



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Workshop
Tuesday, May 15, 2018**

The Town Council for the Town of Weaverville met for a Town Council Workshop on Tuesday, May 15, 2018, at 5:30 p.m. in Council Chambers within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Council Members present: Mayor Al Root, Councilman Patrick Fitzsimmons, Councilman Doug Jackson. Councilman Andrew Nagle. Vice Mayor Penley and Councilwoman Sherrill were absent.

Staff present: Town Attorney Jennifer Jackson, Town Manager Selena Coffey, Planning Director and Deputy Town Clerk James Eller, Finance Officer Tonya Dozier, Police Chief Alan Wyatt, Public Works Director Dale Pennell and Water Treatment Plant Director Trent Duncan.

1. Call to Order

Mayor Al Root called the workshop to order at 6:00pm.

2. Outstanding Budgetary Items

A. Updates

1. Preliminary budget revisions

Ms. Coffey provided Council with some highlighted revisions to the preliminary budget. Said revision include a reduction in sales tax revenue, a reduction in the ABC Store distribution, an increase in interest earned, a decrease across the board in health insurance expenses and increases across the board in telephone/internet service accounts.

2. North Buncombe Fire District tax rate update

Ms. Coffey noted that the Town has requested of Buncombe County to increase the fire district tax rate from 0.112 to 0.12. The County will act on such issue on June 19.

3. Engineering Report on Water Treatment Plant expansion update

Ms. Coffey noted that staff has received a draft report Whithers and Ravenel related to the possible water plant expansion and would be forwarding to Council for their review. Ms. Coffey also reported that Council could expect a formal presentation of the report at the June meeting of Council.

4. Capital Improvements Plan

Ms. Coffey provided Council with a preliminary version of the fiscal years 2019-2021 capital improvement plan.

B. Former Bus Garage on Central Avenue

Ms. Coffey provided Council with options related to the future use of the old bus garage on Central Avenue. Said options included the sale of the property with an appraised value of \$247,700; replacing the storage space within the bus garage for public works shown at a value of \$785,000; and a repair of the facility shown at \$100,000 for the continued use of the facility for public works storage.

Councilman Jackson noted his opinion that the property should be sold. Councilman Fitzsimmons concurred. Councilman Nagle noted that he would support potential funding from the fund balance to subsidize additional storage for public works which would become necessary with the sale of the bus garage.

Councilman Fitzsimmons asked for further clarification on a replacement facility to be used as storage by public works. Ms. Coffey noted that the proposed structure would consolidate all storage for public works for items which are presently spread to multiple locations.

Councilman Jackson asked the time frame for the facility to be completed should council approve the funding. Mr. Pennell replied that he had a 12 month expectancy for the completion of the facility.

Consensus was gained by Council that staff should proceed with the possible sale of the property.

C. Lake Louise Community Center

Ms. Coffey reported that the original architectural estimate for the proposed community center was 1.44 million dollars which did not include site prep, engineering or contingencies. Also of note was that the parks and recreation advisory board has recommended an expansion of the original plan by approximately 600 square feet. Ms. Coffey offered a recommendation that Council formally appropriate the \$550,000 set aside from the Eller Cove Watershed to partially fund the Community Center project.

Councilman Nagle offered the opinion of the parks and recreation advisory board that the true cost of the project would be closer to two million to two and a quarter million dollars.

Consensus was gained by Council that staff proceed with the appropriation of the \$550,000 from the Eller Cove Watershed toward the proposed community center facility.

D. Fee Schedule

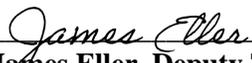
Ms. Coffey presented a revised schedule of fees with figures that had been changed highlighted. Of particular note was a proposed increase of two percent in water rates and the proposed doubling of water system development fees.

Councilman Nagle requested that staff research the fees associated with land use permits by neighboring jurisdictions.

Councilman Jackson noted his opinion that fees associated with water system development fees should increase more than shown. Councilman Nagle concurred. Councilman Fitzsimmons instructed staff to gather information on similar fees from neighboring jurisdictions.

3. Adjournment.

Councilwoman Nagle made the motion to adjourn; Councilman Fitzsimmons seconded and all voted to adjourn the Council's meeting.


James Eller, Deputy Town Clerk