

Dear Board:

As you are aware a great deal is happening in Woodfin these days. The agenda below reflects some of that forward motion and there is a great deal more heading your way in the near future. Last week I spoke to the Woodland Hills Homeowners Association along with Chief Holloman about the proposed annexation. I feel that this meeting went fairly well considering the fact that this area is the neighborhood that is most likely to be resistant to the proposed annexations. I also spoke before the Council of Independent Business Owners (CIBO) along with Mayor VeHaun about both the annexations and the recently passed referendums on mixed beverage sales this was an overwhelmingly successful meeting and I believe that we will see direct results in the form of increased investment in the Town as a result of these referendums being passed. In general our response to the proposed annexations has been overwhelmingly positive, with that said however; I would caution the Board that we may see a turnout of residents of affected areas that are particularly animated in their feelings against annexation. I would be mindful of the fact that some of these people may attempt a strategy that is based upon intimidation and disparagement in an effort to sway you from the path that has been taken. These are, of course, fairly normal reactions that we have observed in past involuntary annexations.

The Board will hear a few presentations at the meeting but will be asked to take a few specific actions. We will need a vote accepting the annexation plan as presented and I would like to have a vote on a slate of candidates (3) to fill the positions on the ABC Board. Once this body is appointed we can begin the process of establishing an ABC store and issuing mixed beverage permits.

If you have questions about the agenda or anything else please feel free to call me at 768-4887.

**Town of Woodfin
Board of Aldermen Meeting
April 18, 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.

Executive Session –*The Board will meet briefly to be briefed on legal matters.*

Meeting

Meeting Call to Order

Invocation

Approval of the Consent Agenda

Consent Agenda

- I. Approval of the Agenda
- II. Approval of the Minutes
- III. Approval of the Fiscal Report

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

Expect quite a few public comments from citizens of Woodland Hills. Many of these residents will already have received answers to questions about the annexation and the services they will receive. I would expect that these speakers will be much more focused on airing comments and criticisms of the Town and Board. Obviously some of these comments will require a good deal of patience on the part of the Board, however, it is paramount that we provide a courteous hearing of any grievances. The strategy that some will pursue is based on the idea that if they are obnoxious enough then the Board will not proceed with the annexation.

New Businesses

- I. Presentation from Mountain Housing Opportunities on a Proposed Residential Development.

I would like the Board to hear a presentation from Mike Vance of Mountain Housing Opportunities on a possible development in Woodfin for some good owner occupied housing for working class people (folks who have a household income of about \$30,000 to \$35,000 a year. I do not need a vote from the Board on this but I would like an informal straw pole and any comments, concerns, etc. that the Board might have about such a project. This project will require a variance and a conditional use permit in order to go forward as proposed. I believe that this is a positive thing for Woodfin and will enhance the Martel Village area, but I feel that the Board of Adjustment and Planning and Zoning Board's will not want to proceed without some direction from the Board of Aldermen.

- II. Presentation from Town Administrator on the Structuring of a Potential Tax Increment Financing District as a Mechanism to Assist in the Redevelopment of the Weaverville Highway Corridor.

I would like to brief the Board about the possible creation of a Tax Increment Financing (TIF) District for the golf course property as part of our sales contract with Cherokee. The money raised by such a district would offset construction and development costs for infrastructure both on and off site and most particularly for the re-development of the Weaverville Highway Corridor into our Corridor plan. This is extremely important to the

success of the project and Woodfin and I will be giving the Board a great deal more information about this in the near future.

- III. Presentation of an Annexation Study for Three Proposed Areas Contiguous to the Town of Woodfin's Present Corporate Limits.

For those of you who remember the 2003 annexations this is the part of the evening where I read a great deal of information into the record about what services the Town will and will not provide as part of the annexation process. I will try to keep this brief but a certain amount of long windedness is required.

- IV. Consideration of a Motion to Accept the Annexation Study as Presented.

A formal vote of acceptance is required from the Board stating that you accept the presented study.

- V. Consideration and Discussion of Appointments to the Woodfin Alcoholic Beverage Commission (ABC) Board.

The Board of Aldermen needs to appoint three members to an ABC Commission in order for us to move forward with establishing an ABC store. I have been in communications with the State ABC in Raleigh about our process and progress and have been gathering much information. This is, however, a first and critical step. The Board members cannot be members of the Board of Aldermen, and should be people that understand business (preferably retail sales) and who are of good moral character. In order to avoid wasting valuable time I would hope that the Board would be able to appoint a Commission this evening. Some of the names that have been suggested include Don Hensley (Pizza Hut), Robert Powers (Skate-a-Round, etc.)...The Board may choose whoever they want, but it would be best if they were in a position to meet at least once a month and at some point in the near future travel to Raleigh for a day with me in order to undergo an orientation. The people you select for this body should be extremely loyal to the Town, because they will have a great deal of authority once appointed to act independently.

- VI. Consideration of a Motion Directing the Planning and Zoning Board to Consider Re-Zoning the old Elk Mountain Landfill property to the new Mountain Village (MV) Zoning Type.

The Board of Aldermen –as trustees of the property in question- needs to make a formal motion that the Planning and Zoning Board begin the process or re-zoning the golf course property to Mountain Village in order

to assist in the successful redevelopment of this property. This is an action that is fully supported by our development partners.

- VII. Consideration of a Motion Granting Authority to the Town Administrator to Transition the Diesel Vehicles in the Town Fleet to Bio Diesel Fuel.

I would like to request a grant of authority from the Board to switch our diesel vehicles (both on and off road) to Bio-Diesel a blend of regular diesel fuel and food grade cooking oil that burns cleaner, protects the engines and is better for the environment. This will be an excellent opportunity for the Town to do something that contributes to cleaner air and energy independence. The cost differential is nominal (about 4 cents a gallon) and the positive PR will be greatly appreciated. I believe that I can get the Town some very good media coverage of this and I also believe that it sends an important signal to our residents and potential new residents that the Town is committed to addressing environmental and energy independence issues. Many other area governments are already using this fuel type including MSD.

Reports

- I. Police Report – Delivered by Chief Holloman
- II. Public Works Report- Delivered by Johnny Brooks
- III. Parks and Recreation Report- Delivered by Vice Mayor Geneva Maney
- IV. Administration Report-Delivered by Jason Young.

Adjournment