

**Town of West Jefferson - Board of Aldermen
Regular Meeting Minutes
May 1, 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, 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 May 1, 2017 Agenda- With no changes, Alderman Summey 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 Rezoning of 1.9 acre portion of parcel number 19267-411 (total 9.9 acres) from Residential Agriculture (R-A) to Residential (R-7) located off Oakwood Rd. -

The Mayor said this public hearing is to hear any comment on the proposed rezoning of an 1.9 acre portion of the 9.9 acres with parcel 19267-411 from R-A to R-7. This 1.9 acre tract portion of property had officially been re-mapped with the Ashe County Mapping Department and has been assigned parcel number 19267-460. The Mayor opened public comment at 6:03 pm. With no comment, the Mayor closed public comment at 6:04 pm.

Regular Session

Approval of Minutes- April 3, 2017 Regular Meeting- A revised set of minutes were given to the Board to review which included some additions. Alderman McMillan made the motion to approve the revised minutes as presented. Alderman Summey seconded with a vote of 5-0 in favor.

West Jefferson Caboose Project Discussion- Dale Carlson, Andy Guion and Joann Woodie, gave an update to the Board of the proposed Caboose project. The “caboose committee” has raised enough money to purchase and move the caboose to West Jefferson. The tentative move date for the caboose will be June 8th or 9th depending on approval from DOT to move the caboose. The proposed placement of the caboose would be in the Backstreet Park area behind the stage in the gravel lot. Dale Carlson said the caboose committee would like to see this entire lot be turned into a caboose park area with landscaping and informational kiosks. If the caboose were to be approved to be placed on this gravel lot, all parking spaces in this lot would be eliminated. An artist rendering of the caboose complete with landscaping was given to the Board for review. The Board asked the committee about maintenance of the area. Andy Guion stated he had spoken to the Historical Society and they had a proposal of an annual caboose clean-up day to repaint as needed and perform general maintenance. It was also asked if the Caboose committee would be responsible for trash pickup such as on a weekly basis. Dale Carlson said the committee would like to come back before the Board for another proposal on the caboose upkeep and maintenance once more details were worked out. It was estimated by the Board that up to 15 parking spaces would be lost in the gravel lot. Andy Guion stated there would be sufficient parking by the depot as most people who park in this gravel lot currently are employees of The Hotel Tavern and

Parsons Farms and could park there. Alderman Shoemaker stated that giving up a few parking spots is worth the caboose being placed in this gravel lot as it would be beneficial to the Town. He then asked about placement of the caboose beside the Dollar Tire building where the current train mural was painted. Andy said there had been some interest in this, but it was on private property and the committee is on a time crunch on the arrival of the caboose. The caboose committee said they hoped to be able to pay for all of the landscaping and installation of the kiosks as a local landscaper had agreed to possibly donate some work as well. Alderman Reeves then made the motion to allow the placement of the caboose on the gravel lot portion of the Backstreet Park. Alderman Shoemaker seconded with a vote of 5-0 in favor. Dale Carlson said the committee would come back before the Aldermen with the landscaping proposals for the park area, once received.

Consideration of Library Event in West Jefferson Park & Library Update- Ashe County Librarian Suzanne Moore spoke to the Board on the Community Read event which will involve the homeschooler's group reenacting a story as a circus theme. The Library would like to ask permission to use the park to set up a large tent for this event on the old ball field on May 12th and 13th. The area would be cleaned up afterward. Alderman Shoemaker made the motion to approve the use of the WJ Park for the Library on May 12th and 13th and to set up a tent as presented. Alderman McMillan seconded with a vote of 5-0 in favor.

Suzanne Moore then spoke to the Board concerning the Library parking expansion and to use some of the Town's land bordering the library to add parking spaces. A proposal was to excavate some of the hillside that is on the left side of the road when traveling up Library Drive and build a retaining wall in order to add more parking spots, a total of 19-20. Some estimated costs would be \$31,000 for the retaining wall and \$16,500 for excavating/paving. This is part of the Library's 5-year plan. Suzanne said in 2016, over \$3 million was saved by usage of Library resources including checking out books, magazines, using the internet, etc. The Library is a big resource for Ashe County citizens. The Board thanked Suzanne for her report.

Consideration of Resolution of Intent to Close 87' Portion of Liberty Street- The Mayor explained to the Board that Roger Miller, who lives at the end of Liberty Street, is requesting the Town close the last 87-90 foot of Liberty Street as he has purchased an adjoining lot. Liberty Street is showing to run in front of his house and on the lot purchased. The portion that Mr. Miller is requesting to close is not on the Powell Bill Map and has not been considered a street. The Board asked about access to other properties which could be accessed off another portion of Liberty Street, if future development was proposed. It was determined Mr. Miller wants to expand his home and the expansion would be over top of the portion of Liberty Street that had never been dedicated. The Board expressed their concerns on closing this portion due to future development in the other lots out past where the road ends. No vote was taken on this item.

Consideration of Zoning Map Amendment for the Rezoning of the 1.9 acre portion of parcel number 19267-411 (9.9 acres) from R-A to R-7 – It was determined this 1.9 acre portion of this parcel now has its own parcel number with the Ashe County Mapping Department of 19267-460. The Planning Board recently met and unanimously recommended this property be rezoned from Residential Agriculture (R-A) to Residential R-7. This property would be used for residential homes. Alderman Reeves made the motion to approve amending the Zoning Map with the rezoning of the 1.9 acre tract with new parcel number 19267-460 from R-A to R-7. Alderman Green seconded with a vote of 5-0 in favor.

Consideration of Statement that is Consistent/Not Consistent with the 2008 Land Use Plan- Alderman Reeves made the motion to approve the statement that the above zoning map amendment to rezone

parcel 19267-460 is consistent with the 2008 Land Use Plan. Alderman McMillan seconded with a vote of 5-0 in favor.

Consideration of Acceptance to Dedicate West Town Way as a Town Street as recorded in Ashe

County Register of Deeds Plat Book 00008, Page 0978- The Mayor said last month the Board approved to accept West Town Way as a Town street. The sub-division owner's attorney would like the Town to revise the motion to also include the plat book and page as recorded at the Register of Deeds. Alderman McMillan made the motion to approve and accept West Town Way as a Town street as recorded in plat book 00008, page 0978 at the Ashe County Register of Deeds office. Alderman Reeves seconded the motion with a vote of 5-0 in favor.

Consideration of Resolution to Support Reopening of Facilities at Doughton Park on Blue Ridge

Parkway- The Mayor stated a resolution had been placed in the Aldermen's packets from the High Country Council of Governments to support the remodeling and reopening of Bluff's Lodge/Doughton Park on the Blue Ridge Parkway located near the borders of Alleghany and Wilkes Counties. This resolution will assist in applying for grant funding for the estimated \$3 million in remodeling needed. Doughton Park has been a major tourist attraction along the Blue Ridge Parkway. Alderman Summey made the motion to approve the resolution of support, seconded by Alderman Reeves. A vote of 5-0 in favor.

Discussion of Horse Hitching Post- James Pucci, owner of Rabbit Trails in downtown West Jefferson, spoke to the Board on the installation of a hitching post in front of his business. This would be placed in the bumpout in front of the Chamber and would be used to tie the horses when operating the horse drawn wagon and carriage rides in town. There is a space to install this hitching post, if approved by the Board, in this bumpout away from any utility lines. This post would be made of steel and would be decorative to match the lampposts. Alderman Shoemaker made the motion to approve the hitching post installation in the bumpout as presented, but to make it decorative to match existing posts. Alderman Reeves seconded with a vote of 5-0 in favor.

Police Report- Police Chief Jeff Rose gave the Police report for the month of April. There were 230 calls dispatched through the communications center, 14 auto collisions were investigated, 14 people were arrested on charges of larceny, assault and drug related crimes. 7 persons were arrested/charged for drug violations. The Board thanked the Chief for his report.

Water/Wastewater & Maintenance Report- absent

Maintenance Report- Maintenance Supervisor Eric Miller gave an update on the Maintenance Department. Eric said there had been 51 one calls for the month of April. 3 sewer leaks and 2 water issues over the last month. The department had been working on general maintenance tasks, with no major issues to report. The Board thanked Eric for his report.

Town Managers Report- Brantley Price gave his report to the Board. Brantley said the belt press and water/sewer extension project is still awaiting to go out to bid, but should hopefully be this month. Taxes collected to date are \$1,114,500 or 97.9% of the levy. The Shriners would be set up collecting monies on May 4th and 5th with Ebenezer's Children Home collecting at the intersections on May 19th. Further, the Heritage Iron Club has cancelled their car shows in West Jefferson for the summer. The Board thanked Brantley for his report.

Public Comment- opened at 7:11 pm. With no public comment, the Mayor closed public comment at 7:13 pm.

Aldermen Comments- none.

FY 2017-18 Budget Meeting- The Board rescheduled the budget meeting for Wednesday, May 10th at 5:30pm at West Jefferson Town Hall.

Closed Session- The Mayor said the Board would be entering into closed session to discuss the acquisition of real property per G.S. 143-318.11(a) - 5 and would return to open session before adjourning. Alderman McMillan made the motion to go into closed session, seconded by Alderman Summey. The vote of 5-0 in favor. The time was 7:15pm.

Adjournment- The Board returned from closed session at 8:00 pm. With no further items to be discussed or voted on, Alderman Green 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