

Tuesday - April 1, 1997 - 3:00 p.m.

Worksession

Present: Mayor Russell Martin, Presiding; Vice-Mayor Barbara Field; Councilman M. Charles Cloninger; Councilman Edward C. Hay Jr.; Councilman James J. Skalski; and Councilman Charles R. Worley; City Attorney Robert W. Oast Jr.; City Manager James L. Westbrook Jr.; and City Clerk Magdalen Burleson

Absent: Councilman Thomas G. Sellers

CONSENT:

GRANT APPLICATION FOR HOPKINS CHAPEL STRUCTURAL STABILIZATION

Summary: The Historic Resources Commission ("HRC") requests approval of a \$3,000 grant application to the Community Foundation for permanent structural stabilization of Hopkins Chapel.

The HRC and the Preservation Society of Asheville and Buncombe County are working with the members of Hopkins Chapel AME Zion Church to restore the church. A few months ago Hopkins Chapel was in serious jeopardy of collapse. HRC applied for and received a grant from the National Trust for Historic Preservation to develop and implement an emergency stabilization plan for Hopkins Chapel. A mild winter and temporary shoring saved the church from eminent collapse.

A structural analysis of the building is now complete. The Church, the Preservation Society of Asheville & Buncombe County, and HRC have raised \$80,000 for this project. However, the total costs for the structural work and material restoration is over \$400,000. Fund raising activities are ongoing.

Only a few structures of historic significance to the African-American community remain. Changes in the social, political, and economic areas resulted in the destruction of some area landmarks. If this continues to happen, future generations may suffer from a lack of identity that comes from not seeing tangible evidence of one's roots. Hopkins Chapel's rich history and central position in the African-American community is essential to understanding and keeping alive the heritage of African-Americans.

Staff recommends approval of the grant application to the Community Foundation for permanent structural stabilization of Hopkins Chapel.

BUDGET AMENDMENT FOR PHASE V OF ASHEVILLE URBAN TRAIL

Summary: The Urban Trail Committee is seeking approval for the on-going budget for Phase V effective immediately. The budget reflects the projected expenses and revenues for Phase V. The Urban Trail is funded by private donations and organizations.

During the Phase V of the Urban Trail, from October 1996 - September 1997, the Committee plans to install a bronze plaque, several pink granite markers, various art objects and bricks along the Trail.

Extensive volunteer support has been and will be available from the Urban Trail Committee. The City Development staff will coordinate the project with assistance from other departments such as The Public Works Department and Parks and Recreation Department.

The Urban Trail Committee and the City Development staff recommend approval of this Budget Amendment. -2-

BUDGET AMENDMENT FOR AUDIO-VISUAL DESIGN SERVICES FOR COUNCIL CHAMBER

Summary: The Parks and Recreation Department is seeking authorization from City Council to authorize a budget amendment from the Capital Contingency Fund for \$20,000 for audio-visual design services to renovate the Council Chamber in City Hall.

On February 25, 1997, City Council passed Resolution No. 97-19 authorizing the City Manager to enter into a contract with Electronic Interiors Inc. for professional services to design and upgrade the audio-visual and other electronic capabilities of the Council Chamber in the City Building.

The contract will cover the following three areas:

1. Develop methods and procedures for inspection of existing components while preserving the historic fabric of the structure. Prior to construction, develop plans and written bid specifications for necessary improvements to the Council Chamber, incorporating improvements that will include data terminals, a public address system, video cameras, cable television, overhead projection screens, security monitoring devices, and improved exit routes.
2. The City Hall building is a designated local historic landmark. The design firm should be sensitive to this in responding to the needs and wishes of the City Council and the direction of the City Manager or his designated representative.
3. Make site inspections, consult with Historic Resources Commission, and obtain a Certificate of Appropriateness for the proposed improvements.

In order to proceed with the project, an appropriation is needed to fund the professional services. The attached budget amendment will facilitate the necessary funding being established.

Staff recommends that the City Council authorize a budget amendment from the Capital Contingency Fund for \$20,000 so that the City may enter into a contract with Electronic Interiors Inc. for design services to renovate the Council Chamber in City Hall.

Mayor Martin asked that the record show that City Council has received this information and instructs the City Manager to place these items on the next formal City Council agenda.

PROCUREMENT PROCESS MANAGEMENT TEAM PRESENTATION

Mr. Bill Schaefer, Finance Director, said that the Purchasing Process Management Team will provide a brief presentation outlining their accomplishments to date and the recommendations they have made to enhance and improve the City's buying process.

The nine-member team, which is sponsored by the Finance Department and Purchasing Division, is made up of staff members from eight different departments: Mark Slaughter, Public Works; Corinne Meade, Fire; Donna Shook, Parks and Recreation; Wanda Letterman, Water Resources; Linda Maynard, Legal; Steve Hughes, Civic Center; Alan Hyder, Police and Danette Thompson and Lynn Ducker, Finance.

The team was formed in October 1995. Their initial analysis led them to focus on purchases between \$200 and \$20,000. (The lower limit was the maximum amount at the time for check order purchases and the -3-

upper limit is the point at and above which North Carolina General Statutes require the use of formal bidding procedures for the purchase of supplies, equipment, etc.) Based on their early analysis, they identified two "low hanging fruit" opportunities: increase the check order limit to \$500 (implemented Aug. 1, 1996) and initiate a purchasing card system (initial implementation this month). During their September 1996 presentation to the City's Quality Council the team recommended the following:

- Update the Fiscal Procedures Manual;
- Make Data Entry Screens More User Friendly;
- Conduct Purchasing Process Training for All Users Twice a Year;
- Develop A Tracking System for Requisitions to Show Their Status;
- Keep Employees Informed as Changes Occur -- Use E-Mail;
- Study Central Stores Pricing -- Increase Delivery Locations and Frequency.

Implementation of these recommendations is currently being addressed by other teams/groups which have the expertise to devise and implement effective solutions. The Purchasing Team will meet periodically in the future to assess those other teams'/groups' progress and success in implementing the recommendations.

Mayor Martin thanked the Committee members for a job well done.

LOCATION AND INSTALLATION STANDARDS OF TELECOMMUNICATIONS TOWERS

Ms. Julia Cogburn, Planning & Development Director, said that City Council continued their public hearing on this matter until they had an opportunity to review the information. The public hearing on this matter will be on April 22, 1997. She then explained that the proposed wording amendment clarifies certain standards established for the location of telecommunications towers by the existing ordinance and prohibits the location of telecommunications towers within the viewshed of the Blue Ridge Parkway.

The Asheville Planning and Zoning Commission is recommending approval of an amendment to the Zoning Ordinance regarding telecommunications towers. The proposed amendment clarifies the conditions established by the existing ordinance for the location of telecommunications towers and prohibits towers in the viewshed of the Blue Ridge Parkway.

Ms. Cogburn then reviewed the following changes to the current ordinance and answered various questions from Council regarding those changes:

- Amends the definition of telecommunications towers to exempt structures less than 40 feet in height erected incidental to a commercial operation;
- Clearly states that the setbacks that apply to the location of a tower are those set forth in the district in which the tower is proposed to be located;
- Prohibits the location of telecommunications towers within one-half mile of

the Blue Ridge Parkway unless the tower is not visible and/or discernible as a telecommunications tower from the Parkway roadway;

-4-

- Prohibits the location of telecommunications towers in areas defined by the U.S. Department of the Interior to be "viewsheds of superior quality";
- Deletes a condition in the current ordinance to truly provide an incentive for monopole tower construction; and
- Clarifies that the addition of antennas to existing non-conforming towers is permitted as long as the addition does not add more than ten (10) feet to the non-conforming dimension.

By use of a map, she identified the area within one-half mile of the Blue Ridge Parkway and the viewsheds of superior quality to allow Council to discern the impact of the proposed amendment. This map would be adopted by reference should the Council adopt the proposed amendments.

The proposed ordinance amendment has been recommended for approval by the Asheville Planning and Zoning Commission by a 5-2 vote. The staff of the Planning and Development Department recommends approval of the amendment.

Councilman Worley also asked for an additional revision to Sec. 30-7-1 Q 9 to read as follows: "No telecommunications towers shall be erected in areas determined by Asheville City council to be "viewsheds of superior quality," taking into consideration the definitions by the United States Department of Interior, Blue Ridge Parkway Office. A map indicating the location of said determined "viewsheds of superior quality" shall be reviewed and adopted by the Asheville City Council and kept on file in the Planning and Development Department of the City of Asheville."

Ms. Cogburn said that the public hearing on this matter will be held on April 22, 1997. At Council's worksession on April 15, 1997, BellSouth Communications will be present to address some concerns they have with the telecommunication towers ordinance, at which time Council can get clarity on other concerns expressed at their worksession today. Depending on the changes, if any, that come out of the worksession on April 15, some of those changes may have to go to the Planning & Zoning Commission for their recommendation to City Council.

A representative from the Blue Ridge Parkway passed out to Council "A Process for Scenic Analysis" and spoke to why the Blue Ridge Parkway has no problem with the location of telecommunications towers within one-half mile of the Blue Ridge Parkway unless the tower is not visible and/or discernible as a telecommunications tower from the Parkway roadway.

CLOSED SESSION

At 4:31 p.m., Councilman Worley moved to go into Closed Session for the following reasons: (1) to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or the United States, or not considered a public record within the meaning of Chapter 132 of the N. C. General Statutes - The law that makes the information confidential is G.S. 143-318.11 (a) (1); (2) to discuss matters related to the location or expansion of industries or other businesses within the City - The statutory authorization is G.S. 143-318.11 (a) (4); and (3) to consult with an attorney employed by the City in order to preserve the attorney-client privilege between the City and the attorney - The statutory authorization is G.S. 143-318.11 (a) (3). This motion was seconded by Vice-Mayor Field and carried unanimously. -5-

At 6:05 p.m., Councilman Worley moved to come out of closed session. This motion was seconded by Vice-Mayor Field and carried unanimously.

ADJOURNMENT:

Mayor Martin adjourned the meeting at 6:05 p.m.

CITY CLERK MAYOR
