

Town of West Jefferson - Board of Aldermen
Regular Meeting Minutes
July 11, 2022 | 6:00 pm

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, Police Chief Brad Jordan (absent), Maintenance Supervisor Eric Miller, and Wastewater Superintendent Brandon Patrick

At 6:00 pm Mayor Hartman called to order the meeting of the Board of Alderman. After the invocation was given, those in attendance stood for the Pledge of Allegiance.

Approval of July 11, 2022 Agenda – Mayor Hartman requested to move public hearing for Article XII to the first position. Alderman Reeves made the motion to approve the agenda with the change presented. Alderman Shoemaker seconded the motion with a vote of 5-0 in favor.

Public Hearings

Consideration of Text Amendment to Article XII – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed text amendment to Article XII. The public hearing was open at 6:02pm. Jason Herman with the Thomas Herman Company came before the board to address the stormwater section of the ordinance as he feels this may be the reason development has not restarted. Alderman Green invited Jason to attend the next planning board meeting to discuss the changes he feels are necessary to encourage development. With nothing further, Mayor Hartman closed the public hearing at 6:09pm.

Voluntary Annexation of Parcel 19227079 on Ray Taylor Road – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed annexation of the property on Ray Taylor Road owned by the County of Ashe. The public hearing was open at 6:09pm. With no comment, Mayor Hartman closed the public hearing at 6:10pm.

Voluntary Annexation of Parcel 19267015 at 577 Oakwood Road – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed annexation of the property located on Oakwood Road owned by Glenn Miller for the purpose of connecting to Town services. The public hearing was open at 6:11pm. With no comment, Mayor Hartman closed the public hearing at 6:11pm.

Voluntary Annexation of Parcels 19227086029 and 18227086011 at 144 Ed Messer Road – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed annexation of the property located on Ed Messer Road owned by Patricio Luna for the purpose of connecting to Town services. The public hearing was open at 6:11pm. With no comment, Mayor Hartman closed the public hearing at 6:12pm.

Consideration to Rezone Parcel 19223001965 on Spruce Street – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed rezoning. The public hearing was open at 6:12pm. With no comment, Mayor Hartman closed the public hearing at 6:13pm.

Consideration of Text Amendment to Section 507.2 Special Uses – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed text amendment to Section 507.2 Special Uses. The public hearing was open at 6:15pm. The town received a complaint on the noise coming from Bed Bath and a Bone. The owners of Bed Bath and Bone explained the schedule of operations at the

business including the hours that dogs are outside in the mornings and after hours. Town resident Kyle Hall suggested a solid wood fence between the business and residential properties to reduce the noise from the dogs while they are outside. With no further comment, Mayor Hartman closed the public hearing at 6:31pm.

Consideration of the 2022 Land Use Plan – Mayor Hartman stated the purpose of the public hearing is to hear any comments on the proposed text amendment to the Land Use Plan. The public hearing was open at 6:32pm. Kelly Coffey with the High Country Council of Governments explained the hearing was necessary to the 2022 Land Use plan that was presented at the last meeting. With nothing further, Mayor Hartman closed the public hearing at 6:33pm.

Regular Session

Approval of Minutes – With no discussion, Alderwoman Miller made the motion to approve the minutes from the Regular Meeting held on June 6, 2022. Alderman Barr seconded the motion with a vote of 5-0 in favor.

Consideration of 2022 Art on the Mountain Road Closure and Music – Arts Council Executive Director Joni Ray came before the board to present the footprint for the 2022 event and to request permission to allow outdoor music during the day as required by the noise ordinance. The footprint includes the closing of School Avenue from Main Street to the parking area at the old West Jefferson School. Alderman Barr made the motion to approve the footprint of the festival with the road closure and outdoor music. Alderman Shoemaker seconded the motion with a vote of 5-0 in favor.

Consideration of Order to Collect Taxes – With no discussion, Alderman Green made the motion to approve the order to collect taxes. Alderman Shoemaker seconded the motion with a vote of 5-0 in favor.

Voluntary Annexation of Parcel 19227079 on Ray Taylor Road – With no discussion, Alderman Green made the motion to approve the annexation. Alderwoman Miller seconded the motion with a vote of 5-0 in favor.

Voluntary Annexation of Parcel 19267015 at 577 Oakwood Road – With no discussion, Alderman Reeves made the motion to approve the annexation. Alderman Shoemaker seconded the motion with a vote of 5-0 in favor.

Voluntary Annexation of Parcels 19227086029 and 18227086011 at 144 Ed Messer Road – With no discussion, Alderman Shoemaker made the motion to approve the annexation. Alderwoman Miller seconded the motion with a vote of 5-0 in favor.

Consideration to Rezone Parcel 19223001965 on Spruce Street – With no discussion, Alderman Reeves made the motion to approve the rezoning of the property from Conditional District (CD) to Medium Density Residential (R7). Alderman Shoemaker seconded the motion with a vote of 5-0 in favor.

Consideration of Text Amendment to Section 507.2 Special Uses – After some discussion Alderman Barr made the motion to add the Animal Care Facilities including Veterinarians, Groomers, Kennels: no outdoor kenneling is permitted between the hours of 6pm and 8am Monday through Sunday to Section 507.2 of the Town's zoning ordinance. Alderman Green seconded the motion with a vote of 5-0 in favor.

Consideration of Text Amendment to Article XII – With no discussion, Alderman Barr made the motion to approve the changes suggested from the ordinance review by the High Country Council of Governments. Alderwoman Miller seconded the motion with a vote of 5-0 in favor. Revisions to the stormwater section were not addressed at this time.

Consideration of the 2022 Land Use Plan – With no discussion, Alderman Shoemaker made the motion to approve the 2022 Land Use Plan. Alderwoman Miller seconded the motion with a vote of 5-0 in favor.

Consideration of Statements of Consistency – With no discussion, Alderman Barr made the motion to approve the statement as presented. Alderwoman Miller seconded the motion with a vote of 5-0 in favor.

Police Report – absent

Water and Wastewater Report – Wastewater Superintendent Brandon Patrick gave his report to the Board. A total of 1.8 inches of rain were recorded for the month of June. Carolina Grading raised four manholes behind Auto Zone and Wendy's alongside US Highway 221 as two of the manholes were underwater even with the dry conditions from the lack of rain. The filter plant is pumping between 40,000 and 50,000 gallons with one filter running. The Board thanked Brandon for his report.

Maintenance Report – Maintenance Supervisor Eric Miller gave his report to the Board. A total of 24 one call tickets were located, 7 water leaks and 4 sewer issues were reported for the month. The maintenance department completed 2 valve replacements, 6 trips to the landfill, 2 water taps, located 1 cross connection, replaced the bridge in the park, repaired a sinkhole on East Second Street, replaced the culvert on the Backstreet and filled all the cuts from previous paving repairs. Clean up from the 2022 Christmas in July festival was completed by 11:30 the night of the event. The board thanked Eric for his report.

Town Managers Report – Brantley Price, Town Manager gave his report to the Board. A budget amendment will need to be completed in August to cover the cost to replace the galvanized line at Village Inn Pizza as the work was to be completed before the close of the fiscal year but was not completed. In addition, an amendment will need to be made to repair the damaged fire truck since the truck was not repaired before the close of the year. The average daily users of the town Wi-Fi is at 300 clients per day. Representative Ray Pickett has placed \$1.5 million in the state budget for water and sewer projects. The budget is still in the approval process. The aesthetics project on US Highway 221 is complete. Taxes collected to date total 98.6% of the levy with 2022 tax bills to be mailed out the first of August. Sales tax for the month of March was up 7.5% with a year to date increase at 13%. The town received an estimate of \$950,000 for the proposed sidewalk installation of US Highway 221 Business at Doggett Road. NC DOT will place the project as prioritization 7.0 for a pedestrian project. A three lane was not recommended for this area. The ABC Board has completed their budget and have budgeted to give the town \$200,000 which is \$20,000 more than the town budgeted. Becky Greer called to compliment Police Chief Brad Jordan as he assisted her daughter while broken down on the side of the road. Brantley complimented the efforts for the WJPD during the latest demonstration. The Board thanked Brantley for his report.

Public Comments – A resident of the North Jefferson Avenue area complimented the addition of the sidewalks as well as the clean up efforts of the maintenance department after the Christmas in July festival. Town resident, Bob Fowler echoed the comments about the cleanup after the festival.

Aldermen Comments – The Board thanked everyone in attendance.

Closed Session – Alderman Shoemaker made the motion to enter closed session under GS 143.318.11(a)(3) to consult with the Town Attorney.

Adjournment – With nothing further, Alderman Barr made the motion to adjourn the regular meeting, seconded by Alderwoman Miller with a vote of 5-0 in favor.

Tom Hartman, Mayor

Rebecca Eldreth, Town Clerk