

The Washington City Council met in a continued session on Monday, April 23, 2007 at the Municipal Building at 4:30 p.m. Present were: Judy Jennette, Mayor; Darwin Woolard, Mayor Pro tem; Richard Brooks, Councilman; Archie Jennings, Councilman; Ed Gibson, Councilman; James Smith, City Manager; Franz Holscher, City Attorney; and Rita A. Thompson, City Clerk. Councilman Gahagan was absent.

Also present were: Carol Williams, Finance Director; Bobby Roberson, Community Development Planning Director; Gerald Galloway, Interim Police Chief; Keith Hardt, Electric Director; Gloria Moore, Interim Library Director; and Mike Voss, of the Washington Daily News.

Mayor Jennette called the meeting to order and Councilman Gibson delivered the invocation.

### **APPROVAL/AMENDMENTS TO AGENDA**

On motion of Mayor Pro tem Woolard, seconded by Gibson, Council unanimously approved the agenda, as submitted.

### **REPORT – ON WEBB PROPERTY**

Franz Holscher, City Attorney, discussed the Webb Property with the Council which has been offered to the City as a gift from Fred Webb. Mr. Webb owns approximately five acres at the intersection of Grimes Road and Whispering Pines Road (former FCX property). The property has an environmental situation with EPA, and could cost about \$12 million. Mr. Holscher expressed liability concerns and the fact there could be undiscovered contamination in the future.

Mr. Holscher stated that he has talked with Jim Hopf, an environmental attorney from Greenville, about the possibility of the City getting one of the Brownfield Programs.

After Council discussion, it was Council consensus for Mr. Holscher to find out if the City qualified for a Brownfield Program, and if not, to not pursue this because of the liability.

### **DISCUSS – CAMA LAND USE PLAN**

Bobby Roberson, Planning & Community Development Director, passed out a copy and briefly commented on the draft of the CAMA Core Land Use Plan.

Mayor Jennette asked Mr. Roberson to get a copy to Council by next week which highlights the areas in the plan that are different than the previous one.

### **DISCUSS – EXTRATERRITORIAL JURISDICTION (ETJ) BOUNDARY**

Mr. Roberson passed out maps of the extraterritorial jurisdiction (ETJ) boundary. He stated that a City or Town having 10,000 population and below, you can extend the ETJ one mile. The City of Washington has a Special Act and has extended the ETJ a mile and one-half (air miles). It will take a Special Act to go to two miles.

Councilman Jennings suggested we take a look at the red lines (city boundaries) and straighten them out. Mayor Jennette agreed that we need to concentrate on the city's boundaries rather than the ETJ.

Mr. Roberson will give a report on annexation at the May meeting.

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**REPORT – ON MASTER RECREATION PLAN HEARING**

Philip Mobley was not present at the meeting. A Report of the hearing was passed out.

Mr. Smith stated that the goal is to mesh needs with growth, however, our needs exceed the standards for facilities in all areas. He recommended that as new subdivisions come along, we need a requirement to meet recreational needs. Councilman Jennings stated that we need more boat ramps.

**BUDGET INTRODUCTION**

Carol Williams, Finance Director, passed out the proposed FY 2007-08 Budget.

Mr. Smith gave an overview of the budget which was included in the Budget Message. He stated that the City is still in for a couple of years of tough sailing. Highlights included:

- General Fund expenditures slightly reduced by \$20,000 over last year
- 86% increase in property and liability insurance due to storm damage elsewhere
- 3% COLA included
- Health premiums reduced
- \$1.6 million electric deficit has shrunken to \$400,000
- No action on electric rates anticipated until January, 2008
- 5% increase in water rates
- 6% increase in sewer rates
- \$2.00 increase in Solid Waste

In-depth discussions will be held at the budget Workshops.

**EVANS PROPERTY PLANNING AGENDA**

Mayor Jennette reviewed the proposed agenda for the Evans Property Planning Session, as follows:

- I. History of the Property
- II. Principles of Development
- III. Green space
  - How to preserve it
  - What it should look like
  - Waterfront access
- IV. Lot Configuration
  - Relationship to neighboring properties
  - Street width
  - Grading plans
- V. Selling the Property
  - Price
  - What leverage do we have when choosing between proposals?
  - What criteria do we use when evaluation proposals?
- VI. Adjourn

Councilman Jennings stated that Council needs to include on the Agenda a conversation on the need for a hotel versus other uses. He continued, that in item IV. regarding the physical limitations to the property, can you build a 60 room motel on a one-half acres site? That should be fully spelled out. If a motel

is not feasible, do we have the same energy to look at other uses? He asked that this be added to the agenda.

### **INITIATIVES REPORT**

Mr. Smith reviewed the Initiatives Report. Councilman Gibson questioned why we are looking at Library fees and not the recreation, Electric and other departments? Mr. Smith answered that we are, and have included many cuts in all departments. Mayor Jennette pointed out that Councilman Gibson instigated charging library fees. Councilman Gibson stated he was in favor of charging a fee for non-taxpayers. Mayor Jennette stated we will look at all departments equally.

### **CONTINUE MEETING**

On motion of Mayor Pro tem Woolard, seconded by Councilman Gibson, Council unanimously adjourned the meeting until Monday, April 30, at 4:30 p.m. in the Council Chambers at the Municipal Building

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**Rita A. Thompson, CMC  
City Clerk**