

TO: Mayor and Board of Aldermen  
FROM: Lee Galloway, Town Manager  
DATE: July 7, 2010  
SUBJECT: Status Report through July 6, 2010

Another fiscal year has come to a close and we have begun the 2010-2011 fiscal year. What a challenge the past year has been, and from all predictions the new fiscal year will be equally challenging. In the midst of all of these many hurdles to cross, the Town of Waynesville has done well. We have been able to continue with our work toward the vision that the community through the elected officials have established, and while we might sometimes be slowed in our progress, we will not be deterred from continuing toward those goals.

As indicated at the Board meeting of June 22, I believe much of the credit must go to the excellent department heads and supervisors we have and to the dedicated elected officials. It has not been easy, but it has been much smoother with the combination of employees and elected officials we have in place, and I am confident that many other communities would envy the assets we have in terms of personnel, facilities and equipment. Thanks for all that you do as the elected officials to set the pace and provide the direction, to create the policies and then allow us the freedom to implement those policies and to pursue the vision that has been established.

### HAZELWOOD RENOVATIONS

Work continues on renovations to the Hazelwood Branch Office to which the Finance Department will move in August. We had a setback of sorts when asbestos was discovered in the glue for the tile throughout the building. It took a week to remove the tile and the glue. Work on the building stopped while the removal was underway. With that completed, the contractor on the project, EcoWise, has moved with vigor to complete the project, and they believe that the majority of the work will be completed by the last week of July.



Assistant Town Manager Alison Melnikova has supplied the Board with an updated report on the building and the expenditures. There have been a few changes to the project scope due to items that were unforeseen when the project was designed, but we believe that when the entire project is complete, the cost will be in the \$275,000 range. That includes all interior and exterior work, new drive-thru window, canopy and pneumatic tubes, several new heat/air units installed, tile removed and replaced, carpeting, painting, new ceiling tile throughout, handicap accessibility provided, windows replaced and all new furniture. It will be almost like a new facility.

We anticipate opening at the new location on Monday, August 23. In order to allow that to happen, it will be necessary to close the Finance Department on Friday, August 20 so that all necessary documents and materials may be transferred and the necessary computer connection changes made.

## WATER AND SEWER PROJECTS

The water project on **Dayton Drive and U. S. Route 19** is pretty much done, and the contractor is now connecting customers to the new line. Regretfully, we had a break in the 6 inch concrete asbestos line this past week and had to spend close to \$1,000 to repair the line. It would have been nice to have the new line finished and all customers connected so we could have avoided that expense, but such was not the case. We hope everyone will be switched over soon and we will have the old line out of the system.



The second part of the Grant/Loan Project calls for installation of various water lines throughout the town, and the contractor has been making progress in a number of areas. Lines on several streets have been replaced and more are scheduled over the next few months. There are lines that are galvanized and in poor condition, leaking from the pits and holes that form in the galvanized pipe often 40 to 50 years old. Hopefully, replacing these will help us reduce some of the unaccounted for water that has plagued the Town for years.

The replacement of the **Hendrix Street Bridge** continues at a slow pace. In the early stages, some unanticipated challenges came up for the contractor on that project, with some extra piles necessary for the bridge abutments. There were also some additional permits needed that the contractor did not anticipate, and that resulted in some delays for the work to begin. With the new fiscal year underway, our street personnel will be looking to commence the installing of the sidewalk along that street, one of the items we wanted to include while the street is closed for the bridge construction. Sidewalks will be constructed from Allens Creek Road to South Main Street.

We continue to do other water and sewer line repairs and replacements. At the end of the fiscal year, we were rushing to get the funds spent that the Board had allocated for utility work. A few years ago, a good deal of work was done in the Lenoir Circle and **Rolling Drive** area, but the lines from Lenoir Circle to Country Club Drive had been left undone. Water and sewer lines there were replaced this spring and that essentially completes our work in that area.

The work on the **Eagle Nest Development** water project is nearing an end. This involved the installation of more than 10,000 feet of water line, two water tanks and two booster pump stations to provide water to the tanks. On June 24, Public Works Director Fred Baker, Assistant Director Robert Hyatt and AECOM Engineers met with representatives of Buckeye Construction to review the work and make a punchlist of items in need of correction. Most of the customers are now connected to the new lines and will be billed for service in August. Some customers are too close to the tanks and will need to have pumps installed on their water lines to deliver ample pressure to their homes.

Engineering design work is underway for improvements at the **Water Plant**. The concrete surrounding the basins has deteriorated and is in need of replacing. In addition, some concrete spalling has been detected on the spillway of the dam. We had hoped to correct the catwalk around the basins in the 2009-2010 budget year, but when the problem with the spillway concrete was detected, we felt a combined contract for repairs would be a better investment for the Town. This work should get underway this year.

## **HORTICULTURE**

One of the best decisions the Board has made in recent years was creating the full time position of Horticulturalist. We have added many flowers, shrubs and trees and needed someone with the skills to maintain these. Jonathan Yates has held that post since the beginning, and his good work is very evident throughout the town. The Recreation and Street Departments assist Jonathan with personnel and equipment when available, and we are especially appreciative of their help. This past school year, Cody Mathis, a student at Tuscola, assisted Jonathan a few hours each week, and Cody proved most valuable to the efforts to beautify the community. Cody graduated from school this spring and will be attending technical college in the fall, but we have hired him for 20 hours per week to continue providing assistance to Jonathan in his work.



Jonathan has just received word of the award of a \$7,500 grant from the State to assist with a tree inventory and analysis. I believe the idea was to set this up in a GIS format so the Town will have an idea of what plants are located where. This might be used to improve and expand the variety in the future.

## **BUILDING ISSUES**

### **Fire Station**



As previously reported, the roof of the new fire station suffered some type of structural problem during the snow fall in December, 2009. Over the past few months, the architectural firm of ADW Associates has been working with the structural engineer on the station and the truss manufacturer in an attempt to gain an understanding of the problem. And in this process, they have been attempting to determine a correction. We have learned that the architect and engineer are close to making a recommendation, and they will be in Waynesville later this month to discuss the work that needs to take place.

## **Police Station/Development Office/Town Hall**

We also reported on a persistent roof leak in the area of the kitchen and ladies' restroom on the second floor of the new Police/Development/Town Hall Building. Earlier, it was thought that the problem originated from a heat/air roof mounted unit, but that was thought to be in error, and a great amount of time and energy was spent in trying to address the restroom's exhaust fan. Attention has again turned to the heat/air roof unit, and it was covered during some recent hard rainfall. No leaks appeared, so we may be on to a solution.

## **WORKING WITH THE MILITARY**



We have been contacted by representatives of the 96<sup>th</sup> Civil Affairs Battalion from Fort Bragg who wish to visit Waynesville as a part of their work in learning about the set up and organization of local government. This group will be here the week of August 16 and has arranged meetings with several department heads, the manager and Mayor Brown to conduct interviews and learn the roles of each in the day to day operations of the town. I believe they plan to use this information in their work as the Army enters countries and provides assistance in reestablishing some form of organization in a community. We were happy to assist the U. S. Army in this regard.

## **PUBLIC SAFETY EMPLOYER-EMPLOYEE COOPERATION ACT**

The U.S. House of Representatives has passed the Public Safety Employer Employee Cooperation Act (PSEECA) by a vote of 239 to 182. The Amendment contained various domestic spending provisions and some non-spending provisions, including PSEECA. This bill would require nearly all state and local governments to allow collective bargaining with public safety employees including police, fire and emergency medical personnel over wages, benefits and working conditions or terms of employment. The Senate will take up the bill after their July 4 recess on or after July 12, and the League is hopeful that Senators Burr and Hagan will vote in opposition to this bill as they have previously indicated.

North Carolina is one of 15 states that ban public safety employee collective bargaining agreements. The Senate may defeat this bill, but what has been proposed would federalize the process by authorizing the Federal Labor Relations Authority to develop rules and oversee the process for collective bargaining. Many in local government feel this would be an unwarranted intrusion into the sovereignty of the State of North Carolina and violates the principals of federalism.

The votes on this bill were as follows from North Carolina Representatives:

“Yes” : Butterfield, Etheridge, Kissell, McEntyre, Miller, Price, Shuler, Watt  
“No” : Coble, Foxx, Jones, McHenry, Myrick

## **LAND DEVELOPMENT STANDARDS PROCESS**

The Town Board appointed a special committee to review and make recommendations on revisions to the Land Development Standards. This group met through the latter half of 2009 and the first several months of 2010, gathering almost every Wednesday morning to review and discuss the existing standards and the revisions suggested by the consultant, Craig Lewis. A preliminary draft of the revised document was provided Committee members in May, and Planning Director Paul Benson is attempting to bring the group back together to



go over any further changes which may be suggested. This document could still make its way to the Planning Board in August and then to the Town Board in September or October. Perhaps the two Boards may want to meet together with the Committee and the Consultant to discuss the document. For now, though, Paul will bring the committee back together to seek their reaction to the changes being proposed and we will keep you posted on

the process from here on out.

## **COUNCIL OF GOVERNMENTS**

The County Council of Governments will be meeting on Monday, July 12, at 6:00 p.m. in the Administration Building at 81 Elmwood Way off Russ Avenue. Traditionally we have been asked about topics for discussion at these meetings, but we have not had such a request this time. Perhaps one topic of discussion might be the County's plans regarding solid waste, an issue that still is much in the air as we enter the new fiscal year. If you know of topics you would like to discuss, please let Mayor Brown or me know.

## **SOLID WASTE ISSUES**

Speaking of solid wastes, in the very near future, we will begin assessing the Town's options for the future handling of solid wastes. We have read that the County may be soliciting proposals for privatizing the landfill, turning it over to a private company to operate. We have no idea what additional fees might be assessed to the Town and the county residents who happen to live inside the Town, but we will have to make an analysis of what is best for the Town. Would it be best to continue to use the White Oak Landfill, or to construct our own transfer station, or to have a private company construct a transfer station, or to hire a private firm to haul wastes from our transfer station or to haul our wastes elsewhere for disposal or to privatize our collection system as well, or, or, or? These are just a few of the different possibilities and there may be many more. These must be analyzed and a determination made as to what is most convenient and cost effective for the Town and its citizens.



## **WATERSHED COMMITTEE**

During the week of July 19, the Watershed Advisory Committee will be meeting with Dr. Peter Bates and Rob Lamb of Western Carolina University to discuss the implementation of the Forestry Stewardship Plan. Perhaps you will recall that the Plan which was approved by the Board in 2008, calls for the treatment of the white pine plantation that surrounds much of the reservoir. There will be a proposal to thin these white pines to allow light to the forest floor so that new trees will be able to take root and grow around the reservoir and be established when the white pines begin to reach maturity and die or be attacked by wood borers. The Conservation Trust of North Carolina and the Southern Appalachian Highlands Conservancy are already reviewing the proposal and will be making a report back to the Committee later this month. We would anticipate that a recommendation will be made to the Town Board in late August.

## **PUBLIC EXECUTIVE LEADERSHIP ACADEMY**

Assistant Manager Alison Melnikova has been accepted into the Public Executive Leadership Academy (PELA) at the University of North Carolina at Chapel Hill. This program is designed to provide city and county managers, their assistants and key department heads the opportunity to learn more about themselves as leaders and to gain skills to lead and manage change in their communities. Some of the benefits of this program include:

- The chance to learn about the issues and challenges facing our state and the individual as a leader;
- The chance to create a framework for thinking about the relationship between the manager and the elected officials and staff members;
- The chance to develop tools to diagnose problems and create solutions within the community and organization;
- The chance to learn from others by exchanging ideas with experienced faculty as well as a diverse group of participants.

The PELA Program is offered over two, week-long sessions held in Chapel Hill, the first for 2010 being the week of July 12 and the second the week of August 9. With the significant contributions Alison makes to our organization, it will be difficult to see her away for two weeks, but the educational opportunities this provides her will certainly bear fruit for the Town in the years to come.

