

Town of West Jefferson - Board of Aldermen
Regular Meeting Minutes
October 3, 2016 | 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

Town Staff Present: Town Manager Brantley Price, Town Clerk Wesley Barker, Police Chief Jeff Rose, Maintenance Supervisor Eric Miller.

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 October 3, 2016 Agenda- With no changes, Alderman Shoemaker made the motion to approve the agenda as presented. Alderman Reeves seconded the motion with a vote of 5-0 in favor.

Public Hearing- Voluntary Annexation of Ashe Medics- Parcel # 19223-188- The Mayor stated the owner of this property is requesting voluntary annexation into the city limits which is located at 716 Mt. Jefferson Rd. to receive town sewer service. This location currently houses Ashe Medics and is the former Blue Ridge Electric building. The Mayor then opened the public hearing at 6:07 pm for anyone wishing to speak on this item. With no public comment, the Mayor closed the public hearing at 6:09 pm.

Public Hearing- Voluntary Annexation of Ballou/Clark Residence- Parcel # 19267-337- The Mayor stated the owner of this property is requesting voluntary annexation into the city limits which is located at 2189 Mt. Jefferson Rd. in order to receive town sewer service. The Mayor opened the public hearing for this item at 6:10 pm. A sewer tap has already been made for sewer hookup as the Town sewer line runs behind the property. With no comment, the Mayor closed the public hearing at 6:11 pm.

Approval of Minutes- September 12, 2016 Regular Meeting- With no comments, Alderman McMillan made the motion to approve the minutes as written. Alderman Summey seconded with a vote of 5-0 in favor.

Northern Peaks Trail Update- Eric Woolridge, with Destination by Design, came forward and gave the Board an update on the Northern Peaks Trail. Mr. Woolridge stated Destination by Design was an urban planning firm throughout the southeast. The Northern Peaks Trail would connect Boone to West Jefferson via the mountain peaks between the towns. Mr. Woolridge said there was already support by Ashe County, WJ TDA, Ashe Chamber, Boone TDA and the Town of Boone. This trail would be 35 miles long once completed. Currently 40% of the 35 mile trail was already under ownership by the State of North Carolina. The remaining land would hopefully be acquired by easements from property owners and property acquisition. Mr. Woolridge said there are 121 rare species found in the mountains of North Carolina and the State has invested money in this area along with various state agencies. The economic impact of an estimated \$2 million in tourism would be added to our area once the trail is completed. Mr. Woolridge said two public meetings were planned in March 2017 in Boone and West Jefferson and will unveil a number of routes to link the trail up. The trail could potentially be designated a state trail, such as the Mountains to Sea Trail, which would open up grant funding. Also, this trail could be deemed a legacy project which gives people an opportunity to learn about our land, the unique vegetation and species, and bring visitors to the area. The firm will be getting the community involved and finding stakeholders for this project moving forward. The Board thanked Mr. Woolridge for his report.

Consideration of Voluntary Annexation Ordinance- Ashe Medics- Parcel # 19223-188 (716 Mt. Jefferson Rd.)- The Mayor stated the Board could now decide on the approval of voluntary annexation of Ashe Medics, Parcel # 19223-188 located at 716 Mt. Jefferson Rd, into the Town of West Jefferson. The annexation of this parcel would add \$1,290,800 to the Town's tax base and \$5,421.36 of tax revenue. With no comments, Alderman Shoemaker made the motion to approve the ordinance of voluntary annexation of Parcel # 19223-188 into the Town of West Jefferson. Alderman Reeves seconded with a vote of 5-0 in favor.

Consideration of Statement that shows Consistency with the 2008 Land Use Plan- Alderman Summey made the motion to approve the statement that shows the annexation of Parcel # 19223-188 is consistent with the Town of West Jefferson's 2008 Land Use Plan. Alderman Shoemaker seconded. A vote of 5-0 in favor.

Consideration of Voluntary Annexation Ordinance- Ballou/Clark Residence- Parcel # 19267-337 (2189 Mt. Jefferson Rd.)- The Mayor stated the Board could now decide on the approval of voluntary annexation of the Ballou/Clark property, Parcel # 19267-337 located at 2189 Mt. Jefferson Rd, into the Town of West Jefferson. The annexation of this parcel would add \$90,700 to the Town's tax base and \$380.94 of tax revenue. With no comments, Alderman Shoemaker made the motion to approve the ordinance of voluntary annexation of Parcel # 19267-337 into the Town of West Jefferson. Alderman McMillan seconded with a vote of 5-0 in favor.

Consideration of Statement that shows Consistency with the 2008 Land Use Plan- Alderman McMillan made the motion to approve the statement that shows that the annexation of Parcel # 19267-337 is consistent with the Town of West Jefferson's 2008 Land Use Plan. Alderman Shoemaker seconded. A vote of 5-0 in favor.

Consideration of Town Engineering Policy- The Mayor said this item was tabled from last month's meeting in order to hear from Town Attorney David Paletta. Mr. Paletta came forward to speak to the Board. Mr. Paletta explained most engineers were members of the Trade Association and a standard engineering agreement draft was usually used for most engineering projects. Further, Mr. Paletta said there were clauses included in these agreements which protected the engineers and sometimes these clauses can in turn harm the client. Mr. Paletta said his job was to protect the Town and he is proposing that engineering firms of future projects with the Town use the Town's engineering policy. Further, he feels the Town should only do business with engineers who sign the engineering services agreement prepared by him [Mr. Paletta]. The Town's policy would include requirements for the engineer to have malpractice insurance, require submittal of draft bid documents to the Town attorney for review prior to advertising bids and engineers shall send documents to town attorney for review prior to submitting to funding agency. Alderman Green asked Mr. Paletta if this policy would prevent the Town from receiving other monies if they didn't agree with the Town's engineering policy. Mr. Paletta responded by saying if the agency refuses to agree to the Town's policy, the Town can consider agreeing as is but the attorney would still review the documents. The Board was in consensus to approve the engineering policy as presented.

Consideration of Building Reuse Grant- Town Manager Brantley Price explained to the Board that Michael Vannoy, owner of Dr. Pepper, has purchased the former Artists Theatre building next to Town Hall. Brantley said Mr. Vannoy has plans to turn this building into a Dr. Pepper museum, soda shop/tasting, restaurant and apparel. To assist Dr. Pepper with renovations, there are funds through NC Department of Commerce using a Building Reuse Grant. The grant is based on the number of jobs created, which looks to be 5 or 6 full time jobs. The Grant will pay \$10,000 per job created which will

make the total grant cost \$50,000-60,000. The grant does require a Local Government cash match of 5% by the Town. Brantley said if the Board agrees to move forward, the Town will need to approve a resolution stating the Town will provide a maximum match of \$3,000. The application for this grant is due November 1st, 2016 with the award date of December 15th, 2016. There are also job retention requirements after the jobs are created for a period of 6 months. Alderman Shoemaker asked if other businesses have requested this grant in the past. Brantley said yes they had, but most do not want to wait for the grant process cycle. Alderman Shoemaker then said if Mr. Vannoy is going to proceed with the project, he should be serious about it and commit to the plans. With no other comments from the Board, Aldermen Shoemaker made the motion to approve the Building Reuse Grant and resolution as presented for Michael Vannoy/Dr. Pepper. Alderman Green seconded with a vote of 5-0 in favor.

Consideration of Paving Gravel Area in front of Farmers Market- Brantley Price explained when the Town resurfaced the Backstreet and added the concrete blocks, the street was narrowed. Shatley Paving has quoted to pave the gravel area between the street and the concrete area of the Farmers Market which would widen that section of the Backstreet another 8-10' and will give passing traffic additional room to pass. The estimated cost of \$7,845. With no discussion, Alderman Shoemaker made the motion to approve the paving in front of the Farmers Market as presented. Alderman Reeves seconded with a vote of 5-0 in favor.

Discussion of Well & Well House at Ashe County High School- Brantley Price stated the Town has a well located on the property of Ashe County High School next to the softball field. This well has not been operated in approximately 2 years due to excessive iron in the water and in order to be put back online with the Town's system, it would need a lot of filtration. Brantley said he and Charles Call had discussed with the State on discontinuing the well once the Town's new well at the old Tigra facility goes online. Brantley said the high school was interested in using this well to water the ball fields as well as the well house for storage. If the Board was in agreement, the Town would officially release interest of liability of the well and well house once the new well at the old Tigra facility is online. No vote taken at this time.

Police Report- Chief Rose gave a report on the Police Department. Chief said during the month of September, 218 calls were dispatched through the communications center, 23 auto collisions were investigated, 8 people were arrested including charges of DWI, larceny, assault and drug related crimes. Further, the Chief said 2 persons was arrested for drug violations. The Board thanked the Chief for his report.

Water/Wastewater Report- absent.

Maintenance Report- Eric Miller gave his report to the Board on the maintenance department. Eric said 60 one calls were reported for September, mostly due to the Highway 221 roadwork. 3 sewer line leaks and 3 water issues had been reported and fixed. The department had been working on the woods well pump and installing the return line at the WWTP. Further, Eric said Eric Wetzel had been hired to work in the park and the fire hydrants would soon be repainted per the inspection request. The Board thanked Eric for report.

Town Managers Report- Brantley Price gave his report to the Board. He stated the Town had received provisional approval by the State to run the spring soon. The Town would soon be installing the Christmas light displays and new lights had been ordered for these existing displays as well as new displays for the new bumpouts. There will be a pre-construction meeting for the CDBG project on October 13th. The base for Pocahontas was nearing completion with the base needing to sit for about a

week before she could be placed on the base. A plaque will be placed on the base. Taxes collected to date is \$768,800, or 67.7% of the levy. The Board thanked Brantley for his report.

Public Comment- The Mayor opened public comment at 7:32 p.m. With no comment, the Mayor closed public comment.

Aldermen Comments- none.

With nothing further, Alderman Shoemaker made the motion to adjourn the meeting, seconded by Alderman Green. The vote of 5-0 in favor.

Dale Baldwin, Mayor

Wesley M. Barker, Town Clerk

Dale Baldwin, Mayor
Brantley Price, Town Manager
Jeff Rose, Chief of Police
David Paletta, Town Attorney



Calvin Green, Alderman
Jerry C. McMillan, Alderman
John K. Reeves, Alderman
Stephen Shoemaker, Alderman
Brett T. Summey, Alderman

Town Of West Jefferson

Established 1915
"Prosperity, Growth, Achievement"

September 30, 2016

To: West Jefferson Board of Aldermen

Re: Clerk Certification of Annexation Petition

This is to certify the Annexation Petition is sufficient for the Town of West Jefferson for the following property:

Property Owners: Deborah M. Ballou & Linda B. Clark
Parcel # 19267-337
Property Address: 2189 Mt. Jefferson Rd., West Jefferson, NC 28694

Signed:

Wesley M. Barker
Town Clerk / Zoning Administrator
Town of West Jefferson

Post Office Box 490
Phone: 336-246-3551

01 S. Jefferson Ave.
Fax: 336-246-4409

West Jefferson, NC 28694
www.townofwjnc.com

This institution is an equal opportunity provider and employer.

Board of Aldermen Statements
Map Amendments to Official Zoning Map
Re: Annexation of Property

The amendment to voluntarily annex parcel number 19267-337, located at 2189 Mt. Jefferson Rd., is consistent with the Town of West Jefferson Land Use Plan, adopted in December 2008. This is consistent because the goal of ensuring orderly growth in the Town of West Jefferson and surrounding areas is attained. The amendment is reasonable and in the public interest because it considers both the benefits and detriments equally for Town residents. Therefore, the Town of West Jefferson Board of Aldermen adopts the map amendment to the Official Zoning Map of the Town of West Jefferson to show this annexation



Dale Baldwin, Mayor



Wesley Barker, Town Clerk

Dale Baldwin, Mayor
Brantley Price, Town Manager
Jeff Rose, Chief of Police
David Paletta, Town Attorney



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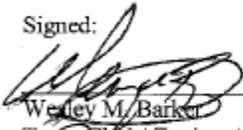
To: West Jefferson Board of Aldermen

Re: Clerk Certification of Annexation Petition

This is to certify the Annexation Petition is sufficient for the Town of West Jefferson for the following property:

Property Owners: CS Properties of Ashe, LLC (Ashe Medics)
Parcel # 19223-188
Property Address: 716 Mt. Jefferson Rd., West Jefferson, NC 28694

Signed:


Wesley M. Barker
Town Clerk/ Zoning Administrator
Town of West Jefferson

Post Office Box 490
Phone: 336-246-3551

01 S. Jefferson Ave.
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Wesley Barker, Town Clerk.