNDING - NAMI

Representatives of the NAMI organization have asked for time before the Town Board to make their request for funding in the 2009-2010 fiscal year. This matter was discussed during one of the budget work sessions. The group attended a Town Board meeting in February, 2009, and at that time, they indicated they would be seeking a \$2,000 grant from the Town to fund their \$3,500 budget.