

**Town of West Jefferson - Board of Aldermen
Regular Meeting Minutes
July 10, 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.

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 Reeves gave the invocation. Those in attendance then stood for the Pledge of Allegiance.

Approval of the July 10, 2017 Agenda- With no changes, Alderman McMillan made the motion to approve the agenda as presented. Alderman Reeves seconded with a vote of 5-0 in favor.

Public Hearing

Consideration of Zoning Map Amendment for Voluntary Annexations- Parcel Number 19227-379, Located at 863 Ray Taylor Rd. (Ashe Worship Center):

The Mayor said this public hearing is to hear any comments on the proposed voluntary annexation of this property into the city limits, located at 863 Ray Taylor Rd. The Mayor stated the property owners are petitioning to be annexed in order to gain Town utility services. The Mayor opened the public hearing at 6:02 pm. With no comment, the Mayor closed the public hearing at 6:03 pm.

Regular Session

Approval of Minutes- June 5, 2017 Regular Meeting - With no changes, Alderman Reeves made the motion to approve the minutes as presented. Alderman Shoemaker seconded with a vote of 5-0 in favor.

ABC Report- Haskell McGuire- ABC Board Chairman, Haskell McGuire, gave a report on the ABC Board for the 4th Fiscal Quarter, April-June 2017. Haskell stated the total sales for this quarter were \$429,509, a 5.2% increase from this quarter last year. Further, a check for \$12,000 will be delivered to the Town of West Jefferson for this quarter as well as an additional check for \$10,000 due to additional profit over forecast. The total Town distributions have increased by 35% for the 2017-18 Fiscal Year from \$48,000 to \$65,000. Haskell also reported the ABC Budget for FY 2017-18 has been approved by the ABC Board in the amount of \$1.8 million. Haskell also spoke on the recently passed NC Senate Bill 155, known as the "Brunch Bill", which has a local option to permit local governments to vote on the bill that allows local restaurants and bars to start selling alcohol at 10:00am instead of the current 12:00 noon.

Consideration of Zoning Map Amendment for Voluntary Annexations- Parcel Number 19227-379, located at 863 Ray Taylor Rd. - The Mayor said the Board could now vote on this proposed voluntary annexation of the Ashe Worship Center. The Town would not receive any tax monies from this property since it was a church, but would receive utility revenues. With no discussion, Alderman Summey made the motion to approve this voluntary annexation of the above stated parcel. Alderman Shoemaker seconded with a vote of 5-0 in favor.

Consideration of Statement that shows Consistency/No Consistency with the 2008 Land Use Plan (Annexation of 863 Ray Taylor Rd.)- With no discussion, Alderman Summey made the motion to approve the statement that shows consistency with the 2008 Land Use Plan. Alderman Reeves seconded with a vote of 5-0 in favor.

Consideration of Statement that shows Consistency/No Consistency with the 2008 Land Use Plan (Annexation of 705 & 729 Oakwood Rd.)- The Mayor stated these statements were not adopted at last month's meeting with the annexations of 705 & 729 Oakwood Rd. With no discussion, Alderman Shoemaker made the motion to approve the statement that shows consistency with the 2008 Land Use Plan for 705 & 729 Oakwood Rd. Alderman McMillan seconded with a vote of 5-0 in favor.

Consideration of Sidewalk Request- 114 N. Jefferson Ave- Butch Phillips- Butch Phillips, owner of this property, spoke to the Board on his proposal to turn 114 N. Jefferson Ave. into a music and entertainment venue. Mr. Phillips stated this building must be ADA compliant for this type of venue and is requesting an accessible ramp along the sidewalk for access to the building. Further, this ADA compliant ramp must have a protective barrier, such as a railing. Discussion then took place on putting a ramp on the inside of the building and not on the outside in order to keep the sidewalk free. The Board stated they would like to receive some cost estimates by Mr. Phillip's contractor of putting this type of ramp on the inside compared to the outside of the building.

Consideration of Amendment to Contract with Republic Services for Garbage Pickup- Tony Krasienko, Republic Services Municipal Manager, came forward to speak to the Board on the contract with the Town. Mr. Krasienko stated the original contract had expired with the Town. Republic Services were willing to hold the residential cost of garbage pickup to the 2.5% increase as budgeted but are requesting to increase the commercial pickup cost by 30%. Mr. Krasienko stated Republic is conducting an audit of the number of businesses that have garbage pickup. The reason for the 30% increase in commercial pickup costs was due in part to the rising cost of garbage disposal by Republic as the amount of tonnage is almost double than what is currently being billed with Republic. The current rates for the Town are below the market rate. The Board expressed their concerns with such a large increase over one year. The contracts with Republic are 5 years with a 2 year option available. Other options were discussed which included dumpster rentals by businesses which the businesses would pay on their own. Mr. Krasienko stated it was still cheaper to have Republic pick up the garbage than dumpster rentals. The current contract has been extended through July 31, 2017 and a memo of understanding had been signed. The Board asked Mr. Krasienko if Republic could extend the contract through September 1, 2017 to look at options, to which Mr. Krasienko stated he would check with the general manager. The Board asked if Mr. Krasienko could also come back at the September 11, 2017 Board meeting to re-evaluate the contract and have more information gathered. No action was taken at this time.

Consideration of Amendment to Lease Agreement between Board of Education & Town for Public Parking Lot- The Mayor stated the Board of Education has requested to revise the lease for the parking lot beside Badger Funeral Home to include the new EV charging station that has been installed. This amendment also includes verbiage stating if the Board of Education should need the property for public school purposes, the Town will be requested to vacate the property and remove the charging station at the Town's expense. With no discussion, Alderman Green made the motion to approve the lease amendment as presented. Alderman Shoemaker seconded with a vote of 5-0 in favor.

Amendment to TDA Term Limit for Appointed Board Member Len Horton- The Mayor stated the appointment of Len Horton to the TDA Board last month should have been for a two-year term, not three-year term. The Board would just need to clarify the appointment in the form of a vote. Alderman

Shoemaker made the motion to approve the appointment of Len Horton to the TDA Board for a two-year term ending in July 2019. Alderman Reeves seconded with a vote of 5-0 in favor.

Consideration of Town Street Paving- Brantley Price explained to the Board that the streets in need of paving had been quoted by Shatley Paving for \$125,199. The total budgeted for paving was \$121,500, which was \$3,699 over budget. Brantley said if the Board would like to pave all streets listed, the ABC store budgeted \$13,000 additional revenue to go to the Town and a portion of this could be used for paving. After some discussion, Alderman Reeves made the motion to approve and use extra monies from the ABC funds to pave all streets as listed. Alderman Green seconded with a vote of 5-0 in favor. *[Paving project list attached at end of minutes as Addendum A]*

Police Report- Police Chief Jeff Rose gave the Police report for the month of June. There were 247 calls dispatched through the communications center, 19 auto collisions were investigated, 12 people were arrested on charges of larceny, assault and drug related crimes. 5 persons were arrested/charged for drug violations. The Board thanked the Chief for his report.

Water/Wastewater & Maintenance Report- absent.

Maintenance Report- absent.

Town Managers Report- Brantley Price gave his report to the Board. Brantley said the belt press and water/sewer extension project has been approved by the State and was also sent to USDA for approval before bids can go out. Taxes collected to date are \$1,118,500 or 98.2% of the levy. Brantley spoke on past due taxes stating letters had been sent out for 2016 past due taxes and Attorney Jak Reeves would assist with other past due taxes. Brantley said the Dollar Tire buildings on Second St. would soon be renovated as they had been purchased. The Board thanked Brantley for his report.

Public Comment- opened at 7:02 pm. Joseph Miller, Town resident residing at 805 N. Jefferson Ave., spoke to the Board with concerns of truck traffic through downtown West Jefferson. Mr. Miller stated he doesn't see why large trucks should have to come through downtown if they are just passing through. Mr. Miller spoke on an alternate route and pedestrian safety in downtown.

Ashe County resident Millie Barbee spoke to the Board commending the Town on the downtown revitalization efforts.

With no other public comment, the Mayor closed public comment at 7:11 pm.

Aldermen Comments- none.

Adjournment- With no further items to be discussed or voted on, Alderman Shoemaker made the motion to adjourn the meeting, seconded by Alderman Reeves. A vote of 5-0 in favor.

Dale Baldwin, Mayor

Wesley M. Barker, Town Clerk

Attachments: Addendum A