MINUTES - SPECIAL MEETING
INTERGOVERNMENTAL RETREAT
THURSDAY, JUNE 7, 2007 4 P.M.
WATAUGA COUNTY ADMINISTRATION BUILDING
814 WEST KING STREET, BOONE, NC

Boone Town Council: Lynne Mason-Mayor Pro-Tem (left at 4:45 p.m.) Bunk Spann, Janet Pepin

Boone Town Staff: Greg Young-Town Manager, Kimberly Tester-Deputy Town Clerk, Rick Miller-Public Utilities Director, John Spear-Development Services Director, Blake Brown-Public Works Director, Bill Post-Police Chief, Sam Furgiuele-Town Attorney

Blowing Rock Town Council: Mayor J. B. Lawrence, Terry Lentz-Mayor Pro-Tem, Keith Tester, Rita Wiseman, Tommy Klutz

Blowing Rock Town Staff: Scott Hildebran-Town Manager, Sharon Greene-Town Clerk

Seven Devils Town Council: Richard DeMott-Mayor Pro-Tem

Watauga County Board of Commissioners: Chairman Jim Deal, Billy Ralph Winkler-Vice Chairman, John Cooper, Mary Moretz,

Watauga County Staff: Rocky Nelson-County Manager, Deron Geouque-Assistant County Manager, Mark Hurst-Assistant Superintendent of Watauga County Schools

Watauga County School Board: Chairman Lowell Younce, Deborah Miller

Appalachian State University: Dr. Loren Baumhover

Facilitator: Dr. Garry Cooper, Christy DeStefano

Watauga High School Project Staff: Jennifer Sisak-Project Architect, sfL&a Architects, Mike Kesterson-Project Manager, James R. Vannoy & Sons Construction

Chairman Deal called the meeting to order at 4:08 p.m. He welcomed all in attendance and turned the floor over to Dr. Garry Cooper. Dr. Cooper began by posing the following focus question relating to the specific topics of the NCDOT Highway 421 project and the proposed Watauga High School project: "What can we do together over the next 4-6 months to facilitate timely design and construction of the new high school and the Highway 421 widening projects in Boone with actions that can benefit most county residents, result in both beautiful and functional facilities, and minimize costs and delays?"

Dr. Cooper reviewed the results of the previous retreat, reiterated the meeting guidelines and outlined the agenda for the second retreat. He posed the following question relating to each of the two topics: "What do we want resolved (to do)? With the input from the group, Dr. Cooper composed the following list:

New High School	**421 Widening**

$ Address neighborhood concerns (e.g., tennis courts, etc. $ Accommodate future uses (rec./youth center) $ Provide something for the whole community $ Address greenway access $ Provide for traffic control $ Provide for transportation connectivity (+ alternative) $ Address light pollution issues $ Allow for future high school expansion $ Insure for public safety in design $ Minimize impact at waste water treatment plant....water usage $ Linkages with county parks and recreation plans $ Pay attention to project schedule $ Include “zero waste” in design $ Teach students with “green” building technology	$ Provide for traffic control $ Accelerate schedule to coincide with high school opening $ Make “good fit” with Boone transportation planning $ Add “enhancements” for both aesthetics and functionality $ Be environmental-friendly $ Have conversation about loss of business community along present 421 corridor $ Assure connection between Daniel Boone Drive, Hwy 194, and Hwy 421

Dr. Cooper explained the next step in the process as determining the component parts of the issue. The following list outlines the component parts as determined by the group:

New High School	**421 Widening**
$ Acceptable site plan $ Simplify/streamline permit approval process $ Balance different values/concerns $ Need NCDOT commitments $ Property ownership (e.g., obtain easements) $ Integrating “what we want to do” with design process $ Balancing wants/desires with budget realities $ Resolve “education” requirements with Town of Boone UDO $ Reconcile difference between existing ordinances/regulations and design & usage of property $ Coordinate with town utilities (e.g., connections) $ Identify relationships between high school construction & rec. center	$ Signing of “agreement letters” $ Coordinate who is responsible for what $ Is there right-of-way on East King Street for bike lanes and sidewalks? $ Identify impacts on community during construction $ Balancing wants/desires with budget realities

Dr. Cooper labeled the next step in the process as “possibility thinking”, or what can we do about the issue. The group created the following list:

New High School	**421 Widening**

$ Revise proposed plan $ Assure "open line" of communication $ Separate things that we can/cannot control $ Best influence the things that we cannot control $ Propose needed ordinance changes to town $ Use "fill dirt" from project within our jurisdiction $ Develop education program for public (issue forms) $ Better communicate "sustainable" nature of project to others $ Keep people informed $ Monitor/balance budget with time frame in consideration	$ Lobby and pray $ Continue to reemphasize issues of importance with NCDOT $ Identify different roles among key players $ Identify width of right-of-way on East King Street $ Identify who will pay for what on East King Street

Dr. Cooper asked group members to decide what they are committed to doing. The following lists the items to which the various members would commit:

New High School	**421 Widening**
$ Revise site plan based on public hearing comments (e.g., tennis courts) $ On-going communication to resolve differences/issues $ Sustainability in design $ Occupy new high school in August of 2010 $ Work with town to sreamline/expedite approval process	$ Insure realignment of Daniel Boone Drive $ Lobby our representatives $ Work together (all jurisdictions/agencies/organizations)

Dr. Cooper invited the group to suggest the necessary action steps to achieve these goals. Based on the responses, the group created the following list of action steps:

1. Meet with the neighborhood regarding a new proposal.
2. Revise the project plan.
3. Revise the Town of Boone's analysis of the application and revised plans.
4. Approve conditional district zoning.
5. Release bidding documents.
6. Review/revise UDO.
7. Send revised proposal to the Boone Town Council for review prior to its next meeting.
8. Obtain two commitments from the NCDOT regarding alternative transportation improvements to East King Street and the alignment of Daniel Boone Drive with Highway 194 across Highway 421.

For each issue, Dr. Cooper asked the group to decide the launch issue and to assign each action task to the appropriate time period for achievement. He then asked the group to decide which action will indicate that the goal has been achieved.

Issue: New High School
Launch: Revise Plan
Action Tasks:

Week 2

< Revise Plan
< Meet with neighborhoods about new proposal
< Revise town's analysis of application
< Communication in a timely manner

Week 3

< Obtain conditional approval
< Send revised proposal to town council
< Communication in a timely manner

Week 4

< Identify entity costs and responsibilities
< Communication in a timely manner

August

< Complete cost analysis and budget cost analysis
< Communication in a timely manner

September

< Communication in a timely manner

October

< Communication in a timely manner

November

< Communication in a timely manner

Indicator of Victory: Approval by Boone Town Council

Issue: Highway 421 Widening
Launch: Letters of support
Action Tasks:

Week 2

< Send letters of support

Week 3

< Lobby for legislative support

Week 4

< Set NCDOT and county commitment for alternative transportation

August
September
October
November

Indicator of Victory: Things requested are in final plan.

Dr. Cooper suggested having one person coordinate the action tasks for the issue of the Highway 421 Widening. Development Services Director John Spear volunteered to oversee the coordination of the action tasks by the necessary parties. With no further discussion, the meeting adjourned at 6:07 p.m.

_____

Deputy Clerk Mayor