

The regular meeting of the Board of Aldermen was held on Tuesday, August 4, 2020 at 6:00 pm at the R.O. Huffman Center to be able to accommodate everyone with social distancing.

The following members of the Governing Body were present:

Mayor: Danny Ritchie
Alderman: Dennis Anthony
Alderman: Matt Johnson
Alderman: Rick Cline
Alderman: Terry Yount

Others present:

Town Manager: Sherri Bradshaw
Town Clerk: Sherry Dula
Attorney: Rod Willcox

Mayor Ritchie opened the meeting and led the Pledge of Allegiance followed by a moment of silence.

Approval of Minutes: The Council voted unanimously to approve the June 26th minutes by a motion from Alderman Anthony, seconded by Alderman Johnson.

Petitions and Communications – Brenda Bjorkland – Code Enforcement Issue – Mayor Ritchie allowed Ms. Bjorkland 3 minutes to speak to the Board concerning her code enforcement issue. Ms. Bjorkland is concerned about the letter that was sent to her from our code enforcement officer, Todd Justice concerning the mobile homes located on her property that are in violation of our ordinance. She is upset that if the town should take action to remove the mobile homes then a lien would be placed against her real property. She states that the owners of the mobile homes should be contacted concerning this matter and a lien should not be placed on her property when the mobile home owners are keeping the taxes paid on the mobile homes. Attorney Rod Willcox made Ms. Bjorkland aware that her time was up. Mr. Justice addressed the Council and Ms. Bjorkland stating that her next step would be to make an appeal to the Board of Adjustment and have a meeting with them.

2020 Charge to the Tax Collector – A motion was made by Alderman Cline, seconded by Alderman Yount to authorize Chelsea Carswell to collect taxes set forth in the tax records for the 2020-2021 fiscal year and the vote was unanimous.

Burke Business Park Water Tank Interlocal Agreement – Manager Bradshaw explained that this agreement between all the owners of the Burke Business Park. The agreement is related to the water tank being constructed on the park property. Grants were received to build the water tank. Burke County would handle administration and oversee the construction of the tank and then revert to the City of Morganton who would then own and operate the tank. Once the project is completed and in operation, any income generated from add-on usage of the water tank would be divided among the 5 entity owners. A motion was made by Alderman Johnson, seconded by Alderman Yount and the vote was unanimous.

Drexel Properties Update – Brian Kvam with CARDNO was present to update the Board on the Brownfields Cleanup Project. He reminded the Board that we were not awarded the EPA Grant this round and that we were 3 points short of being funded. He stated that one of the reasons we weren't funded was because we didn't have a set plan for what we were going to do with the debris. NCDEQ was on-site on July 8th to help us building a better plan for removal. Mr. Kvam stated that Burke Development Inc. helped pay for a drone to fly over the property to take pictures and help with a data survey. In this effort, they found 14 areas of asbestos contaminated material on the site. He stated that NCDEQ was happy with the new calculations yielded by using the drone. He said that now we have approximately 17,500 cubic yards of asbestos contaminated material on the property. The preferred clean up plan would be to consolidate the material and bury some of the waste on site and remove the remaining debris. Mr. Kvam showed us three potential fill areas on the property for burial of the debris. Once buried, then the site would either need a 2 foot clay cap placed over the debris or would need asphalt placed over the site. He stated they found one area with a large quantity of wood debris which cannot be left on the site but he did say this did not contain asbestos so therefore it could possibly be put in a wood chipper and spread as mulch. One of the fill areas could hold a little over 11,000 cubic yards and another area could hold a little over 2,000 cubic yards. This would leave approximately 5,000 to 6,000 cubic yards for offsite removal from the property which will still be expensive but not as bad as before. He stated they will submit another EPA Cleanup grant application due in September or October with notice of award around May or June of 2021. Alderman Anthony asked if there was anything the Board could do to put pressure on them to move quicker and Mr. Kvam said that there is nothing else we can do at this time and he thinks we have the right person in place from NCDEQ that he feels will help a lot. Mayor Ritchie stated that he feels the onsite meeting helped a lot and he also feels that if we push too hard we could end up digging a bigger hole for ourselves. Mayor Ritchie also said that if the town could see something happening on the site they would feel more like we were making some progress. Mr. Kvam said that NCDEQ did not say we couldn't start working some on the property but we must stay within their allowable limits.

Drexel Police Department – Chief Treadway was present to review the June and July reports. A copy of each report is attached as part of the minutes.

Departmental Reports – The Council reviewed the financial and tax reports for July, 2020. A copy of each report is attached as part of the minutes.

Attorney Report – Nothing to report at this time.

Miscellaneous –

- Next meeting will be September 1, 2020 at 6 pm

Adjournment – A motion was made by Alderman Anthony, seconded by Alderman Cline to adjourn the regular meeting at 7:00 p.m. and the vote was unanimous.

TOWN CLERK _____

MAYOR _____

ALDERMAN _____

ALDERMAN _____

ALDERMAN _____

ALDERMAN _____