

**Town of West Jefferson - Board of Aldermen
Regular Meeting Minutes
August 3, 2020 | 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

Several other residents of the community 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 August 3, 2020 Agenda – Alderman Reeves made the motion to approve the agenda as presented. Alderman Shoemaker seconded with a vote of 4-0 in favor. Alderman Barr arrived after the vote.

Public Hearings

Consideration of Recommendation to Rezone Parcel ID 13227 247, 13227 248, 13227 068, 13227 069, and 13227 070 from Community Shopping (CS) to Residential Agriculture (RA) to Industrial (M-1) – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed rezoning of parcel ID 13227 247, 13227 248. Mayor Hartman opened the public hearing to allow comments at 6:03pm. Ricky Brown, owner to one of the parcels, addressed the Board asking for their consideration to rezone the properties as the parcels have been residential properties along with farmland. With no further comment, Mayor Hartman closed the public comment at 6:07pm

Consideration of Voluntary Annexation of Parcel ID 19223001 959 – James and Shirley Powers – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed annexation of the Powers' property located on Fairview Drive. Mayor Hartman opened the public comment at 6:07pm and with no comments closed the public comment at 6:08pm.

Consideration of Text Amendment to Article V – Establishments of Districts and Maps – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed text amendments to Article V. Mayor Hartman opened the public comment at 6:08pm and with no comments closed the public comment at 6:09pm.

Consideration of Text Amendment to Article II – Definitions of Specific Terms and Words – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed text amendments to Article II. Mayor Hartman opened the public comment at 6:09pm and with no comments closed the public comment at 6:10pm.

Consideration of Text Amendment to Code of Ordinance – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed text amendments to Code of Ordinance. Mayor Hartman opened the public comment at 6:10pm and with no comments closed the public comment at 6:13pm.

Regular Session

Approval of Minutes – With no discussion, Alderman Shoemaker made the motion to approve the minutes from the Regular Meeting and Special Meeting held on February 3, 2020. Alderman Barr seconded with a vote of 5-0 in favor.

ABC Report – Tony Lyalls and Haskell McGuire came before the Board. Tony presented the Mayor with a yearend budget adjustment of \$90,000.00 for fiscal year 2019/2020. Following the presentation of the check Haskell McGuire gave his report to the Board. An increase of 20.27% was reported for the 4th Quarter sales bringing total sales for the quarter to \$620,611. Haskell expressed appreciation from the ABC Board and staff for the new sidewalk in front of the store. The store will remain on a reduced schedule since the start of the pandemic and will coordinate with other ABC stores in the area as they transition back to normal schedules. The Board thanked Haskell and Tony for their report.

Consideration of Rezoning Parcel ID 13227 247, 13227 248, 13227 068, 13227 069, and 13227 070 – With no discussion, Alderman Reeves made the motion to approve the rezoning. Alderwoman Miller seconded with a vote of 5-0 in favor.

Consideration of Voluntary Annexation of Parcel ID 19223001 959 – With no discussion. Alderman Shoemaker made the motion to approve the annexation. Alderwoman Miller seconded with a vote of 5-0 in favor.

Consideration of Text Amendment to Article V Establishment of Districts and Map – With no discussion, Alderman Shoemaker made a motion to approve the amendment. Alderman Reeves seconded with a vote of 5-0 in favor.

Consideration of Text Amendment to Article II Definitions of Specific Terms and Words – With no discussion, Alderman Barr made the motion to approve the amendment. Alderman Reeves seconded with a vote of 5-0 in favor.

Consideration of Text Amendment to the Code of Ordinance – Chapter 93 Noise – After some discussion, the matter was tabled until the next meeting.

Consideration of Demonstration and Assemblage Permit – With no discussion, Alderman Barr made the motion to approve the addition to the Code of Ordinance. Alderman Shoemaker seconded with a vote of 5-0 in favor.

Consideration of Planning Board ETJ Appointment – Alderman Reeves led the discussion by stating Phyllis Hartzog had expressed interest in filling the vacant seat. Alderman Green made the motion to appoint Phyllis Hartzog as an ETJ member of the planning board. Alderman Barr seconded with a unanimous vote of 5-0 in favor.

Consideration of Planning Board ETJ Alternate Appointment – Alderman Reeves stated Vic Gammons had expressed interest in serving as an alternate for the planning board. Alderman Shoemaker made the motion to appoint Vic Gammons as an alternate ETJ on the planning board. Alderwoman Miller seconded with a unanimous vote of 5-0 in favor.

Consideration of Resolutions of Street Closures – Mayor Hartman stated a resolution for the Olde Time Antique Fair and Holiday Parade would need to be adopted. Alderman Shoemaker made the motion to approve the resolutions. Alderwoman Miller seconded with a unanimous vote of 5-0 in favor.

Budget Amendment #1 FY 2020-21 – Mayor Hartman presented Budget Amendment #1 to the Board. The amendment is to recognize the revenue and expense for additional paving. Alderman Shoemaker made the motion to approve the budget amendment. Alderman Green seconded with a vote of 5-0 in favor.

Discussion of Board of Adjustment Meeting Date – After some discussion, the decision was made to meet on Tuesday, August 18 at 5:30pm.

Discussion of September Board of Alderman Meeting Date – After some discussion, the decision was made to meet on Monday, September 14 at 5:30pm.

Town Managers Report – Brantley Price, Town Manager gave his report to the Board. A total of 2.7 inches of rain have been reported for the month bringing the total for the year to 47.3 inches. The spring is running well and producing 45,000 gallons per day. Brandon feels the spring will be slowing down in the next few weeks due to the lack of rain. The maintenance department replaced a 4-inch meter at High Vista Apartments as the meter was not working correctly. NC Rural Water checked all water valves in July and found no leaks. The Town will continue to monitor our water loss which is down to 28 to 30% from 35 to 40%. Brantley then provided an update on the COVID-19. Executive Order 151 extends phase 2 until August 7. A total of 120 cases have been reported with 2 of those at a long term care facility in the County. A total of 370 individuals were tested at the mobile testing site last Saturday. Alleghany County has reported an outbreak that has affected 102 farm workers. The Town received \$6,700 in CARES funding from the County. Additional funds have been given to the County with 25% of the funds to be distributed amongst the Towns. The storm drain on Church Avenue at the park parking lot has been scheduled to be replaced. The booster pump for the new well has been delivered and installation has started. The completion of this addition will finalize the ARC project. The contract to resurface Jefferson Avenue has been extended until December 2021. Tax bills were mailed last week. The deadline to complete the 2020 Census has been extended to October 31. North Carolina has reported 59% complete with Ashe County following at 48.5% and West Jefferson at 49.4% complete. Occupancy tax numbers for April and May were both down. However, the month of June was up by 12%. Brantley completed his report by reminding the Board to complete their ethics training by November 1. The Board thanked Brantley for his report.

Public Comments – none

Aldermen Comments – The Board thanked the Town staff and police department for their hard work and dedication over the last few weeks. Alderman Reeves stated he would like to see a coming soon sign placed in the windows of the old hotel. Alderman Green asked for the story boards in the park to be changed and for the grass along Third Street to be mowed. Alderwoman Miller asked about the possibility of a credit card system to take payments. The Town Clerk has been working with a company to set up the options for payments. Alderman Shoemaker stated the improvements to the lot on Long Street looked nice. Alderman Barr noted the popularity of the outdoor seating for dining and would like to explore the possibility of extending the availability of outdoor dining past phase 2. Mayor Hartman thanked both the Town Manager and the Town Clerk.

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. The time was 7:36pm.

Tom Hartman, Mayor

Rebecca Eldreth, Town Clerk