



Town of Waynesville, NC

Board of Aldermen – Regular Meeting

Town Hall, 9 South Main Street, Waynesville, NC 28786

Date: **September 13, 2016** Time: **6:30 p.m.**

The agenda and all related documentation may be accessed electronically at www.waynesvillenc.gov.
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Consider the environment ♦ Conserve resources ♦ Print only when necessary

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A. CALL TO ORDER - *Mayor Gavin Brown*

1. Welcome/Calendar/Announcements
2. Adoption of Minutes

Motion: To approve the minutes of the August 23, 2016 regular meeting, as presented [or as corrected].

3. Proclamation: Constitution Week – September 17-23, 2016

B. PUBLIC HEARING

4. Public Hearing to consider a request for Annexation from the Lake Junaluska Assembly for PIN 8616-59-1245 at 1023 Dellwood Road in order to receive municipal services

Motion: To approve a request for Annexation from the Lake Junaluska Assembly for PIN 8616-59-1245 at 1023 Dellwood Road in order to receive municipal services.

C. NEW BUSINESS

5. Budget Amendment FY 2016/17 for Water Treatment Media Replacement

Motion: To approve an amendment to the Fiscal Year 2016-2017 Budget Ordinance for the purpose of replacement of the media at the Water Treatment Facility, as presented

D. COMMUNICATIONS FROM STAFF

6. Manager’s Report –Town Manager Rob Hites
7. Attorney’s Report – Town Attorney Woody Griffin

TOWN OF WAYNESVILLE – REGULAR SESSION AGENDA

September 13, 2016

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E. COMMUNICATIONS FROM THE MAYOR AND BOARD

F. CALL ON THE AUDIENCE

G. CLOSED SESSION

8. Closed session for the purpose of discussing acquisition of property as permitted under NC General Statute § 143.318.11(a)(5)

H. ADJOURN



TOWN OF WAYNESVILLE

PO Box 100
 16 South Main Street
 Waynesville, NC 28786
 Phone (828) 452-2491 • Fax (828) 456-2000
www.waynesvillenc.gov

CALENDAR

September 13, 2016

2016	
Sun, Sep 11 2:00 PM Clyde Fire Department	9/11 Memorial Ceremony
Tue, Sep 13 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
Thur, Sep 15 5:30 PM – 7:30 PM Waynesville Inn	Annual Meeting Downtown Waynesville Association – 30 th Anniversary
Thur, Sep 15 5:00 PM – 7:00 PM Senior Resource Center	Senior Resource Center Cookout – Thank you to patrons and sponsors
Sat, Sep 17 6:00 – 9:00 PM Downtown	Block Party - DWA
Mon, Sep 26 6:30 PM Location TBD	Southwestern Commission Board Meeting
Fri, Oct 7 5:00 – 9:00 PM Downtown	Art After Dark – Waynesville Gallery Association
Sat, Oct 8 10:00 AM – 5:00 PM Main Street, Downtown	33 rd Annual Church Street Art & Craft Show
Tue, Oct 11 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
Sat, Oct 15 10:00 AM – 5:00 PM Main Street, Downtown	28 th Annual Apple Harvest Festival – Haywood Chamber of Commerce
Su-Tu, Oct 23-25	NCLM Annual Conference CityVision 2016 Raleigh, NC
Mon, Oct 24 5:30 PM Location TBD	Haywood COG – Waynesville Hosting
Tue, Oct 25 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting

Mon, Oct 31 5:00 PM – 7:00 PM Downtown Waynesville	Treats on the Street – DWA
Fri, Nov 4 5:00 – 9:00 PM Downtown	Art After Dark – Waynesville Gallery Association
Tue, Nov 8 6:30 AM – 7:30 PM All voting precincts	Election Day - General Election
Tue, Nov 8 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
Fri, Nov 11	Veterans' Day Holiday Town Offices Closed
Th-Fr, Nov 24-25	Thanksgiving Holiday Town Offices Closed
Mon, Nov 28 6:30 PM Location TBD	Southwestern Commission Board Meeting
Fri, Dec 2 5:00 – 9:00 PM Downtown	Art After Dark – Waynesville Gallery Association
Fr-Mo, Dec 2-5	Holly Days Downtown – seasonal events downtown throughout the weekend
Mon, Dec 5 6:00 PM Main Street, Downtown	Waynesville Holiday Parade Line-up begins at 4:30 PM at Walnut and Main Parade begins at 6:00 PM
Sat, Dec 10 5:00 PM Fire Station #1	Waynesville Fire Department Annual Holiday Family Dinner (tent)
Sat, Dec 10 6:00 – 9:00 PM Main Street, Downtown	A Night Before Christmas / Bethlehem Market Place – DWA & First Baptist Church
Tue, Dec 13 6:30 PM Board Room, Town Hall	Board of Aldermen Regular Meeting
Fr-Tu, Dec 23, 26-27	Christmas Holiday Town Offices Closed
2017	
	New Year Holiday Town Offices Closed
	Martin Luther King Jr Holiday Town Offices Closed

Board and Commission Meetings – September/October 2016

ABC Board	ABC Office – 52 Dayco Drive	September 20 3 rd Tuesdays 10:00 AM
Board of Adjustment	Town Hall – 9 S. Main Street	October 4 1 st Tuesdays 5:30 PM
Downtown Waynesville Association	UCB Board Room – 165 North Main	September 22 4 th Thursdays 12 Noon
Firefighters Relief Fund Board	Fire Station 1 – 1022 N. Main Street	Meets as needed; <i>No meeting currently scheduled</i>
Historic Preservation Commission	Town Hall – 9 S. Main Street	October 5 1 st Wednesdays 2:00 PM
Planning Board	Town Hall – 9 S. Main Street	September 19 3 rd Mondays 5:30 PM
Public Art Commission	Town Hall – 9 S. Main Street	October 13 2 nd Thursdays 4:00 PM
Recreation & Parks Advisory Commission	Rec Center Office – 550 Vance Street	September 21 3 rd Wednesdays 5:30 PM
Waynesville Housing Authority	Waynesville Towers – 65 Church Street	October 5 1 st Wednesdays 5:30 PM

BOARD/STAFF SCHEDULE

Tue – Fri, Sept 13 - 16, 2016	Assistant Town Manager	Municipal and County Administration Course Chapel Hill, NC
Tue – Fri, Oct 11 – 14, 2016	Assistant Town Manager	Municipal and County Administration Course Chapel Hill, NC
Tue – Fri, Nov 15 – 18, 2016	Assistant Town Manager	Municipal and County Administration Course Chapel Hill, NC
Tue – Fri, Jan 10 – 13, 2017	Assistant Town Manager	Municipal and County Administration Course Chapel Hill, NC
Tue – Fri, Feb 14 – 17, 2017	Assistant Town Manager	Municipal and County Administration Course Chapel Hill, NC
Tue – Fri, March 14 – 17, 2017	Assistant Town Manager	Municipal and County Administration Course Chapel Hill, NC
Tue – Fri, April 25 – 28, 2017	Assistant Town Manager	Municipal and County Administration Course Chapel Hill, NC

The Town of Waynesville Mayor, Board of Aldermen and
Staff, and Friends of Downtown Waynesville

SAVE THE DATE

Please Join The Downtown Waynesville Association
as We Celebrate Our 30th Year in Downtown
Waynesville.

Thursday, September 15, 2016

5:30 pm - 7:30 pm

The Waynesville Inn

Speaker *Ted Alexander*, currently Regional Director Preservation North Carolina, a former Main Street Director in NC and Virginia, Mayor, Historian, Supports Self-help & Locally oriented Economic Development & Neighborhood Revitalization Initiatives, Small Business, Local Farm-to-Market, Agritourism, Heritage Tourism, Preservation & Rehabilitation Projects, Arts & Entertainment

While we are proud of our many accomplishments, and we love to share the stories with each other, we have invited others to tell their tales as well.

I hope you will put this special evening on your calendar and celebrate with us.



"Celebrating Downtown Waynesville's 30th year"

Art by Margaret Roberts



To say thank you to our volunteers, frequent center patrons and community partners,
The Senior Resource Center is having a cookout!!!!

Thursday, September 15th 5:00—7:00 p.m.

Please RSVP to Michelle Claytor
mclaytor@hotmail.com or 828-356-2813



MINUTES OF THE TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REGULAR MEETING
August 23, 2016

THE WAYNESVILLE BOARD OF ALDERMEN held a regular meeting on Tuesday, August 23, 2016 at 6:30 p.m. in the board room of Town Hall, 9 South Main Street, Waynesville, NC.

A. CALL TO ORDER

Mayor Gavin Brown called the meeting to order at 6:30 p.m. with the following members present:

Mayor Gavin Brown
Alderman Jon Feichter
Alderman Julia Freeman
Alderman LeRoy Roberson

Alderman Gary Caldwell was absent due to recovering from a medical procedure. Mayor Brown noted that he is doing well.

The following staff members were present:

Mike Morgan, Interim Town Manager
Rob Hites, Town Manager
Woody Griffin, Town Attorney
Amie Owens, Assistant Town Manager/Town Clerk
Brittany Buchanan, HR Specialist
Eddie Caldwell, Finance Director
David Foster, Public Services Director
Preston Gregg, Town Engineer
Bill Hollingsed, Police Chief
Rhett Langston, Recreation and Parks Director
Elizabeth Teague, Development Services Director
Joey Webb, Fire Chief

The following media representatives were present:

Mary Ann Enloe, the Mountaineer
Cory Vaillancourt, Smoky Mountain News

1. Welcome /Calendar/Announcements

Mayor Gavin Brown welcomed everyone to the meeting and noted the following calendar events including:

- September 10 – Emergency Services Appreciation Day – Frog Level, Commerce Street; 3:00 p.m. until 8:00 p.m.; event co-sponsored by Haywood County
- September 11 – 9-11 Remembrance Ceremony – Clyde Fire Department, 2:00 p.m. Elected officials are invited to attend. Police as well as fire fighters will be honored this year.

- September 15 – Annual Meeting of the Downtown Waynesville Association for its 30th anniversary – Waynesville Inn 5:30 p.m. to 7:30 p.m.

2. Adoption of Minutes

Alderman Roberson made a motion, seconded by Alderman Freeman, to approve the minutes of the August 9, 2016 regular meeting, as presented. The motion carried unanimously.

3. Invitation to Board for Open House

Philan Medford invited the board to visit her newly renovated building/home at 62 Church Street and to share in an ethnocentric meal. The event is on Tuesday, September 13 from 5:30 p.m. until 6:15 p.m.

B. CONTINUING BUSINESS

4. Personnel Policy Revisions – Section IV – Overtime Pay Provisions

Interim Manager Mike Morgan explained that there was an error in the previous revision to the Overtime Pay Provision that needed to be rectified. The Federal Labor Standards Act (FLSA) dictates that overtime must be paid after 40 hours in a seven-day work week; not 80 hours in a fourteen-day pay period as was adopted. He further clarified that hours worked does not include vacation or sick or other type of leave. If any of these hours are used during the work week, overtime is not required under the FLSA and would be paid at regular time.

Alderman Feichter made a motion, seconded by Alderman Roberson to approve the revision of Section IV, Overtime Pay Provisions, to reflect language of the FLSA and examples, as presented. The motion carried unanimously.

C. NEW BUSINESS

5. Request Approval of Resolution Updating the Corporate Resolution Designating Fiscal and Contractual Agency and Authorized Signers

Mayor Brown noted that this was a transition requirement from Mr. Morgan to Mr. Hites. This resolution will allow Mr. Hites to begin signing checks, contracts, etc., as the Town Manager. Mayor Brown explained that there are four authorized signers – Town Manager, Assistant Town Manager, Finance Director and Assistant Finance Director. Checks require two signatures; unless there is an emergency circumstance, one signer from Administration and one from Finance is standard procedure.

Alderman Freeman made a motion, seconded by Alderman Roberson to approve the Resolution Updating the Corporate Resolution Designating Fiscal and Contractual Agency and Authorized Signers to include newly hired town manager Robert W. Hites, Jr., as presented. The motion carried unanimously.

D. CALL FOR PUBLIC HEARING

6. Call for a Public Hearing to be held on September 13 to consider a request for annexation from Lake Junaluska Assembly for PIN 8616-59-1245 at 1023 Dellwood Road in order to receive municipal services

Manager Morgan explained that this was a call for Public Hearing to be held at the next regular meeting of the Board of Aldermen on September 13. Elizabeth Teague, Development Services Director explained that the parcel in question, 1023 Dellwood Road, was the site of the Shining Rock Academy. In order to receive municipal services such as water and sewer, the town ordinance requires annexation into the town. The charter school is ready to proceed to its next phase in building. Ms. Teague noted that she was appreciative of the work done with the contractor Civil Design Concepts.

Mayor Brown noted that the request could be denied and that the water and sewer could be connected at an outside rate or that the board could waive annexation.

Alderman Roberson made a motion, seconded by Alderman Freeman to call for a public hearing to be held on September 13, 2016 at 6:30 p.m. or as closely thereafter as possible in the Town Hall Board Room located at 9 South Main Street, Waynesville to consider a request for annexation from the Lake Junaluska Assembly for PIN 8615-59-1245 at 1023 Dellwood Road in order to receive municipal services. The motion carried unanimously.

E. PRESENTATION

7. Allen's Creek Sewer Project

Public Services Director David Foster explained the purpose of this presentation was to provide the Board with an overview of a situation in the Allen's Creek area that will have to be addressed in some manner due to environmental and health concerns. Mr. Foster outlined the current sewer conditions including the age of the infrastructure and the length of the lines.

Mr. Foster explained that from the private property owner side, there are numerous homes that currently have septic issues and would not pass percolation tests and due to the proximity of the homes along Allen's Creek Road, there is not enough of a repair area for these systems. Mr. Foster provided a map of the area noting which homes would be affected by such an addition. If a project was undertaken to extend sewer service up Allen's Creek to the Water Treatment facility, it would be approximately 4 miles of sewer line. If private systems have to be repaired, it is very cost prohibitive and individuals may begin to straight pipe into Richland Creek. Haywood Waterways and the Haywood County Health Department have already identified impacted homes in the area.

Mr. Foster noted that in the 2020 Plan there was already a goal to steer infill development within the urban service district (USD). The sewer extension would not be an impediment to this plan or to any future land use and falls within the USD.

Mr. Foster presented information on how such a project could possibly solve some of the Town and private issues. For example: connecting the line to the Water Treatment facility would allow for

limited dredging required to remove sediment. Private systems that are failing could tie in to the new infrastructure. Such a project in the planning phases now could allow for increased grant potential.

Mr. Foster reiterated that no matter what the Town chooses to do, there will be costs involved. He outlined the potential costs as follows:

- A solution that addresses both public and private infrastructure needs= \$2.5 to \$5 Million
- A solution only addressing the Town's Issues = \$1+ Million
- A feasibility study could cost = \$60,000 to \$80,000
- Design of a the expanded system = \$120,000 to \$150,000
- New System Construction= \$2.5 to \$3 Million

Mr. Foster added that some of the potential obstacles included:

- Cost- The cost of the project could be prohibitively expensive
- Urban Service Boundary- Many of the impacted homes are within the USB, but there is a concern of where future sewer projects may lead.
- Annexation- The current sewer ordinance requires petition for annexation with sewer connections that are outside of the Town proper. This could be an impediment as citizens may not wish to have their properties annexed into the Town.
- Time- This is likely a 10 year project and many of the impacted homes are in need now.

Mayor Brown asked how the impacted parcels were identified. Mr. Foster noted that some had reported issues with the Town, Health Department and Haywood Waterways. Alderman Feichter followed by asking how many individuals have requested to be added to the Town's sewer system in that area. Mr. Foster commented that some had reached out to the Health Department or the Town. At this point he estimated between 25 and 30. In meetings with Haywood Waterways and the Health Department, 71 specific properties were identified that require immediate attention.

Alderman Feichter inquired if the feasibility study would help to identify which properties should be added. Manager Morgan reiterated that there were about 71 families in immediate need. He acknowledged that the project would take some time, possibly 2 – 3 years before construction could begin with the project being potentially as long as 10 years. Manager Morgan explained that he wanted to have David talk with the Board and get this ball rolling, so that when grant funds come available, the Town is positioned to move forward with applications quickly. He added that a sewer project just for the Water Treatment facility was not cost effective.

Alderman Roberson inquired that if there was an imminent need for sewer from a health perspective, could there be cooperation from all organizations. Mr. Foster answered that the Town could make a joint application with Health Department and Haywood Waterways.

Mayor Brown asked what precludes the residents of Old Balsam Road asking about an expanded sewer system. Mr. Foster responded that as most properties were not within the USB, that would be a Board decision as to future sewer expansions.

Mr. Foster concluded that due to the fact this was a geographically confined area with a limited expansion. He added that this project could utilize a phased approach. Alderman Roberson noted that the Town needs some expertise as to what needs to be done from an engineering perspective and need to have county involvement.

Alderman Feichter commented that even though this is a limited area, ultimately the problems that they are having affects all of us. He noted he was floored by an email that mentioned that septic tank providers were saying pipe directly to the creek.

Alderman Feichter made a motion, seconded by Alderman Freeman to authorize Public Services to continue with development of a long term plan to address concerns, as presented.

As a point of interest, Mayor Brown inquired as to Town Manager Rob Hites' opinion. Manager Hites noted that this was already a health hazard and he did not want to get calls from citizens that there are fecal issues with the creek. Knowing that the Health Department will eventually have to condemn these houses if something is not done, it is important to move forward in developing a plan. He added that, on occasion, the Clean Water Management Trust Fund (CWMTF) has been helpful in providing grants due to health related issues and noted that if all of the organizations come together to get grant monies, it would defray costs. Manager Hites concluded by noting he thought that the study would be a good start to take care of this.

There was a motion and second on the floor. The motion carried unanimously.

Manager Morgan reminded the Board that once RFPs are submitted, to make sure to look for someone who has CWMTF experience. Mr. Foster noted that in 2010 the Town had engaged McGill and Associates for another project. Manager Hites added that he was familiar with McGill and that they had been instrumental in transforming Statesville and utilizing grant funds.

F. COMMUNICATIONS FROM STAFF

8. Manager's Report - Interim Town Manager Mike Morgan

Manager Morgan had no additional report.

9. Attorney's Report – Town Attorney Woody Griffin

Town Attorney Griffin had nothing to report.

F. COMMUNICATION FROM THE MAYOR AND BOARD

Mayor Brown requested that Alderman Feichter read aloud the Proclamation declaring September 11, 2016 as National Day of Service and Remembrance. The proclamation urged citizens to recognize the heroism of firefighters, rescue and law enforcement personnel, military service members and volunteers who responded and remember those who lost their lives to the tragic events of September 11, 2001.

Manager Morgan thanked the Board for the opportunity to work with and serve with them over the past seven months. He added that the Town of Waynesville had excellent staff and he had enjoyed working with them and that he felt as a team they had accomplished much in his tenure. Mayor Brown

thanked his wife Sharon for allowing him to come out of retirement to assist when the Town needed him.

Mayor Brown noted that when the Board met with both Mr. Morgan and Mr. Hites in January, they were equally impressed with both. Mayor Brown noted that he enjoyed working with Mr. Morgan and called him an ultimate professional. He commented that he felt Mr. Hites has the same ilk. Mayor Brown said that this was not really a change, but a continued continuity in the Town of Waynesville. Mr. Morgan has offered to provide assistance in the future, if necessary.

Alderman Feichter echoed the Mayor's comments and personally thanked Mr. Morgan for being enjoyable to work along side. He added that it was a measure of Mr. Morgan's character and ability as a manager to be able to step into a less than ideal situation and hit the ground running.

Alderman Roberson thanked Mr. Morgan for the great leadership and guidance.

Alderman Freeman added that the Town would not have gone wrong with either Mr. Morgan or Mr. Hites and that they had been lucky to have both. The staff in the Town from the department heads and down through the ranks the workers will give Mr. Hites the utmost respect. She added that she appreciated Mr. Morgan and felt that his time in Waynesville had shown some incredible results.

Fire Chief Joey Webb added that Mr. Morgan had shown great leadership and had been instrumental in getting the additional needed fire fighters. Mayor Brown added that the department heads had come to the meeting on their own volition to thank Mr. Morgan and to show support for their new manager in Mr. Hites.

Mayor Brown reminded those present that there would be a reception immediately after the meeting to allow individuals to speak to both Mr. Morgan and Mr. Hites.

G. CALL ON THE AUDIENCE

No one addressed the Board.

H. ADJOURN

There being no further business to discuss, Alderman Roberson made a motion, seconded by Alderman Feichter to adjourn the meeting at 7:16 p.m. The motion carried unanimously.

ATTEST

Gavin A. Brown, Mayor

Robert W. Hites, Jr., Town Manager

Amanda W. Owens, Town Clerk

**Proclamation
Constitution Week
September 17-23, 2016**

WHEREAS, September 17, 2016 marks the two hundred twenty-ninth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate the occasion, and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW, THEREFORE, I, Gavin A. Brown, by virtue of the authority vested in me as Mayor of the Town of Waynesville, North Carolina do hereby proclaim the week of September 17 through 23 as

Constitution Week

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedom guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town to be affixed this 13th day of September, of the year of our Lord two thousand sixteen.

Town of Waynesville, N.C.

Gavin A. Brown
Mayor

ATTEST:

Amie Owens
Town Clerk

TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: September 13, 2016

SUBJECT: Public Hearing to consider a request for Annexation from the Lake Junaluska Assembly for PIN 8616-59-1245 at 1023 Dellwood Road to receive municipal services.

AGENDA INFORMATION:

Agenda Location: Public Hearing
Item Number: 4-B
Department: Development Services
Contact: Elizabeth Teague, Development Services Director
Presenter: Elizabeth Teague, Development Services Director

BRIEF SUMMARY: The Town received the attached “Petition for Annexation of Non-Contiguous ‘Satellite’ Areas,” executed by John Ewing Jr. This property is the future site of Shining Rock Academy which is currently under construction. It is within the Town’s Extraterritorial Jurisdiction within the Dellwood-Junaluska Regional Center District. This property is contiguous on two sides to two other properties which are also satellite annexation areas (off of Jules Nolan Drive).

Notice of Public Hearing was published in the Mountaineer on Friday, August 26 and Friday, September 2 and Friday, September 9 and published on the Town of Waynesville website continuously from August 24 through September 13.

MOTION FOR CONSIDERATION:

To approve the request for Annexation from the Lake Junaluska Assembly for PIN 8616-59-1245 at 1023 Dellwood road to receive municipal services for Shining Rock Academy

FUNDING SOURCE/IMPACT: Future action to annex this property will allow the school to receive Town Municipal services, but will not impact property tax revenues.

ATTACHMENTS:

1. Petition
2. Maps of ETJ (blue) and Annexed (pink) Municipal Boundaries
3. Ordinance

MANAGER’S COMMENTS AND RECOMMENDATIONS: Recommend approval of annexation to receive municipal services.

PETITION FOR ANNEXATION OF
NON-CONTIGUOUS "SATELLITE" AREAS

(Part 4, Article 4A, G.S. 160A-58)

Aug 8, 2016
Date

TO: Board of Aldermen of the Town of Waynesville

1. We, the undersigned owners of real property, respectfully request that the area described in paragraph 3 below be annexed to the Town of Waynesville.
2. Standards which the satellite area must meet:
 - a. The nearest point on the satellite area must not be more than three (3) miles from the primary limits of the annexing city.
 - b. No point on the satellite area may be closer to the primary limits of another municipality than to the annexing city.
 - c. Note: When there is any substantial question as to whether the area is closer to another city, the tax map submitted with the petition shall show the satellite area also in relation to the primary corporate limits of the other city.
 - d. The area proposed for annexation must be situated that services provided the satellite area can be equivalent to the services provided within the primary limits.
 - e. If the area proposed for annexation, or any portion thereof, is a subdivision, as defined in G.S. 160A-376, all of the subdivision must be included.
 - f. The area within the proposed satellite limits plus the area within all other satellite corporate limits may not exceed ten percent (10%) of the total land area within the primary corporate limits of the annexing city.
3. The area to be annexed is non-contiguous to the Town of Waynesville and the boundaries of such territory are as follows:
 - a. Metes and bounds description is attached.
4. A tax map is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town of Waynesville. If there is substantial question as to whether the area may be closer to another city than to the annexing city, the map should show the relation to the primary corporate limits of the other town.

NAME LAKE JUNALUSKA ASSEMBLY SIGNATURE John J. Ewing Jr
ADDRESS 1023 DELLWOOD RD WAYNEVILLE NC 28786

EXHIBIT "A"

BEGINNING on a stake in the Southerly margin of the Lakeshore Drive which stake is the easternmost corner of the schoolhouse lot and at the upper end of a culvert under said road and runs up the ditch, with the line of the schoolhouse lot South 19 deg. West 521 feet to a stake in the Noland line, the back corner of the aforesaid school house lot; thence with the Noland line South 62 deg. East 280 feet to a stake which is the westernmost corner of the Sunday School camp lot; thence wit the line of the said Sunday school camp lot North 26 deg. 30 min. East 375 feet to a stake in the margin of the Shore Drive; thence with the margin of the said drive, 281 feet to the BEGINNING.

BEING the same property described in deed dated November 1, 1973 from Everett A. McElroy and wife, to Lewis N. Green and wife, Mariam A. Green, recorded in Deed Book 265, Page 219, Haywood County Registry.

"All furniture, equipment, linens, utensils and everything else used in the motel on this date is conveyed herein to the grantees. A list of said furniture, utensils and equipment is furnished by separate instrument to grantees."

Parcel Report For 8616-59-1245

LAKE JUNALUSKA ASSEMBLY INC
PO BOX 67
LAKE JUNALUSKA, NC 28745

Account Information

PIN: 8616-59-1245

Legal Ref: 640/654

Add Ref: A09/347

Site Information

MOTEL/HOTEL, MOTEL/HOTEL, MOTEL/HOTEL
COMMERCIAL USE, COMMERCIAL USE, COMM
1023 DELLWOOD RD

Heated Area: 0

Year Built: 0

Total Acreage: 2.82 AC

Township: WAYNESVILLE

Site Value Information

Land Value: \$441,000

Building Value: \$56,700

Market Value: \$497,700

Deferred Value: \$0

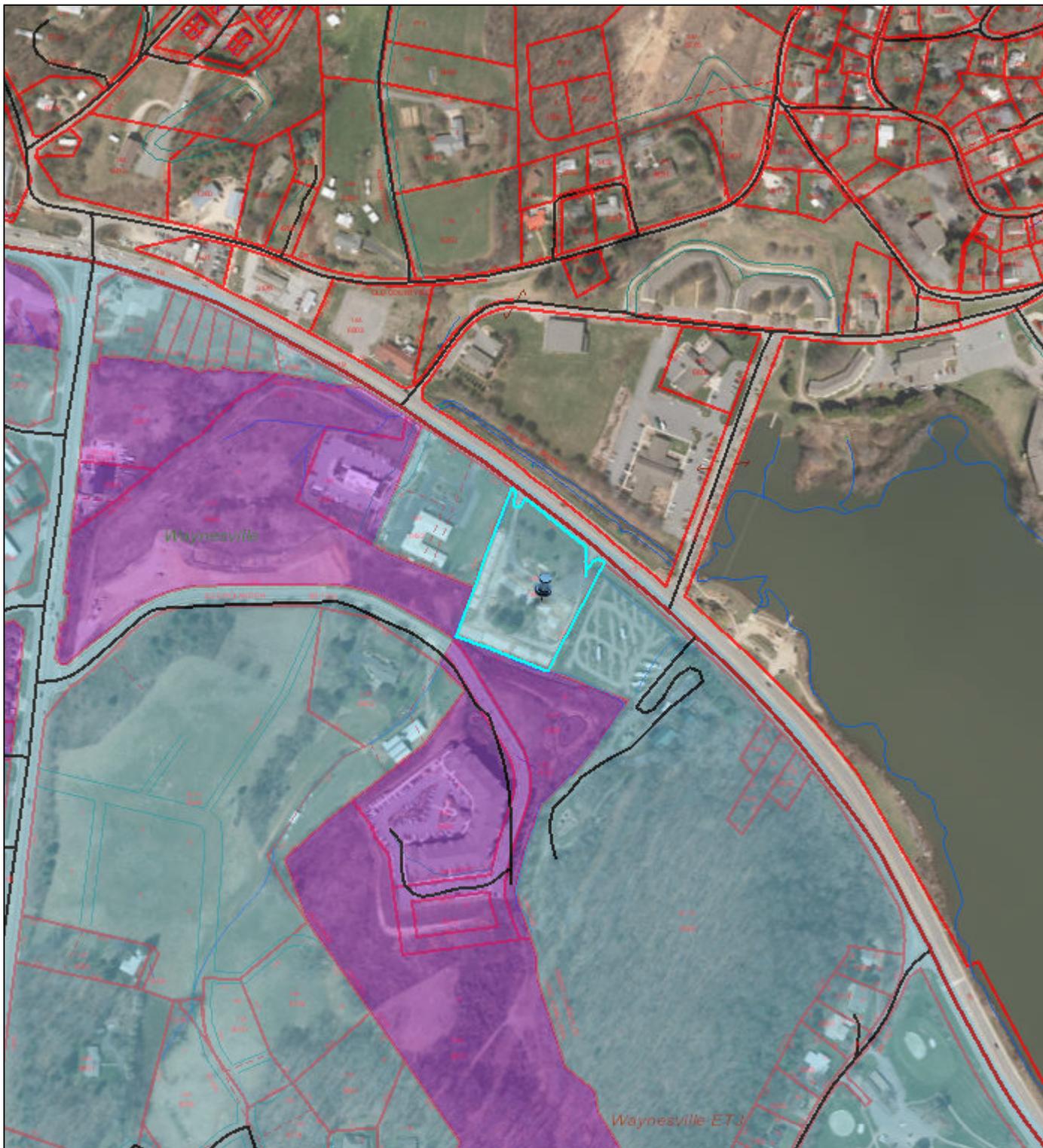
Assessed Value: \$497,700

Sale Price: \$775,000

Sale Date: 08/18/2005

Tax Bill 1: \$3,190.76

Tax Bill 2: \$3,042.44



1 inch = 400 feet
August 16, 2016

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

Parcel Report For 8616-59-1245

LAKE JUNALUSKA ASSEMBLY INC
PO BOX 67
LAKE JUNALUSKA, NC 28745

Account Information

PIN: 8616-59-1245

Deed: 640/654

Site Information

MOTEL/HOTEL, MOTEL/HOTEL, MOTEL/HOTEL
COMMERCIAL USE, COMMERCIAL USE, COM
1023 DELLWOOD RD

Heated Area: 0

Year Built: 0

Total Acreage: 2.82 AC

Township: WAYNESVILLE

Site Value Information

Land Value: \$441,000

Building Value: \$56,700

Market Value: \$497,700

Deferred Value: \$0

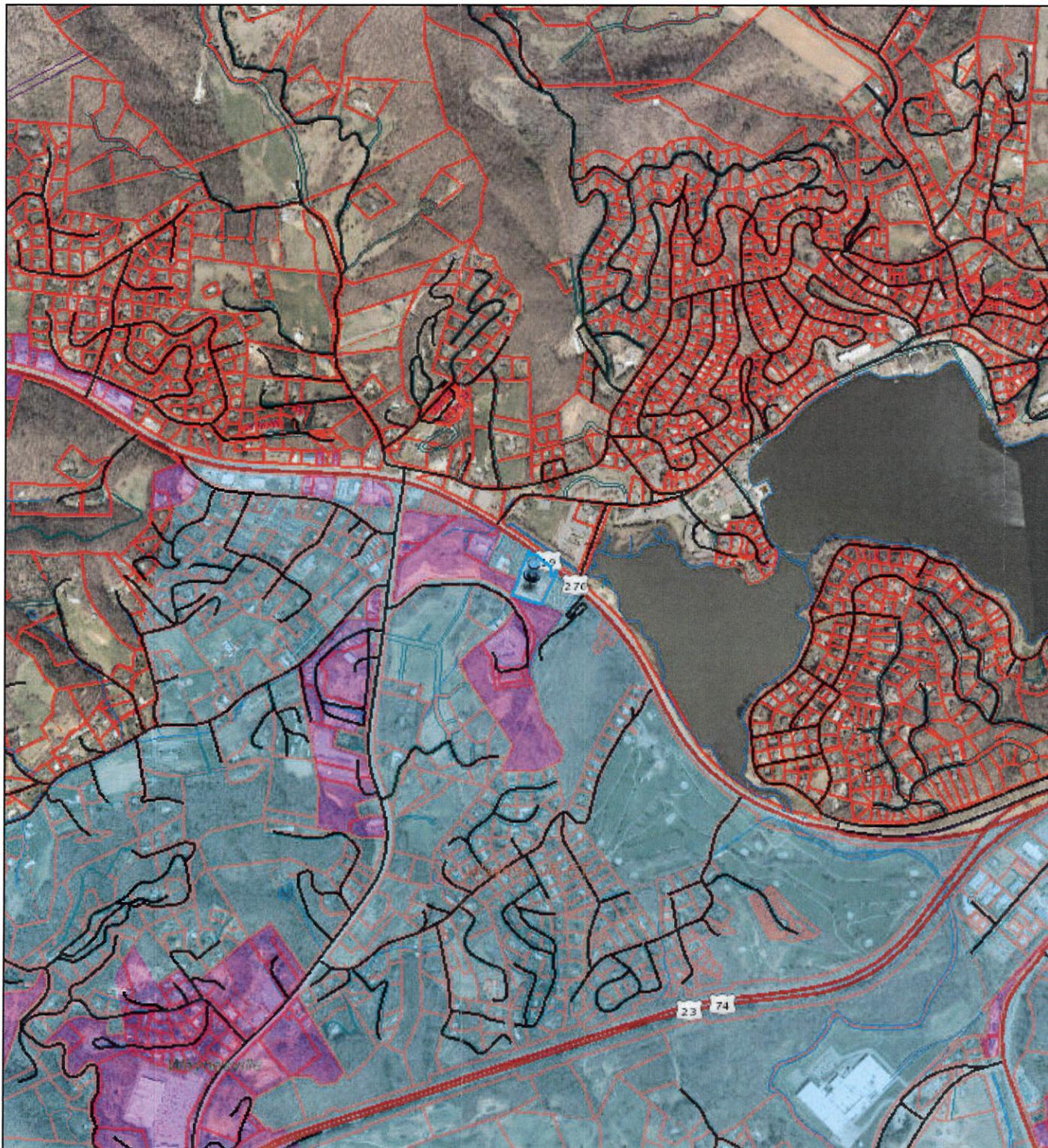
Assessed Value: \$497,700

Sale Price: \$775,000

Sale Date: 08/18/2005

Tax Bill 1: \$3,190.76

Tax Bill 2: \$3,042.44



1 inch = 1,333 feet

April 28, 2016

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ORDINANCE NO. 06-16

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE TOWN OF WAYNESVILLE, NORTH CAROLINA

WHEREAS, the Board of Aldermen has been petitioned under G.S. 160A-58.1, to annex the area as described in attached Exhibit "A", and

WHEREAS, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Town Hall at 6:30 p.m., on the 13th day of September 2016, and

WHEREAS, the Board of Aldermen further finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three miles from the corporate limits of the Town of Waynesville.
- b. No point on the proposed satellite corporate limits is closer to another city than to the Town of Waynesville.
- c. The area described is so situated that the Town of Waynesville will be able to provide services on the same basis within the proposed satellite corporate limits that it provides within the primary corporate limits,
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation,
- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits does not exceed ten percent (10%) of the area within the primary corporate limits of the Town of Waynesville; and

WHEREAS, the Board of Aldermen does hereby find as a fact that said petition has been signed by all the owners of real property in the area who are required by law to sign and all other requirements of G.S. 160A-58.1, as amended;

WHEREAS, the Board of Aldermen further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town and of the area proposed for annexation will be best served by annexing the area described as follows: 1023 Dellwood Road, 2.82 acres, PIN# 8616-59-1245.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Waynesville, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-58.2, as amended, the following described non-contiguous territory is hereby annexed and made part of the Town of Waynesville, as of the 1st day of October, 2016. Meets and bounds description is in Exhibit "A" attached hereto and incorporated by reference.

Section 2. Upon and after the 1st day of October, 2016, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Waynesville and shall be entitled to the same privileges and benefits as other parts of the Town of Waynesville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.1.

Section 3. The Mayor of the Town of Waynesville shall cause to be recorded in the office of the Register of Deeds of Haywood County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Haywood County Board of Elections as required by G.S. 163-288.1.

Section 4. Notice of adoption of this ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the Town of Waynesville.

Adopted this 13th day of September, 2016.

TOWN OF WAYNESVILLE

ATTEST:

Gavin A. Brown, Mayor

Amanda W. Owens, Town Clerk

APPROVED AS TO FORM:

Woodrow H. Griffin, Town Attorney

Re: 1023 Dellwood Road, 2.82 acres, PIN# 8616-59-1245

EXHIBIT "A"

BEGINNING on a stake in the Southerly margin of the Lakeshore Drive which stake is the easternmost corner of the schoolhouse lot and at the upper end of a culvert under said road and runs up the ditch, with the line of the schoolhouse lot South 19 deg. West 521 feet to a stake in the Noland line, the back corner of the aforesaid school house lot; thence with the Noland line South 62 deg. East 280 feet to a stake which is the westernmost corner of the Sunday School camp lot; thence with the line of the said Sunday school camp lot North 26 deg. 30 min. East 375 feet to a stake in the margin of the Shore Drive; thence with the margin of the said drive, 281 feet to the BEGINNING.

BEING the same property described in deed dated November 1, 1973 from Everett A. McElroy and wife, to Lewis N. Green and wife, Mariam A. Green, recorded in Deed Book 265, Page 219, Haywood County Registry.

TOWN OF WAYNESVILLE BOARD OF ALDERMEN
REQUEST FOR BOARD ACTION
Meeting Date: September 13, 2016

SUBJECT: Amendment #2 to the 2016-2017 Budget Ordinance and Amendment

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: 5-C
Department: Water Treatment Plant
Contact: Eddie Caldwell, Finance Director. / David Foster, Public Services Director
Presenter: David Foster, Public Services Director / Eddie Caldwell, Finance Director

BRIEF SUMMARY: The attached amendment #2 to the 2016-2017 Budget Ordinance reflects the additional funding needed to finish the repairs to the dam's spill way and to replace the filter media at the Water Treatment Plant. The plan was to start the projects in the prior year FY 15-16 and complete the projects in the current year FY 16-17. The Town budgeted \$400,000 in the prior year FY 15-16 and \$300,000 in the current year FY 16-17 on capital projects in the Water Treatment department. Last year FY15-16, the Town spent \$77,077.39 on these capital projects. This budget amendment will re budget some of the funds budgeted for last year FY 15-16 and not spent, to the current year's budget. These funds are needed to complete the repairs to the dam's spill way and to replace the filter media at the Water Treatment Plant.

General Fund Summary: (Amendment #2 to the 2016-2017 Budget Ordinance)

Revenues:

Fund Balance Appropriation	\$250,000
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Expenditures:

Capital Outlays	\$250,000
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MOTION FOR CONSIDERATION: To approve Amendment No. 2 to the 2016-2017 Budget Ordinance.

FUNDING SOURCE/IMPACT:

Funding for these projects will be budgeted to come from the water fund's fund balance or savings in the current year.

The prior year's water fund's fund balance for appropriation was budgeted at \$579,050. And while the final year end numbers for the year ending June 30, 2016 have not been audited, it is safe to say that the water fund did not have to use any of the fund balance budgeted.

ATTACHMENTS:

- Amendment No. 2 to the 2016-2017 Budget Ordinance

MANAGER'S COMMENTS AND RECOMMENDATIONS: Approve as presented.

Ordinance No. O-07-16

Amendment No. 2 to The 2016-2017 Budget Ordinance

WHEREAS, the Board of Aldermen of the Town of Waynesville, wishes to amend the 2016-2017 Budget Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Waynesville that the 2016-2017 Budget Ordinance be amended as follows:

Water Fund:
Increase the following revenues:

Other Financing Sources		
Fund Balance Appropriation	613900-493992	\$250,000

Total Water Fund revenue increase		\$250,000

(Revenues needed to complete capital projects (spill way repairs and replacement of filter media) at the Water Treatment Plant. Capital projects were planned to be started in the prior year (FY 15-16) and completed in the current year (FY 16-17). Projects did not start as soon as expected in the prior year and therefore we are asking for some of those funds to be re budgeted in the current year to complete the projects.)

Increase the following appropriations:

Water Treatment Department		
Capital Outlay	617122-545900	\$250,000
(Current cost estimates to complete the filter media replacement and to finish the spill way repairs.)		_____
Total Water Fund appropriation increase		\$250,000

Adopted this 13th day of September 2016.

Town of Waynesville

Gavin A Brown
Mayor

Attest:

Amanda W. Owens
Town Clerk

Approved As To Form:

Woodrow H. Griffin
Town Attorney