

AGENDA
REGULAR MEETING
BOARD OF ALDERMEN
TOWN OF WAYNESVILLE
TOWN HALL – 9 SOUTH MAIN STREET
NOVEMBER 10, 2009
TUESDAY – 7:00 P.M.

CALL TO ORDER

ITEM 1. APPROVAL OF MINUTES OF OCTOBER 13, 2009

ITEM 2. SIDEWALK AGREEMENT
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NORTH MAIN STREET

The Town of Waynesville approached the North Carolina Department of Transportation about the deteriorated condition of the asphalt, curb and gutter and sidewalk in front of the BB&T Building on North Main Street. BB&T is in the process of doing some extensive renovations to the grounds and building they own at 370 North Main.

As a part of that project, BB&T approached the Town about the street, curb and gutter and sidewalks, hoping that those could be improved at the same time. The Town of Waynesville, through Public Works Director Fred Baker, had already been in communications with the NC DOT about the asphalt and curbing, so we had no question that the improvements were needed.

DOT District Engineer Joel Setzer met with Mr. Baker and indicated that the DOT had some funds available for sidewalk projects, so there were some negotiations over the funding of this project. In the end, the Town is contributing some money toward the curb and gutter and the DOT is contributing a maximum of \$11,500 for sidewalk engineering and construction. We are grateful to the DOT for their cooperation on making this project become a reality.

It is our recommendation that the Board authorize Mayor Brown to execute this agreement with the DOT for the sidewalk construction.

ITEM 3. AGREEMENT WITH N. C. DEPARTMENT OF TRANSPORTATION
 HOWELL MILL ROAD RIGHT-OF-WAY

When the North Carolina Department of Transportation was planning the design for improvements to Howell Mill Road, they were forced to take a portion of Town of Waynesville property along the south side of that road. This land is west of the Town's Recreation Center.

When the Town secured this property in the late 1960s or early 1970s, federal grant funds from the Land and Water Conservation Fund were used. There are special rules regarding those funds, and a community receiving a LWCF grant agrees that if the land or outdoor facilities are ever sold or converted to another use, the community agrees to replace the land or outdoor facilities with other land or outdoor facilities. During my career, I have dealt with this on two other occasions.

So the DOT, in taking a portion of the Town's property, must replace that property. They cannot simply pay the Town the fair market value, but must find property of a similar nature or value that can be put to use in other recreational purposes. Over the past 12 to 18 months, we have worked with the State DOT's engineers, Ko and Associates, on various properties near the recreation tracts. Several were tracts that we optimistically hoped could be used to extend the Richland Creek Greenway. But each one of those had certain challenges that the State did not feel comfortable with – developing in a potentially contaminated area or developing in what is a flood way. In a few other cases, there were pieces that were, for all practical purposes, useless to the Town for any purpose.

Finally, Ko and Associates keyed in on a piece of property located on the east side of Vance Street. This is actually a lot of .61 of an acre, which is more than what the DOT is taking from the Town, and it is owned by Bill Norris. The attached letter from Ms. Theresa Ellerby gives you more information on this piece of property and how it compares in value to the land DOT is taking from the Town. The nice part is that the DOT is willing to pay the cost differential of \$44,450 to facilitate the exchange. With this in mind, I would endorse the Town's acceptance of the proposed agreement.

ITEM 4. RESOLUTION
DECLARATION OF OFFICIAL INTENT TO REIMBURSE

At the present time, the Town is in the process of soliciting bids on several pieces of equipment. These include five police cruisers, three detective vehicles, a small track-hoe for the water and sewer maintenance and a sewer pressure washing truck. The combined, estimated cost of this equipment is \$414,800.

Finance Director Eddie Caldwell is soliciting proposals from various financial institutions to provide quotes on interest rates on financing these capital items, and award of these bids is scheduled for the next Town Board meeting. We would like to proceed with ordering and securing some of these items, but in order to pay for these out of the loan proceeds, it is necessary that the Town Board adopt a Resolution declaring that the Official Intent of the Town is to Reimburse the price from the loan proceeds.

We would recommend that the Town Board approve the following Resolution so that we would be authorized to reimburse the Town from the loan proceeds.

ITEM 5. ADOPTION OF UPDATED RECORDS RETENTION
AND DISPOSITION SCHEDULE

Town Clerk Phyllis McClure informs us that the State has adopted a new Records Retention and Disposition Schedule and that the Town would need to adopt such a schedule in terms of disposing of our own records. I would refer the Board to the following report from Ms. McClure.