

**Town of West Jefferson - Board of Aldermen**  
**Regular Meeting Minutes**  
**August 5, 2019 | 6:00 pm**

**Board Members Present:** Mayor Dale Baldwin, Alderman Rusty Barr, Alderman Calvin Green, Alderman Jerry McMillan, Alderman John Reeves, Alderman Stephen Shoemaker

**Town Staff Present:** Town Manager Brantley Price, Town Clerk Rebecca Eldreth, Police Chief Bradley Jordan, Maintenance Supervisor Eric Miller, and WWTP Superintendent Brandon Patrick

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. Those in attendance stood for the Pledge of Allegiance after the Mayor offered a moment of silence.

**Approval of the August 5, 2019 Agenda** – With no changes, Alderman Reeves made the motion to approve the agenda. Alderman Barr seconded with a vote of 5-0 in favor.

**Public Hearing**

**Consideration of Text Amendments** – The Mayor stated the purpose of the public hearing is to hear any comments on the on the proposed text amendments to Article XI. Mayor Baldwin opened the hearing at 6:02pm. With no comments, the Mayor closed public comment at 6:03pm.

**Consideration of Rezoning Parcel 19223 181 from Low Density Residential (R-15) to Highway Commercial (HC)** – The Mayor stated the purpose of the public hearing is to hear any comments on the proposed rezoning of parcel 19223 181 located at 807 Mount Jefferson Rd. Mayor Baldwin opened the hearing at 6:03pm. Eric Morrow property owner of 222 Vannoy Drive addressed his concerns to the Board including the potential for increased traffic, and that he had purchased the property with the understanding there were restrictions to the development of the surrounding area. He then asked the Board for their consideration to disapprove the rezoning of the parcel. Vic Gammons property owner of 247 Vannoy Drive then spoke against the rezoning stating that he purchased the property on Vannoy Drive because it was safe, and that the rezoning of the property on Mount Jefferson Road could hurt future property values. He then asked the Board to deny the rezoning. Cari Halsey property owner of 133 Vannoy Drive voiced her concerns with privacy, increase in traffic, safety, and the possibility of the property to become something other than an office space in the future. Lastly, Russell Vannoy property owner and founding member of Mount Jefferson Estates asked the for consideration from the Board to take care of the neighbors on Vannoy Drive. Mitch Phillips owner of the property then addressed the concerns of the property owners on Vannoy Drive. Mitch stated the property would be used as an office space for 3-4 employees whose customers are in other areas as to not increase traffic on Vannoy Drive. He also stated the visual appearance of the property would not change or devalue current property values. With nothing further, the Mayor closed public comment at 6:15pm.

**Regular Session**

**Approval of Minutes** – With no changes, Alderman Shoemaker made the motion to approve the minutes from the July 1, 2019 meeting as presented. Alderman Green seconded with a vote of 5-0 in favor.

**Introduction of Jeff Fissel, Ashe County Arts Council Executive Director** – Arts Council Board President, Ed Perzel introduced Jeff Fissel to the Board. The Board welcomed Jeff.

**Consideration of Change Order #1 on USDA ARC Wade Vannoy Drive Water & Sewer Line Extension Project** – Mayor Baldwin stated that the USDA ARC water sewer project is ending, but there are remaining funds to be used. Mike Acquesta, engineer for the project, presented the Board with Change Order #1 to decrease the construction contract for Wade Vannoy Drive as the project was completed under budget allowing the remaining funds to be used elsewhere. Without further discussion, Alderman Shoemaker made the motion to approve Change Order #1 subject to USDA approval. Alderman Reeves seconded with a unanimous vote of 5-0 in favor.

**Consideration of Change Order #2 on USDA ARC Wade Vannoy Drive Water & Sewer Line Extension Project** – Mike Acquesta then presented Change Order #2 to increase the construction contract for the Wade Vannoy Drive sewer extension. With no further discussion, Alderman Shoemaker made the motion to approve Change Order #2 subject to USDA approval. Alderman Barr seconded with a vote of 5-0 in favor.

**Consideration of Amendment to Engineer Agreement** – Mike Acquesta then presented the Amendment to Engineer Agreement for additional engineering expenses to extend the sewer on Wade Vannoy using the remaining grant funds. The sewer extension would allow four homes on Wade Vannoy Drive to connect to the sewer service after voluntary annexing into Town limits. Alderman Barr made the motion to approve the Amendment to the Engineer Agreement as presented. Alderman Shoemaker seconded with a vote of 5-0 in favor.

**ABC Report** – Haskell McGuire, ABC Board Chairman, gave a report to the Board on the 4<sup>th</sup> Fiscal Quarter of the ABC Store for FY 2018-19. Total sales for the quarter were \$492,377, a 5.6% increase from sales during the same quarter last year. A check for \$17,500 was delivered to the Town for the 4<sup>th</sup> Fiscal Quarter. Haskell then provided an update on Senate Bill 290 that will take effect September 1<sup>st</sup> of this year. The Board thanked Haskell for his report.

**Consideration of Text Amendment to Article XI Section 1106(b)(1)(G)** – Mayor Baldwin stated that the Board would need to make a motion to approve the text amendment as presented, if they so choose. With nothing further, Alderman Reeves made a motion to approve the amendment. Alderman McMillan seconded the motion with a vote of 5-0 in favor of the amendment.

**Consideration of Rezoning Parcel 19223 181** – Mayor Baldwin stated the Board would need to make a motion to approve or deny the rezoning. Alderman Green stated that he cannot support the rezoning of the property and made the motion to deny the rezoning request of parcel 19223 181. Alderman Shoemaker seconded the motion. A unanimous of 5-0 to deny the rezoning followed.

**Consideration of Statements that Show Consistency with the 2008 Land Use Plan** – With no discussion Alderman Shoemaker made the motion to approve the Statement that Show Consistency with the 2008 Land Use Plan. Alderman McMillan seconded the motion with a unanimous vote of 5-0 in favor.

**Consideration of Resolution for Street Closures** – Mayor Baldwin stated the Antique Fair has been scheduled for September 20-21, and the annual Holiday Parade is scheduled for November 16. The Town is required to contact NCDOT to ensure there are no conflicts with either event then adopt a resolution for each street closure. Alderman Reeves made the motion to approve the resolutions for each road closure. Alderman Barr seconded the motion with a vote of 5-0 in favor.

**Discussion of Paving / Budget Amendment #1** – Mayor Baldwin stated that the Board had approved paving on Main Street, Library Drive, and part of Church Avenue during the previous meeting. The budgeted paving amount was exceeded with the approval of additional paving. The Mayor asked if there

was an interest in paving Red Oak Street while paving Main Street. The Board agreed to add Red Oak Street. Alderman Green made the motion to approve the Budget Amendment as presented. Alderman Shoemaker seconded with a vote with a vote of 5-0 in favor.

**Consideration of Planning Board Appointments** – Mayor Baldwin stated there are several terms for planning board members expiring. Joy Campbell is a member of the in-Town board and has agreed to serve another term if the Board so desired. Alderman Barr made the motion to approve Joy Campbell for another term. Alderman McMillan seconded with a vote of 5-0 in favor. Mayor Baldwin then informed the Board that another position on the in-Town board is available as the current member is unable to fulfill their term and that Alderman Barr has expressed interest in the position. Alderman Green made the motion to appoint Alderman Barr to the in-Town board for a 3-year term. Alderman Reeves seconded with a vote of 5-0 in favor. Delmar Roten a member of the ETJ board term is set to expire but has agreed to serve another term if the Board agrees. Alderman Reeves made the motion to approve another term. Alderman McMillan seconded with a vote of 5-0 in favor. Lastly, Mayor Baldwin suggested to move Rick Price, who is currently serving as an alternate on the Board to a full member to replace a Board member on the ETJ board who is no longer able to serve. Alderman Reeves made the motion to approve the appointment. Alderman McMillan seconded with a vote of 5-0 in favor.

**Discussion of September Board Meeting** – Mayor Baldwin informed the Board that the next regularly scheduled meeting falls on Labor Day. Alderman Green made the motion to move the meeting to the following Monday, September 9. Alderman Shoemaker seconded with a vote of 5-0 in favor.

**Police Report** – Police Chief Bradley Jordan gave the Police report for the month of July. A total of 234 calls were dispatched through the communications center: 14 auto collisions were investigated; 7 larcenies; 2 drug cases; 1 driving while impaired; 3 minor traffic stops; 1 breaking and entering; 3 reports of lost property; and 1 vandalism. Chief Jordan informed the Board that the department participated in an active shooter drill along with other agencies throughout the County. The Board thanked the Chief for his report.

**Water/Wastewater Report** – WWTP Superintendent Brandon Patrick gave a report to the Board. A total of 76,000 gallons of sludge was hauled to the fields and 165,000 gallons of sludge through the beltpress over the past month. The annual wastewater inspection has been completed and everything looks great. The filter plant technician spent a week working on the programming of the filters. After reprogramming the filters went from producing 60,000 gallons per day to 80,000 gallons per day. The annual water inspection took place last week, and the inspector was pleased with all the upgrades at the filter plant and cleaning of the east tank. The Board thanked Brandon for his report.

**Maintenance Report** – Maintenance Supervisor Eric Miller gave his report to the Board. There was a total of 53 one call tickets, 8 water leaks, 7 water and sewer taps, and 2 sewer problems reported. Keith Buff with Rural Water is scheduled to flush the fire hydrants on August 18. The park lights have been installed and the walkway is completed. Conduit has been installed under the concrete for the new bumpout at the Cheese Plant. Cleanup after Christmas in July has been completed. The maintenance department made 5 trips to the landfill and conducted other routine maintenance, including mowing right of way. Eric then provided an update on the Fire Department. A total of 248 fire calls this year with 17 calls taking place in July. The department is still having some issues with the new fire truck. Several service calls have been completed, but the problem persists. Alderman Green recommended the Town Attorney to advise on options to move forward to have the problem corrected. The Board thanked Eric for his report.

**Town Managers Report** – Brantley Price gave his report to the Board. The purchase amount of a skidsteer was placed in the budget for the wastewater treatment plant to transfer the dry sludge. However, a dump trailer would be more efficient. The savings from the purchase of a dump trailer could be used to upgrade the half ton truck for the sewer department to a ton truck. The belt press is up and running, but the paving around the building has not been completed. The new well is adding an average of 1,000,000 gallons to the system. The work will begin on the Wade Vannoy sewer expansion project after the easements have been granted. The Annual Water System review has been completed. A utility service worker will be here to inspect the water tank, since there are a few cracks. A sealant will need to be applied to prevent leaks. Shatley Paving has scheduled to mill and pave Main Street starting the week of August 12. Sidewalk replacement has been slow due to the weather, but the section on Main Street is almost complete. The section in front of RT Morgan's will be completed next, followed by the section in front of the brew haus. Section E of the Highway 221 road widening has been delayed for 2 years. Jefferson Avenue is still on the schedule to be milled and paved this year. Taxes collected to date total 95.1% of the tax levy. Property tax values are \$25.7 million more than what was budgeted that will create around \$107,000 more revenue. The TDA's digital promotion with Pandora and Facebook campaign will start August 12 and will run through September 7. The Northern Peaks Trail has been designated as a state trail and is still moving forward. The wayfinding committee participated in a walking tour to determine placement and priority for each sign. The Christmas in July Committee sent a note to thank the Town for their support during the festival. Pregnancy Care Center has scheduled a walk on September 28 to bring awareness to the community. Jeannie Summey sent a thank note for the donation to the sharing center in honor of Dr. Summey and son Lance. The Board thanked Brantley for his report.

**Public Comment** – Mayor Baldwin then opened the public comment portion of the meeting. Maria Whaley spoke to address her concerns about parking in the alleyway between West Third and West Fourth. Maria would like the alleyway to remain open and free of cars. The Mayor thanked Maria.

**Aldermen Comments** – Alderman Shoemaker thanked the members of the community for their attendance. Alderman Reeves also thanked those in attendance.

**Adjournment** – With nothing further, Alderman McMillan made the motion to adjourn the meeting, seconded by Alderman Green. A vote of 5-0 in favor.

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Dale Baldwin, Mayor

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Rebecca L. Eldreth, Town Clerk