

**Town of West Jefferson - Board of Aldermen**  
**Regular Meeting Minutes**  
**May 3, 2021 | 6:00 p.m.**

**Board Members Present:** Mayor Tom Hartman, Alderman Rusty Barr, Alderman Calvin Green, Alderwoman Crystal Miller, Alderman John Reeves, and Alderman Stephen Shoemaker

**Town Staff Present:** Town Manager Brantley Price, Town Attorney Jak Reeves, Town Clerk Rebecca Eldreth

At 6:00 pm Mayor Hartman called to order the meeting of the Board of Aldermen. After the invocation was given, those in attendance stood for the Pledge of Allegiance.

**Approval of the May 3, 2021 Agenda** – Before the agenda was approved a request was made to remove item #3 from the agenda to discuss outdoor services at the First Baptist Church. Alderman Barr made the request to add the discussion of the use of town parking for the Blue Ridge Midnight Runners Cruise In. Alderman Shoemaker made the motion to approve the agenda with the one deletion and one addition.

**Public Hearings**

**Consideration of Rezoning Parcel 19223 001 626 and 19223 001 625** – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed rezoning of the property located at 494 Hamilton Drive and 492 Hamilton Drive. Mayor Hartman opened the public comment at 6:02pm and with no comments closed the public comment at 6:03pm.

**Consideration of Text Amendment to Section 802.7 Planned Unit Development** – Mayor Hartman then opened the second public hearing for the purpose of hearing any comments on the proposed amendment to Section 802.7 to add Community Shopping. Mayor Hartman opened the public comment at 6:05pm and with no comments closed the public comment at 6:06pm.

**Consideration of Text Amendment to Section 502.10 Setbacks** – Mayor Hartman then opened the next public hearing for the purpose of hearing any comments on the proposed amendment to Section 502.10. Mayor Hartman opened the public comment at 6:05pm and with no comments closed the public comment at 6:06pm.

**Consideration of Text Amendment to Section 202 Definitions of Specific Terms and Words and Section 1115 Permit Required** – Mayor Hartman then opened the public hearing for the purpose of hearing any comments on the proposed amendment to Section 202 and 1115 to define murals and require a permit. Mayor Hartman opened the public comment at 6:06pm after some discussion by the board the mayor closed the public hearing at 6:14pm.

**Consideration of Text Amendment to Section 1004.4 Buffer Standards** – Mayor Hartman then opened the last public hearing for the purpose of hearing any comments on the proposed annexation of the property located at 211 Justice Lane. Mayor Hartman opened the public comment at 6:06pm and with no comments closed the public comment at 6:07pm.

**Regular Session**

**Approval of Minutes April 5, 2021, Regular Meeting** – With no discussion, Alderwoman Miller made the motion to approve the minutes from the March 1, 2021 Regular Meeting. Alderman Reeves seconded with a vote of 4-0 in favor.

**Consideration of Audit Contract for FY 2021-22** – Town Manager Brantley Price presented the audit contract for FY 2021-2022 to the board stating the contract amount remained at \$27,000. With no discussion, Alderman Shoemaker made the motion to approve the contract as presented. Alderman Reeves seconded the motion with a vote of 5-0 in favor.

**Discussion of Emergency Fire Calls** – Emergency Management Coordinator Patty Gambill, Brian Greer with Ashe County Dispatch and Candance Barker with Ashe Medics were all in attendance to review and answer any questions that the board may have concerning calls for the West Jefferson Volunteer Fire Department. Topics of discussion included dispatch call protocols, a breakdown of public assist calls for WJVFD, and a review of call summaries for all fire departments in the county.

**Discussion of Use of Town Parking for Blue Ridge Midnight Runners Cruise In** – Jim Cox with the Blue Ridge Midnight Runners came before the board to request the use of parking spaces along the Backstreet every third Saturday for the cruise ins. The board agreed to approve the request for use of parking spaces if the cruise ins are held on Sundays. Jim Cox agreed to the change.

**Discussion of 2<sup>nd</sup> Annual Dillon Ride in Honor of Trooper Dillon Baldrige** – The Mayor stated the Tragedy Assistance Program for Survivors (TAPS) a non-profit organization hosted by Crossroads Harley Davidson of Wilkesboro is planning a memorial ride for Dillon Baldrige on Saturday, July 17, 2021. The ride will include Wilkesboro, Laurel Springs, Sparta, Jefferson, and Deep Gap and approximately 100-250 bikes. Last year the ride stayed on 221 bypass, the group would like to ride through Downtown West Jefferson. Alderman Shoemaker made the motion to approve the route of the memorial ride. Alderwoman Miller seconded the motion with a vote of 5-0 in favor.

**Discussion of Return to In Person Meetings** – Mayor Hartman explained that with COVID restrictions easing he would like to see if the board would like to return to in person meetings. The board agreed to return to in person meetings.

**Consideration of Cemetery Plot Purchase** – Mayor Hartman stated that town resident Joe Sample would like to purchase a plot in the Town Cemetery. Alderman Green made the motion to approve the plot purchase. Alderman Barr seconded the motion with a vote of 5-0 in favor.

**Consideration of Rezoning Parcel 19223 001 626 and 19223 001 625** – The Mayor stated the planning board has reviewed and recommended the rezoning of the two parcels located on Hamilton Drive. Alderman Shoemaker made the motion to rezone the parcels from Highway Commercial to Medium Density Residential. Alderman Barr seconded the motion with a vote of 5-0 in favor.

**Consideration of Text Amendment to Section 802.7** – Mayor Hartman stated the planning board has reviewed and recommends to for the Planned Unit Developments to be in the Community Shopping District. Alderman Shoemaker made the motion to approve the text amendment as presented. Alderman Reeves seconded the motion with a vote of 5-0 in favor.

**Consideration of Text Amendment to Section 502.10** – Mayor Hartman said the planning board has reviewed and recommends revising to expand the definition of decks to include - patios, porches, terraces, verandas, or any outdoor areas adjoining a house or business. Alderman Barr made the motion to approve the text amendment as presented. Alderman Reeves seconded the motion with a vote of 5-0 in favor.

**Consideration of Text Amendment to Section 202 and 1115** – Mayor Hartman stated the planning board has reviewed and recommends adding the definition of a mural and require a permit for a mural. Alderman Barr

made the motion to approve the amendments as presented. Alderman Shoemaker seconded the motion with a vote of 5-0 in favor.

**Consideration of Text Amendment to Section 1004.4** – The Mayor stated the planning board has reviewed and recommends revising the landscaping and buffering ordinance. Alderman Reeves made the motion to amend the ordinance as presented. Alderman Shoemaker seconded the motion with a vote of 5-0 in favor.

**Consideration of Statements of Consistency** – Mayor explained the statements of consistency would need to be approved following the approval of the rezoning and text amendments. Alderman Shoemaker made the motion to approve the statements as presented. Alderman Reeves seconded with a vote of 5-0 in favor.

**Consideration of Mural Application Process** – After some discussion, the mural application was put on hold to allow Town Attorney Jak Reeves to provide some needed edits.

**Town Managers Report** – Brantley Price, Town Manager gave his report to the board. Rainfall for the month totaled 3.6 inches bringing the monthly total to 16.4 inches. One filter for the spring is running producing approximately 50,000 gallons per day. The case count for COVID 19 is currently at 2029 cases with 18 active cases and 74 being monitored. Current COVID restrictions have been relaxed with increased occupancy for indoor and outdoor gatherings. The use of masks is no longer required outdoors. The installation date for the EV charger has been scheduled for the week of May 10<sup>th</sup>. Downtown wi-fi is currently accessible when outdoor in the downtown area. A representative for the NC DOT will attend the July meeting with plans to review and an anticipated date to plant in the fall. The NC DOT has denied the Vannoy's request for access of US Hwy 221. Taxes collected to date total 98.1% of the levy. Sales tax continues to increase. December's tax that are paid in March are up 22% with year-to-date taxes up 14%. The Town did not receive CDBG-I grant to rehab the sewer lines in the downtown area. A new development, Deer Field Apartments, is in the early stages of construction that will include 10 one-bedroom apartments and 10 two-bedroom apartments with the potential of adding 3 buildings with 20 apartments each. The County has plans for the fireworks display to be on the hill above West Jefferson again this year. April's School of Dance will be using the tennis and basketball courts after signing a damage disclosure written by Town Attorney Jak Reeves.

**Public Comments** – None

**Aldermen Comments** – None

**Presentation of Budget for FY 2020-2021** – Town Manager Brantley Price presented the FY 2021-2022 budget with the changes from the last meeting.

**Discussion of Budget for FY 2020-2021** – During the discussion, a request was made to price fencing and lighting for the basketball court in the park. Also, a request was made to receive two quotes for the sidewalk construction including one for the repair of the existing sidewalk and another for the extension of the sidewalk to be completed in a separate fiscal year.

**Adjournment** – With nothing further, Alderman Shoemaker made the motion to adjourn the regular meeting, seconded by Alderman Reeves with a vote of 5-0 in favor.

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Tom Hartman, Mayor

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Rebecca Eldreth, Town Clerk