

**Dear Board:**

I hope all of you have been enjoying this wonderful summer weather we have had. As you are already aware the Board is preparing to hear the last of the public hearings relative to the proposed involuntary annexations. In consultation with the Mayor I have made arrangements for us to utilize the gymnasium at New Bridge Baptist Church. We will still need to meet at the Town Hall first, call the meeting to order, and then recess it to 199 Elkwood Avenue. This will allow us to accommodate a crowd larger than the last hearing and in greater comfort for all. This will insulate us from accusations that we de facto disenfranchised people by not providing them with an adequate opportunity to be heard. As the people of Woodland Hills have demonstrated a high degree of litigiousness I believe this will be a good safety measure.

As in the June 20 meeting I would expect that we will hear from the “worst of the worst.” Although I am hopeful that there will be less invective, it is best to assume the worst and plan accordingly. It will not be as hot, and the people will be given an opportunity to speak first, so I hope that tempers will not flare as much. Given the type of people involved, however, I would expect more of the same. It is important to note a key difference in this meeting and the last is that the type of meeting is statutorily different. The June 20 meeting was a Public Informational Meeting in which people had the opportunity to ask questions and receive answers; the meeting on the 15<sup>th</sup> will be a Public *Hearing* meaning that people can have their say and then sit down. It is not required for the Town to once again answer the same question or questions over and over again. This change in format may generate less interest among the speakers in being redundant. Regardless, this will be the last public hearing on this matter. Some of the residents attending will be under the mistaken impression that the Board is planning on voting on the annexations on the 15<sup>th</sup>. This is simply untrue and I have tried to correct this misimpression, but some people have a vested interest in misleading their “constituents” and I am sure many will come expecting a vote.

Once we have dispensed with the public hearing and they come to understand that we have not scheduled a vote on the annexations for the evening of the 15<sup>th</sup> then I believe most of them will clear out and we can conduct a normal meeting. To facilitate this clearing out it might be a good idea to hold a short recess immediately after the public hearing concludes so that they will tend to drift out.

Relative to the rest of the meeting there are some general housekeeping matters and some important options for the Board to consider. As always, if you should have any questions, please do not hesitate to contact me at your convenience.

Yours truly,

Jason

768-4887

**Town of Woodfin  
Board of Aldermen Meeting  
August 15, 2006  
6:30 P.M.**

**Meeting**

Meeting Call to Order

**At Town Hall.**

Recess of Meeting to New Bridge Baptist Church (*if necessary*)

**Travel to 199 Elkwood Avenue.**

Meeting Call to Order

Invocation – **As designated by the Mayor**

Approval of the Agenda

Approval of the Minutes

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

**New Businesses**

- I. Public Hearing on Three Proposed Involuntary Annexations Adjacent to the Town of Woodfin.

**There is nothing for the Board to vote on except opening the public hearing and closing the public hearing when there are no further speakers. We will attempt to use a sign up sheet and if the Board chooses we can limit speakers to a preset time limit (such as three minutes) as many municipalities are sometime forced to do in order to be able to conduct public business.**

- II. Consideration of an Ordinance establishing the position of Deputy Clerk within the framework of the Town's appointed office holders.

**Enclosed you will find an ordinance that amends our charter to create the position of deputy clerk. This office will be able to accomplish the duties of the clerk in her absence or take up any other duties as directed by the Board.**

- III. Consideration of a Motion to fill the Deputy Clerk position should it be established.

**I would like to suggest that the Board entertain a motion to appoint Charles Huggins to this position. He has faithfully served the Town for some time now and has essentially been doing many duties that would fall under the purview of this office. Charles has also lately been attending meetings of the ABC Commission, Parks and Recreation, and Planning & Zoning and Board of Adjustment to take the**

**minutes. I would heartily recommend him to the position. He has shown a diligence in his duties and a willingness to learn new skills.**

- IV. Consideration of a Resolution of Intent to Amend the Town Charter to Provide for a Four Year Term for the position of Mayor subsequent to the next regularly held election as established under North Carolina General Statute 160A-101.

**For sometime it has been discussed that the Board might wish to consider expanding the term of office of the Mayor to a four year term in line with the Town's other elected office holders. Given the growth of the Town over the last few years and the belief that similar growth is likely to occur in the near future it is my belief that the stability of the Town government would be best served by expanding the term of the Mayor to a four year term after the next regular election in 2007. In order to facilitate this process it will be necessary for the Board to pass a Resolution of Intent to modify this term of office. If this resolution passes then I will place legal notice in the newspaper and we will be able to conduct a public hearing on this matter at the next regular meeting. Upon closure of that public hearing the Board will be able to vote on this matter and the effect will be binding. This is one of a few modifications to the Town's electoral process that I would like to suggest this Board consider. In September, I would like to –hopefully- present a plan for establishing a ward system in Town to ensure that future growth does not unfairly diminish the voice of traditional Woodfin residents. I will expand on this matter further in executive session.**

- V. Consideration of a Resolution of Intent to Consolidate the Planning and Zoning Board and the Board of Adjustment into a single Zoning Board of Adjustment.

**As we have discussed it has become difficult to adequately staff these two bodies in recent years and the infrequency of meetings of the Board of Adjustment has created a situation in which our ability to adequately tie these Board Members into the greater vision of Woodfin is suffering. With that said, I would suggest that we make public our intent to revisit this issue in September rather than simply acting. We can hold a public hearing on the matter, although this is not required, and take any public comment into account.**

- VI. Consideration of a Resolution Authorizing the Town Administrator to Finance the purchase of equipment through BB&T.

**This is an important matter due to the fact that our 1994 garbage truck is fading fast. In addition we have need to start looking for some new police cars to replace some 1996 models that are on the road. I propose to borrow \$200,000 from BB&T to purchase same at an interest rate of 4.26% over five years. It is possible that we may want to pay this loan off in January after the sale of the golf course is complete, however, I would strongly recommend that we proceed with obtaining these vehicles now to save unnecessary down time and repair expense. We would like to consider going to a CDL class truck in order to reduce the number of trips to the landfill that would be required.**

- VII. Consideration of a Motion authorizing the Town Administrator to Expend Funds on a Storm water collection system involving a public street.

**I would like the Board to authorize me to expend funds to culvert a ditch located near the corner of Jonestown Road and Reese Street. There is a stormwater outfall drain placed by the Town of Woodfin along Reese Street several years ago (during Coy Rice's administration) that dumps water onto the lot of Jackie Pope Bryson. This outfall creates a de facto ditch across their lot. I would like to use the public works department to culvert this ditch from the stormwater drain down to the ditch below. I believe that this is an appropriate solution to a problem that was created by the Town several years ago, but never addressed.**

- VIII. Consideration of a Resolution Authorizing the Town Administrator to Offer the Public Works Building for Sale through an upset bid process.

**As the Board is aware we have for sometime considered the need for a new public works facility to replace the existing building located on Weaverville Road. I would like the authority to offer the property for sale through an upset bid process like the one used by Buncombe County for the disposal of surplus property. As a condition I would require that the successful purchaser lease the property back to us for a nine month period. This should give us adequate time to locate a piece of property, construct a building and move in while putting this valuable real estate on the tax rolls and opening up important possibilities for commercial development.**

- IX. Consideration of a Motion appointing a new Police Sergeant.

**Chief Holloman would like the Board to consider a motion appointing a new Police Sergeant to fill the vacant Sergeant's position. In adherence to the Police Policy Manual and the Personnel Policy Manual the Chief has called for applicants, administered a written test for all applicants, and had them interviewed at length by an independent review board. The selected candidate for this position is Officer Mike Dykes. Chief Holloman would like to present this candidate to the Board for your formal approval.**

#### **Reports**

Police Report

Public Works Report

Administrative Report

**Executive Session** – The Board will meet in private session to discuss legal and economic development matters before the Town.

#### **Adjournment**