MINUTES - SPECIAL MEETING
BOONE TOWN COUNCIL
FEBRUARY 25, 2005

A special meeting of the Boone Town Council was called to order at 8:15 p.m., Friday, February 25, 2005, in the Burris Room at the ASU Broyhill Inn and Conference Center. Mayor Velma C. Burnley presided. Council members present were Mayor Pro-Tem Loretta Clawson, Graydon Eggers, Lynne Mason, Bunk Spann and Dempsey Wilcox. Staff present were Town Manager Greg Young; Town Clerk Freida Van Allen; Deputy Town Clerk Kim Tester; Finance Director Amy Davis; Public Utilities Director Rick Miller; Public Services Director Blake Brown; Police Chief Bill Post; Development Services Director John Spear; Fire Chief Reggie Hassler; Special Assistant to the Manager Jim Byrne and Human Resource Director Peri Moretz.

The purpose of this meeting was the Council's annual retreat.

DEPARTMENTAL NEEDS

Public Services Director Blake Brown opened the retreat by summarizing his departmental space and personnel needs. Council member Mason asked if the space needs analysis was completed last year. Town Manager Greg Young said a form will be submitted with the annual budget requests to determine square footage for future space needs. Fire Chief Reggie Hassler said another station is needed along with additional paid firemen but that he is waiting until the ISO inspection is complete before moving forward with specific recommendations. Finance Director Amy Davis said she has adequate space and personnel at this time. Public Utilities Director Rick Miller said he needs extra personnel to handle the new cross connection rules and has the same space needs. Development Services Director John Spear said his space and personnel needs are the same as last year's. Town Manager Greg Young said he sees the need for personnel in a technology role, someone to maintain the computer system and web site.

RAW WATER ALTERNATIVES

Public Utilities Director Miller presented an update on the raw water study. Cleaning the Winkler's Creek intake and additional storage areas will be included in the report according to Mr. Miller who also said that the Town will probably need an additional water treatment facility at another location. He indicated that the Town may also want to consider a storage facility on the Anne Marie/Elizabeth Drive property. Mr. Miller thought that purchasing water from ASU is a good solution in the interim. Council member Eggers felt that ASU is agreeable to the inter-connection once an agreement is negotiated. Public Utilities Director Miller stated that Council should keep in mind that raw water needs are not just a Town problem but that the County will probably approach the Town about a regional water system. Council discussed tiering the rates based upon water usage. Town Manager Greg Young said he predicts the Town will be facing some huge issues about water supply in the future, not only from the County but also from other municipalities.

WATER NEEDS

Public Utilities Director Rick Miller presented a power-point program showing cost estimates for future water supply needs. Council discussed the future growth at ASU and felt hopeful that accurate information about ASU's future growth could be obtained at the joint retreat on March 23rd. Public Utilities Director Rick Miller encouraged Council to obtain permits for new water sources as quickly as possible. Town Manager Greg Young said from the budget perspective an approximate $2,000,000 debt per year over the next 20 years could be realized. He also indicated that the Town really needs to increase the customer base to cover that kind of debt, or otherwise increase the rates astronomically. Council discussed at length future water needs and costs.

Mayor Burnley declared a break at 10:00 a.m. Council reconvened at 10:20 p.m.

HOWARD STREET PROJECT

Town Manager Greg Young updated Council on the Howard Street project. Mr. Young said the

design work will be completed by December 2005. He stated that Council needs to decide this year the funding method for actual construction. Funding sources include general fund and municipal service district tax increase, bond referendum, an increase to hotel/motel tax, and commitments from the Town's general fund and the Downtown Boone Development Association. Council requested that the Town Manager compile figures showing how much money would be generated from general fund and municipal service district tax increases and a hotel/motel tax increase. Special Assistant to the Manager Jim Byrne said there may be CDBG funds available, but only if there is private investment made to properties adjoining the project. Town Manager Young indicated that a commitment from ASU to the project would reduce some of the $3.7 million dollar cost. Council member Mason said increasing the hotel/motel tax is a win/win situation, but that consensus in the community will be important in order to increase the tax rate. Council member Mason suggested beginning dialogue with the TDA now to pursue the occupancy tax increase. Council discussed committing about $2,000,000 to the project and searching for additional revenues, such as grants. Town Manager Young said he would compile alternative funding sources to be presented to Council as soon as possible.

HORN IN THE WEST

Town Manager Greg Young predicted that management from Horn-in-the-West will be approaching Council in the future about another funding appropriation. Council member Clawson felt this should be discussed at the joint retreat in an effort to garner ASU and County support for capital improvements to the project. Town Manager Young said he feels the Town is responsible for property and structural improvements. Council agreed that the bathrooms need to be repaired immediately and that the electrical service needs to be totally revamped. The seating in the amphitheater also needs to be replaced. Special Assistant to the Manager Jim Byrne said that the Town actually owes Greene Construction about $21,000 from last year's renovation work and that the Town should allocate the money to pay them. Council agreed that Mr. Byrne should begin the process for going out to bid to renovate the restrooms and renovation for the electrical system.

ALTERNATIVE TRANSPORTATION

Council member Mason discussed increasing the vehicle registration fee and using the funds for public transportation. Council member Mason envisioned a trolley loop downtown for tourists and students. Mayor Burnley suggested that Council member Spann, as the AppalCART liaison further review the matter.

DISCUSSION OF STORMWATER REGULATIONS

Council member Mason began discussion of the topic by stating that the Town was forward thinking in amending the UDO last year in requiring retention/detention of stormwater, but that perhaps we should have waited since we are not sure how the maintenance of facilities will be performed. Council member Eggers said the Town will have to institute a stormwater utility fee to share the cost of stormwater rehabilitation and maintenance. Council member Wilcox stated that, if the Town requires that stormwater facilities be installed, we should also be prepared to enforce maintenance. Mayor Burnley did not feel the Town should go further in the process without actually knowing what the State will require in the NPDES permit. Town Manager Young presented a power-point program making recommendations regarding stormwater regulations. Recommendations include taking a step back from current UDO requirements, performing a program audit, addressing stormwater maintenance, and instituting a stormwater utility fee. Council member Mason said it is important that the citizens be educated as to the importance of water quality and that, if they voluntarily practice stormwater measures, they will receive a credit to the stormwater fee. Council member Spann felt we should continue to require stormwater regulations and be "ahead of the game" for once. Special Assistant to the Manager Byrne suggested having Mr. Lormand appear before Council with specific recommendations on UDO changes. Council member Mason suggested reviewing current UDO regulations for revisions in the short-term until the State provides a model ordinance. Council discussed at length proposed amendments to the UDO.

Mayor Burnley declared a break at 12:30 p.m. Council reconvened at 1:30 p.m.

Development Services Director John Spear explained the State requirements for stormwater

management. Council member Mason asked if the State has requirements for maintenance of these systems, to which Mr. Spear said no. Mr. Spear suggested amending the UDO text to follow the minimum state requirements. Council member Mason suggested suspending stormwater requirements until the Town has time to study the issue.

On a motion by Council member Eggers, seconded by Council member Mason, Council moved to send to the March 17th special public hearing a recommendation to suspend water retention and water quality protection, above state requirements.

VOTE: Aye-All
Nay-None

ABANDONED COMMERCIAL BUILDING REQUIREMENTS

Council member Spann expressed concerns about the abandonment of larger commercial stores which he considers a national problem. He suggested that we reveiw regulations to protect our Town from abandoned stores. Council agreed that staff should begin developing regulations for presentation at a public hearing in the future.

MULTI-FAMILY ZONING

Council member Wilcox said the Town should consider amending the zoning map to include areas for multi-family housing and change inappropriate multi-family zoning areas to prevent another "Village at Meadowview." He indicated that multi-family units relieve traffic congestion, protect the environment by using municipal utilities, and hopefully revitalize older neighborhoods. Council member Wilcox said the Town has never really looked at the zoning map and planned for future growth and that the Town missed the opportunity to properly plan the West and East ETJ. Development Services Director John Spear also suggested that Council review the UDO and the zoning districts in which multi-family development is allowed. Council member Wilcox said the Town could solve some problems if we have the proper zoning in place. He felt it is the Town's responsibility to provide this type of housing in the Town.

REPORT FROM ANNE MARIE/ELIZABETH DRIVE PARK COMMITTEE MEMBERS

Council member Wilcox said that Anne Marie/Elizabeth Drive Park Committee members recently met with the County about trading property at the Anne Marie/Elizabeth Drive area in order to construct a YMCA. Council member Wilcox said the construction of a YMCA at the property can not happen. He indicated that the County is willing to offer money and construction equipment to help us develop the park on the property. Council member Mason said their version of the park is different from our original plan. She indicated that this community is in need of recreational activities. Public Utilities Director Rick Miller suggested waiting for the raw water supply report before leasing the property for recreational uses in case the property is a storage alternative. Council member Spann felt the Town should explore a cooperative effort with the County in investigating recreational activities for citizens. Council member Mason said one of the Town's weaknesses is its failure to plan for recreational uses. Special Assistant to the Manager Jim Byrne stated that the Town must receive permission from the grant agencies in order to develop the property. After a lengthy discussion, Council agreed to pursue leasing approximately 12 acres to the County for its development, maintenance and management of recreational facilities on the property.

ADDITIONAL PARK/GREENSPACE PROCUREMENTS

Council member Spann felt the Town should have a long-term plan for the development of parks and greenspace. After reading the Neighborhood Parks section of the current Comprehensive Plan, he suggested the Town prepare a master plan for park/greenspace development. Development Services Director Spear and Public Services Director Blake Brown said they will devise a map.

AFFORDABLE HOUSING

Council member Mason asked Staff to prepare a document confirming the Town's commitment to affordable housing and stated that this information be made available to the public. Council member Mason said she would like to investigate inclusionary zoning and our zoning policies that support efforts for affordable housing from the private sector.

TOWN BOARD ACTIVITIES

Development Services Director Spear pointed out recent Board activities and impacts to future budgets.

ADJOURNMENT

On a motion by Council member Wilcox, seconded by Council member Spann,Council moved to adjourn at 4:30 p.m.

VOTE: Aye-All
Nay-None

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Town Clerk Mayor