

Town of West Jefferson - Board of Aldermen
Regular Meeting Minutes
June 1, 2020 | 6:00 pm

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

Town Staff Present: Town Manager Brantley Price, Town Attorney Jak Reeves, and 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 June 1, 2020 Agenda – Alderman Shoemaker made the motion to approve the agenda as presented. Alderman Barr seconded with a vote of 4-0 in favor.

Public Hearings

Fiscal Year FY 2020-21 Town Operating Budget – Mayor Hartman stated the public hearing is to hear any comments on the Fiscal Year 2020-21 Town Operating Budget. The Mayor opened the public hearing at 6:02 pm. With no comment, the Mayor closed the public hearing at 6:03 pm.

Consideration of Recommendation to Rezone Parcel ID 19223 001 283 and 19223 001 954 from Community Shopping (CS) to Medium Density Residential (R-7) – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed rezoning of parcel ID 19223 001 283 and 19223 001 954. The Mayor opened the public hearing at 6:03 pm. With no further comment, Mayor Hartman closed the public comment at 6:05 pm.

Consideration of Recommendation to Rezone Parcel ID 19223 001 903 and 19223 001 939 from Industrial (M-1) to Medium Density Residential (R-7) – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed rezoning of parcel ID 19223 001 903 and 19223 001 939. The Mayor opened the public hearing at 6:05 pm. With no further comment, Mayor Hartman closed the public comment at 6:06 pm

Consideration of Text Amendments to Article V – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed amendments to Article V of the Zoning Ordinance. Mayor Hartman opened the public comment at 6:06 pm and with no comments closed the public comment at 6:08 pm.

Regular Session

Approval of Minutes – With no discussion, Alderman Shoemaker made the motion to approve the minutes from the Regular Meeting held on May 4, 2020. Alderman Barr seconded with a vote of 4-0 in favor.

Presentation of ABC Report – Haskell McGuire presented his report to the Board for the third fiscal quarter. An increase of 29.79% in sales was reported from last year. A check in the amount of \$27,500 has been delivered to the Town by Haskell. The parking lot has been repaired and sealed. The store remains operating on reduced hours. The Board thanked Haskell for his report.

Budget Amendment #3 FY 2019-20 Year End – Mayor Hartman explained the amendment is to ensure each fund is not overspent at year end. With no discussion, Alderman Barr made the motion approve the amendment. Alderwoman Miller seconded with a vote of 4-0 in favor.

Consideration of Approval - FY 2020-21 Budget Ordinance – The Mayor stated that if there were no additional changes to the budget then the budget will need to be adopted. With no discussion, Alderman Shoemaker made the motion to approve the budget as presented. Alderman Reeves seconded with a vote of 4-0.

Consideration of Approval – FY 2020-21 Schedule of Fees – With no discussion, Alderman Barr made a motion to approve the schedule of fees as presented. Alderwoman Miller seconded with a vote of 4-0 in favor.

Consideration to Rezone Parcel 19223 001 283 and 19223 001 954 – With no discussion, Alderman Reeves made the motion to approve the rezoning from Community Shopping to Medium Density Residential. Alderman Shoemaker seconded with a vote of 4-0 in favor.

Consideration to Rezone Parcel 19223 001 903 and 19223 001 939 – With no discussion, Alderman Reeves made the motion to approve the rezoning from Industrial to Medium Density Residential. Alderman Barr seconded with a vote of 4-0 in favor.

Consideration of Text Amendments to Article V – Mayor Hartman stated that the planning board has reviewed and recommended the text amendment to add “Short Term Rental” as a conditional use in the Community Shopping District. With no comment Alderman Barr made the motion to approve the amendment. Alderman Reeves seconded with a vote of 4-0. Then the Mayor stated that the planning board has reviewed and recommended the text amendment to add “Food Truck” as a permitted use in the Community Shopping District. Alderman Barr made the motion to approve the amendment with Alderman Shoemaker seconding and a vote of 4-0 in favor. Lastly, the Mayor stated that the planning board had reviewed but not recommended the text amendment to add “CBD Testing Lab”. Alderman Barr made the motion to not approve the text amendment as presented. Alderman Shoemaker seconded with a vote of 4-0 in favor.

Consideration of TDA Chair Appointment – Mayor Hartman stated the TDA Board has recommended Josh Williams serve as chair of the TDA if the Board desires. Alderman Barr made the motion to appoint Josh Williams as the TDA chair. Alderwoman Miller seconded with a vote of 4-0 in favor.

Discussion of Reopening Town Hall with Limited Access – After some discussion it was decided that Town Hall would open to the public on June 2, 2020 only allowing in two visitors at a time to encourage social distancing.

Discussion of Street Closure for Outdoor Seating for Restaurants – The Mayor opened a discussion to close several of the side streets for the restaurants to offer outdoor dining since restaurants are at 50% capacity. Alderman Barr made the motion to close East First Street, West Market Street, West Ashe Street and to offer the parking spaces in front of the restaurants if they do not adjoin any of the road closures. Alderman Shoemaker seconded the motion with a vote of 4-0 in favor.

Town Managers Report – Brantley Price, Town Manager gave his report to the Board. There was a total of 10.7 inches of rain for the month. The Town is working with Sammy Church to resolve the issue with the water running into the sewer line. The Town is reopening with social distancing. The Governor’s Executive Order 142 extended the suspension of utility cutoffs and payment plans until July 29, 2020. A

unified campaign over several counties called Share Your Love has been developed to help slow the spread of the coronavirus and remind everyone to use the three W's – Wash, Wear, and Wait. Carolina Grading has disconnected the two-inch line on Fourth Street and leaks have been identified at the Art's Council and GE Aviation. The booster pump will be installed at the new well site in the upcoming week. The kiosks for the wayfinding signage project are in the process of being installed and sidewalks are on the schedule to be replaced. Due to budget cuts the 221 aesthetic project has been delayed. NC DOT has estimated a 15% to 25% decrease in Powell Bill Funds. Taxes collected to date total 97.7% of the levy. Our State magazine digital article is set to launch on June 22, 2020 with Facebook ads starting on June 15th. Ashe County's fulfillment rate for the census is 46.6% with West Jefferson following at 46.1% completed and the deadline for the census has been extended until October 31, 2020. Brantley finished his report by reminding the Board to complete their online ethics requirement. The Board thanked Brantley for his report.

Public Comments – Mayor Hartman opened the meeting to public comment. With no comments the Mayor closed public comment.

Aldermen Comments – There were no Alderman comments at this time.

Closed Session – The Mayor then asked for a motion to enter closed session per G.S. 143.318.11(a)(3) to consult with the Town Attorney over Attorney-Client matters. Alderman Shoemaker made the motion to enter closed session.

Return to Regular Session – The Board returned from closed session at 7:45 p.m.

Adjournment – With nothing further, Alderman Shoemaker made the motion to adjourn the regular meeting, seconded by Alderman Reeves with a vote of 4-0 in favor.

Tom Hartman, Mayor

Rebecca Eldreth, Town Clerk