

Town of West Jefferson - Board of Aldermen
Regular Meeting Minutes
January 9, 2017 | 6:00 p.m.

Board Members Present: Mayor Dale Baldwin, Alderman Calvin Green, Alderman Jerry McMillan, Alderman John Reeves, Alderman Stephen Shoemaker, Alderman Brett Summey, Sr.

Town Staff Present: Town Manager Brantley Price, Town Clerk Wesley Barker, Police Chief Jeff Rose, Maintenance Supervisor Eric Miller, WWTP Superintendent Charles Call.

Several other residents of the community also attended.

At 6:00 p.m. Mayor Baldwin called to order the meeting of the Board of Aldermen. Alderman Shoemaker gave the invocation. Those in attendance then stood for the Pledge of Allegiance.

Approval of the January 9, 2017 Agenda- With no changes, Alderman McMillan made the motion to approve the agenda as presented. Alderman Summey seconded with a unanimous vote in favor.

Approval of Minutes- December 5, 2016 Regular Meeting- With no comments, Alderman Summey made the motion to approve the minutes as written. Alderman McMillan seconded with a vote of 5-0 in favor.

Consideration of 2017 Heritage Iron Club Summer Car Shows- Eddie Black, Vice President of the Heritage Iron Club, spoke to the Board on the proposed car shows for 2017. Mr. Black thanked the Town for their support with last year's car shows as well as the Police Department and downtown businesses. Mr. Black stated the Heritage Iron Club is proposing three car shows for 2017 on the third Saturday of June-August between the hours of 10am-4pm in the same location as last year which is E. Main Street from Town Hall down to Badgers Funeral Home as well as Third Avenue by the Honey Hole. Mr. Black said he had spoken to some merchants and attendees from last year's events and they stated they enjoyed the event which provided good foot traffic. Mr. Black said the Heritage Iron Club is a non-profit and gives back to the community by assisting the elderly and fuel assistance. The Mayor stated there had been some complaints by some merchants stating three car shows may be too much as if affected their businesses during those days. Alderman Reeves said he felt 3 days out of the summer months wouldn't hurt anything as people are coming to West Jefferson and will most likely visit again. Mr. Reeves also said he would like to leave the proposals as it is with the 3 dates and times. Alderman Green suggested having the car show one time at the proposed location but using the Town parking lots for the other shows. Alderman Shoemaker suggested holding one car show on Main Street and the other in the public parking areas. Alderman Summey suggested using W. Main Street by the depot and along College Avenue similar to where the Christmas in July Festival is held. After some further discussion, the Board was in consensus to allow one car show along E. Main Street and suggested the Iron Club meet and discuss other options for the other two car shows and come back before the Board in February with another proposal and final approval. No vote was taken at this time.

Consideration of Text Amendments to Zoning Ordinance:

Article IX- General Provisions, Section 901.5, Parking Requirements- The Mayor explained the current Zoning Ordinance states 2 spaces are required for each employee for a child care facility and one parking space for each four hundred square feet of floor area. Mt. Jefferson Child Development Daycare is currently planning to relocate behind Boone Family Funeral Home and this parking requirement poses an issue. Surveyor Jason Herman feels this text was a typo when Article IX- Section 901.5 was originally

written as he feels it doesn't seem feasible that 2 parking spaces are required for each employee. The Mayor said Mt. Jefferson Child Development's new facility will be approximately 12,000 sq. feet. The Planning Board recently met and recommended to the Aldermen this text be amended to read "one parking space for every two employees and one parking space for each four hundred square feet of floor space." The daycare plans to have approximately 50 parking spaces. With no discussion, Alderman Green made the motion to approve the proposed text amendment to the Zoning Ordinance. Alderman McMillan seconded with a vote of 5-0 in favor.

Article XI- Sign Regulations: Section 1114- The Mayor explained to the Board this amendment was within the Sign Regulations and according to Town Attorney David Paletta, when the Sign Regulations were revised in 2013, Section 1114, part C: removal of non-conforming signs- states "banners, flags, streamers, spinners, placards and pennants shall be removed by December 31, 2013" should have been removed from the Ordinance. The Planning Board recently met and reviewed, recommending the deletion of this sentence from the Sign Regulations. Brantley also explained that, according to the Town Attorney, the sentence is a conflict with changes made to the sign ordinance, as these items were actually removed from being a prohibited sign at the time of the 2013 revision. The Board discussed the current use of banners, flags and streamers by several businesses and would like the Planning Board to review to potentially make these types of signs prohibited once again within the revised ordinance in an attempt to keep everything orderly and looking uniform in Town. Alderman Shoemaker made the motion to remove this above-stated sentence from the Sign Regulations within the Zoning Ordinance as recommended by the Planning Board, but also to send this topic to the Planning Board and have them review the use of banners, flags and the like as potential prohibited signs within the revised ordinance. Alderman Reeves seconded with a vote of 5-0 in favor.

Consideration of Statement that Shows Consistency with the 2008 Land Use Plan- With no discussion, Alderman Reeves made the motion to approve the statement that shows consistency with the Land Use Plan relating to the text amendments to the Zoning Ordinance. Alderman Shoemaker seconded with a vote of 5-0 in favor.

Consideration of Capital Budget Ordinance- The Mayor stated this Capital Budget Ordinance was for the ARC/USDA project for the new well, dewatering system at the WWTP and to extend water and sewer services to the O'Reilly/Hometown Furniture buildings and to 3 homes on Wade Vannoy Rd. This Ordinance is required when a project is not completed in the current Fiscal Year and will be extending into the next Fiscal Year (17-18). With no discussion, Alderman Shoemaker made the motion to approve the Capital Budget Ordinance as presented. Alderman Summey seconded with a vote of 5-0 in favor.

Consideration of Budget Amendment #3- FY 16-17- The Mayor said this budget amendment was to correct/repair a storm drain on the Backstreet (\$17,070) and to increase maintenance and repair equipment in the sewer department (\$15,850). The storm drain repair revenue will come from unbudgeted tax revenue. Currently, the Town has \$3,850 in sewer contingency funds and \$12,000 in water contingency funds that can be moved to sewer maintenance and repair equipment as the Town has had several extraordinary expenses this year at the WWTP. Alderman Shoemaker made the motion to approve the budget amendment as presented, seconded by Alderman Green. The vote of 5-0 in favor.

Consideration of Property Tax Releases- The Mayor said there were three personal property tax listings that were billed in Town that were actually out of business or located outside of the city limits and will need to be released. The listings included Fly Line Discs, Quality Hair Care (both no longer in business in West Jefferson) and State Farm Insurance (2 listings, not in the city limits). Alderman Shoemaker made

the motion to release the personal property taxes as presented. Alderman Reeves seconded with a vote of 5-0 in favor.

Police Report- Chief Rose gave a report on the Police Department. Chief said during the month of December, 204 calls were dispatched through the communications center, 17 auto collisions were investigated, 19 people were arrested including charges of DWI, larceny, assault and drug related crimes. Further, the Chief said 9 persons was arrested for drug violations. The Board thanked the Chief for his report.

Water/Wastewater & Maintenance Report- WWTP Superintendent Charles Call reported to the Board stating in 2016, 29 inches of rain and 24.5 inches of snow fell. Charles also said the filter plant was started back up in November and is filtering approximately 26,000 gallons per day. A recent sewer spill at the Beaver Creek Pump station spilled approximately 40 gallons and was quickly taken care of and reported to the State. Currently, all water levels are good and wells are all full. The Board thanked Charles for his report.

Maintenance Report- Maintenance Supervisor Eric Miller gave an update on the Maintenance Department. Eric said 4 water line issues had been found and repaired. The Burkett Avenue water line replacement has been installed and the water pressure is much better now for the residents along this street. Discussion also took place on shortening the white lines on the Backstreet at the Farmers Market to ensure people pull up further and allow more room for traffic flow, street sweeping and snow removal. The Board thanked Eric for his report.

Town Managers Report- Brantley Price gave his report to the Board. Brantley thanked the Maintenance Department for their work on the recent snow removal and keeping the Town roads clear. The design for the WWTP belt press/new well project is moving forward and the bid for the project should be out in February. Taxes collected to date are \$1,069,914, or 94% of the levy. Brantley also told the Board that the Town had an estimated \$100,000 in tax revenue over the initial budgeted amount. The Board thanked Brantley for his report.

Public Comment- none.

Aldermen Comments- Alderman Green stated he appreciates the Maintenance Department working on the water leak at Smithey's and said the night the leak was found, the employees were dedicated and worked late until the leak was fixed.

Adjournment- With nothing further, Alderman Shoemaker made the motion to adjourn the meeting, seconded by Alderman Reeves. A unanimous vote in favor. The time was 7:17 pm.

Dale Baldwin, Mayor

Wesley M. Barker, Town Clerk