

**Town of West Jefferson - Board of Aldermen
Regular Meeting Minutes
January 4, 2021 | 6:00 p.m.**

Board Members Present: Mayor Tom Hartman, Alderman Rusty Barr (absent), 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

Alderman Reeves joined via Zoom.

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 January 4, 2021 Agenda – Alderman Shoemaker made the motion to approve the agenda as presented. Alderwoman Miller seconded with a vote of 4-0 in favor.

Public Hearings

Consideration of Recommendation to Rezone Parcel ID 19223 001 599 from Highway Commercial (HC) to Medium Density Residential (R7) – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed rezoning of parcel ID 19223 001 599. Mayor Hartman opened the public hearing to allow comments at 6:03pm. David Wilson, owner of the property, addressed the Board asking for their consideration to rezone the property to allow the use of the building as residential. With no further comment, Mayor Hartman closed the public comment at 6:06pm

Consideration of Voluntary Annexation of Parcel ID 19227 089 006 – Sheri Lawrence – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed annexation of the property located on Hardin Lane. Mayor Hartman opened the public comment at 6:06pm and with no comments closed the public comment at 6:08pm.

Consideration of Voluntary Annexation of Parcel ID 19227 087 002 – Aeriell Youngbar – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed annexation of the property located on Parker Drive. Mayor Hartman opened the public comment at 6:08pm and with no comments closed the public comment at 6:08pm.

Consideration of Voluntary Annexation of Parcel ID 19227 086 017 – Beckie Ballard – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed annexation of the property located on Parker Drive. Mayor Hartman opened the public comment at 6:08pm and with no comments closed the public comment at 6:09pm.

*An additional 24 hours was provided to allow for public comments since the meeting was held virtually.

Regular Session

Approval of Minutes – With no discussion, Alderman Shoemaker made the motion to approve the minutes from the December 7, 2020 Regular Meeting. Alderwoman Miller seconded with a vote of 4-0 in favor.

Consideration of Replacement for WJVFD Breathing Compressor – Fire Chief Eric Miller discussed the replacement of the WJ Volunteer Fire Department breathing air compressor. The current breathing compressor is not capable of filling the new air tanks and requires rebuilding at the cost of \$5,900. Fire Chief Miller requested replacing the old compressor with a new Four Stage Breathing Air Compressor. In addition to the purchase of the new air compressor Fire Chief Miller would like to donate the old compressor to the Piney Creek Fire Department. Alderman Shoemaker made the motion to approve the purchase of the new air compressor and the donation of the old compressor to the Piney Creek Fire Department. Alderman Green seconded the motion. The motion passed with a vote of 4-0 in favor.

Discussion of Alleyway at Old Hotel – Mayor Hartman led a discussion concerning the alleyway between the old hotel and Parson’s Farms building as the new owner of the hotel, Bridgetree, would like to build in the area located in the alleyway. Town Attorney Reeves suggested the Town and Parsons complete a non-warranty deed so that Bridgetree may have the rights to the property prior to starting the improvements. The Board was in agreeance for Town Manager Price and Town Attorney Reeves to move forward with the paperwork.

Consideration of Addition of Title VI Policy to Personnel Policy – Mayor Hartman stated that the addition of Title VI was required for funding to be received by NC DOT. With nothing further, Alderman Shoemaker made the motion to approve the addition to the personnel policy as presented. Alderwoman Miller seconded the motion with a unanimous vote of 4-0 in favor.

Discussion of Board of Adjustment Date – After some discussion, an agreement was made to meet on Monday, January 18 at 5:30pm.

Consideration of 2021 Holiday Schedule – With no discussion, Alderman Shoemaker made the motion to approve the schedule as presented. Alderwoman Miller seconded the motion with a unanimous vote of 5-0 in favor.

Town Managers Report – Brantley Price, Town Manager gave his report to the Board. A total of 2.6 inches of rain and 4 inches of snow have been reported for the month. The spring is running with one filter producing 45,000 gallons of water per day. A new shed is in the process of being installed in the maintenance lot. Snow removal on Christmas eve and Christmas day were handled well by the maintenance department during the last snowstorm. Brantley then provided an update on the COVID-19 pandemic. A total of 1484 cases have been reported in Ashe County with 99 currently active. An estimate of \$17,400 for a new EV charging station was received with an opportunity to receive a \$10,000 rebate if approved. The restoration of the old hotel has begun with demolition of the interior. Aerolina will be awarded the downtown Wi-Fi project as they are the lowest bidder. McGill estimated the sidewalk addition on North Jefferson Avenue at \$170,000. Property taxes collected to date total 92.3% of the levy. The 2019-2020 audit has been completed and Priscilla will present the findings at the February meeting. The Vannoy family are renovating the old Friendly Shoe store building with hopes of completing the project by April. A 6-acre tract of land is in the beginning stages of development of an apartment complex. The Board thanked Brantley for his report.

Public Comments – none

Aldermen Comments – The Board thanked the Town staff for their efforts during the recent snowstorm.

Recess the Meeting – Due the electronic means of the meeting, the Board is required to all an additional 24 hours for any comment on the topics of public hearings. Alderman Shoemaker made the motion to recess the meeting until the following night, Tuesday, January 5 at 6pm. Alderwoman Miller seconded the motion with a vote of 4-0 in favor.

Reconvene Regular Session

Following the 24-hour period the Board reconvened the regular meeting for the month of January with Alderman Reeves attending virtually. With no comments the Board moved quickly into the following motions.

Consideration of Recommendation to Rezone Parcel ID 19223 001 599 from Highway Commercial (HC) to Medium Density Residential (R7)– With no discussion, Alderman Shoemaker made the motion to approve the rezoning. Alderman Reeves seconded with a vote of 4-0 in favor.

Consideration of Voluntary Annexation of Parcel ID 19227 089 006 – Sheri Lawrence – With no discussion. Alderman Green made the motion to approve the annexation. Alderman Reeves seconded with a vote of 4-0 in favor.

Consideration of Voluntary Annexation of Parcel ID 19227 087 002 – Aeriell Youngbar – With no discussion, Alderman Shoemaker made a motion to approve the annexation. Alderwoman Miller seconded with a vote of 4-0 in favor.

Consideration of Voluntary Annexation of Parcel ID 19227 086 017 – Beckie Ballard – With no discussion, Alderman Reeves made the motion to approve the annexation. Alderman Reeves seconded with a vote of 4-0 in favor.

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

Tom Hartman, Mayor

Rebecca Eldreth, Town Clerk