

**Dear Board:**

Happy New Year! Enclosed you will find the Agenda Packet for the January 17, 2005 Meeting. We have two major items before the Board that night: approval of a major subdivision and starting the process of annexing the prison. We will also have two presentations that evening. One from Mayor VeHaun's friend Karen Cragolin of River Link and the other by myself and Officer Mike Dykes on Arrests in 2005. We will need to have an Executive Session to discuss legal matters, but I have moved this to the end of the evening so as not to inconvenience the public. You will also note one important change to the Agenda Packet this month, the absence of check register. At the Mayor's direction we have shifted format to include a monthly expenditure report that more accurately demonstrates the financial health of the Town. Should any member of the Board wish to review a check register it can be provided for them at any time, but it will no longer appear as a part of our formal agenda.

Since Chief Holloman is recuperating from hip surgery Officer Mike Dykes will be presenting the Police Report. By way of formal notification I am acting as the Interim Chief of Police in Brett's absence.

Please call me if you have any questions or concerns relative to the meeting, this packet, or any other matter pertaining to the Town.

Yours truly,

Jason

Cell Phone: 768-4887

**Town of Woodfin  
Board of Aldermen Meeting  
January 17, 2006  
6:30 P.M.**

**Pre-Meeting-During the Pre-Meeting the Board of Aldermen will informally review the various issues on the agenda for purposes of clarification.**

**Meeting**

Meeting Call to Order  
Invocation  
Approval of Consent Agenda

**Public Forum**-*Citizens may address the Board concerning various topics after being recognized by the Mayor.*

**Consent Agenda**

- I. Approval of Agenda
- II. Approval of the Minutes

- III. Approval of Fiscal Report  
**This Document is titled Budget Expenditures by Department Year to Date**

### **New Businesses**

- I. Presentation by Karen Cragolin Executive Director of River Link.

**As Noted Above Ms. Cragolin will make a brief presentation to the Board about River Link and what they do. I have not been briefed on what she may be seeking from the Board, but my best guess would be that she would like to extend their reach north into the part of the French Broad that is under your jurisdiction.**

- II. Public Hearing on a Major Subdivision located along Riverside Drive and known commonly as River Walk.

**This subdivision will add approximately 143 residential units to the Town of Woodfin at full build out. It has received unanimous approval from the Planning and Zoning Board and is – I believe- the highest, best use for this property. As you may recall the Board voted to re-zone these two parcels across from the Woodfin River Park last year to hopefully accommodate a high density subdivision. These will be single family dwellings and will be much more affordable for working families than many of the other projects that have been coming to Woodfin in the last two years. While, not cheap houses, I would expect that young families will have an opportunity to purchase some of these homes. The horizontal developer is Mike Pierce and the contracted vertical developer is Windsor – Aughtry, who have developed a number of well received subdivisions in the Fletcher area.**

- III. Consideration of a Resolution Approving a Major Subdivision located along Riverside Drive and known commonly as River Walk.

**Should the Board consider it appropriate after taking public comment you will have a chance to consider approval of the above described project. It is my recommendation that the Board approve this subdivision in order to balance the type of growth we are experiencing and to hopefully provide new housing opportunities in Woodfin for long term residents and their children and grand children.**

- IV. Consideration of a Petition for Voluntary Annexation of the Craggy Correctional Facility located adjacent to the present town limits of the Town of Woodfin.

**Over the last few months the Mayor has been working to get a voluntary annexation agreement with Craggy Prison and as you can see in your packet we have finally received consent. The purpose of annexing the prison is two fold, money and growth potential. In the matter of money the prison will provide no property tax revenue, however, many state revenue streams are based on population. Annexing the prison will increase the population of Woodfin by nearly 1,000 residents overnight. Further, we will provide no services to this facility that we do not already provide. Therefore we will gain significant revenue for no additional outlay. In addition, by annexing the prison we will even out our Northern Border and make further voluntary and (if approved by this Board) involuntary annexations possible. As far as most of the area population is concerned, Woodfin already houses the prison therefore I anticipate no significant public relations issues. I would strongly recommend the Board approve this annexation.**

- V. Consideration of a Resolution Directing the Clerk to Investigate a Petition Received Under G.S. 160A-31.

**Most of you are familiar with this legally necessary step which formally requests that the Town Clerk investigate the petition to determine if the owner really owns the property requesting annexation. It is a formality, but necessary.**

- VI. Acceptance of a Certificate of Sufficiency from the Town Clerk.

**As above, this step is a legal necessity. The Board will accept –if it chooses to annex- the enclosed certificate from Cheryl advising that indeed the State of North Carolina does in fact own the prison.**

- VII. Resolution Fixing a Date of Public Hearing on the Question of Annexation of the Craggy Correctional Facility.

**And yet another formal resolution setting a date for a public hearing on this matter for next month's meeting. It will give the public notice of the impending annexation and anyone wishing to speak on this issue will have a chance to be heard.**

- VIII. Presentation on Arrests and Police Activities in 2005.

**In conjunction with the Woodfin Police Department I will make a presentation on the astounding year the department had that will –I believe- surprise many of you.**

#### **Reports**

- I. Police Report –**To be delivered by Officer Mike Dykes**
- II. Parks and Recreation Report
- III. Public Works Report
- IV. Administration Report

**Executive Session-***The Board of Aldermen will retire to the Conference room to discuss legal matters pertaining to the Town's golf course.*

#### **Adjournment**