

The regular meeting of the Board of Aldermen was held on Tuesday, February 2, 2021 at 6:00 pm at the R.O. Huffman Center.

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 with the Pledge of Allegiance followed by a moment of silence.

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

Resolution Declaring Property As Surplus – The 2010 Ford Crown Victoria (4S) vehicle formerly a police vehicle has become surplus. A motion was made by Alderman Yount, seconded by Alderman Anthony to declare the vehicle as surplus to the needs of the town and authorizes the Town Manager to dispose of the vehicle by private sale and the vote was unanimous. A copy of the resolution is attached as part of the minutes.

Recognition of Linemen – Mayor Ritchie recognized Mr. Johnny Rowe and Mr. Cory Carpenter formally for their part in saving a family from a burning house. The two linemen were driving through town checking for downed power lines after some high winds the night before. They had gone past the house and didn't see any smoke but when they looked back, they saw smoke coming out of the gables of the house. Mr. Rowe went to the house and beat on the doors to wake up the family and let them know the house was on fire while Mr. Carpenter was calling 911. The family all got out safely and the town crew put the kids in the truck to keep them warm. Mayor Ritchie gave a definition of the word hero as ordinary people doing extraordinary things for other people. A Plaque was presented to each lineman by Mayor Ritchie for their awareness of circumstances around them and for fast actions resulting in the safety of a Drexel family.

NCSFA Roster Certification– A motion was made by Alderman Cline, seconded by Alderman Anthony to approve the roster certification of firemen for the Drexel Fire Department and the vote was unanimous. A copy of the roster is attached as part of the minutes.

Incubator/Small Business Center – Manager Bradshaw made the Board aware that a new business is coming to town. A nurse practitioner would like to bring her medical practice to the incubator space that was formerly occupied by Queen's Tile. She explained that at this time, cleaning and renovations are being completed in order to get the space ready for the tenant. The tenant has requested at least a 3-year lease to help with licensing and insurance for her practice. She stated that a few changes need Board approval in reference to the lease for each incubator tenant. In the past, each tenant has only been responsible for water/sewer expenses but in the new lease agreement it is proposed that each tenant be responsible for electric, water and sewer

expenses. Manager Bradshaw stated she would also like the approval of the Board to incorporate “Town of Drexel Small Business Center’ verses “Town of Drexel Incubator” into the new lease agreements. She

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explained that it makes more sense for it to be named “Small Business Center” because the tenants have in the past, stayed longer than a normal incubator time frame. A motion was made by Alderman Johnson, seconded by Alderman Anthony to set up the new lease with all utilities to be paid by the tenant and the vote was unanimous.

Manager Bradshaw asked the Board for approval in removing the garage attached to the back portion of the incubator space and close in the back portion. She explained that it isn’t sealed tight and leaks with each rain which has caused a lot of damage to the building. Removal of this garage would eliminate any further water issues. Alderman Cline asked if we could just fix the leaking areas in case in the future a tenant may have need of a garage for their business? Manager Bradshaw stated that the public works has fixed it multiple times but eventually it leaks again. Manager Bradshaw stated that the entrance doors will be replaced and the tenant has requested another bathroom be installed to be used for patients only. Manager Bradshaw is waiting on a quote for the new bathroom at this time. Tenant has expressed some interest in replacing the flooring and Manager Bradshaw stated that since the floor is in good shape if she wanted this replaced, she would be responsible for this project. Mayor Ritchie asked for a motion and second to except the entire project as presented by Manager Bradshaw and a motion was made by Alderman Cline, seconded by Alderman Johnson and the vote was unanimous.

Alderman Cline asked about inspections for the medical practice before she opens for operation. Manager Bradshaw stated that the tenant is responsible for all inspections needed and has already talked to the fire marshal to find out what regulations would need to be attended to before his inspections are done.

ElectriCities Grant for Signage - Manager Bradshaw stated that she is currently working on a grant through ElectriCities to assist with updating signage in town. A new sign for the incubator building is included along with a facelift for the sign on South Main St and a new sign on Mountain View Drive similar to the one coming into town on South Main St. Also, a facelift to the sign at the Downtown Park is included in the grant and replacement of all metal signs coming into town from other secondary roads/streets.

Departmental Reports – The Council reviewed the financial and tax reports for December, 2020 and January, 2021. A copy of each report is attached as part of the minutes.

Drexel Police Department – Chief Treadway reviewed the December & January Police reports and the yearly report. Alderman Anthony stated, “Awesome job for 5 guys”. Mayor Ritchie conveyed his appreciation to the Chief. A copy of the report is attached as part of the minutes.

Attorney Report – Nothing to report at this time.

Recreation Department – Nothing to report at this time except that Manager Bradshaw and Lisa Butler have discussed the possibility of sponsoring a Blood Drive at the center. Alderman Anthony asked Manager Bradshaw if the town had gotten any flack from the County for not being able to use the ballfield and she stated that we have not.

Planning & Zoning Report – Manager Bradshaw stated that Teresa Kinney is still working on the process with Jason Ramsey in the removal of the vehicles and she stated some work has been done but he needs to speed up the process. Teresa Kinney will soon be sending a letter with the first set of fines because he has not filed a written plan of compliance. Alderman Cline asked just how long are we planning to let this go on? This has

been going on since August, 2020. Alderman Anthony stated that he has had enough time. Board would like to see more action in this matter.

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Also, Alderman Cline still has concerns regarding the clean up of 110 Bryant Road. He states it still looks bad. He also stated we need to let those who have cleaned up how much we appreciate their cooperation.

Code Enforcement Update – Manager Bradshaw updated the Board on the house that burned on Mountain View Drive. Apparently the owner is still in negotiations with the insurance. She stated that the code enforcement officer has been trying to serve notice but can't find him. She stated the process would be that he would have two weeks to respond to the notice and after that he would have 60-90 days to demolish. After that the town would need to adopt an ordinance for expenses to demolish and put a lien on the property.

Manager Bradshaw also updated the Board that 107 Mountain View St. has changed ownership to Rick Ramsey and we will need to find out if the order of violation for removal of the mobile home on the property which was sent to the last owner will follow to the new property owner.

Alderman Cline is concerned about the free range chickens he has been seeing in town limits.

Miscellaneous –

- Next meeting will be March 2, 2021 at 6 pm
- Budget Workshop will be March 18, 2021 at 10 am
- Municipal Benefits Inc. will be at the town hall to present their new Life/Long Term Care benefit for employees and elected officials on Feb. 11th starting at 9:30 am for Administration, 10 am and 10:20 am for Public Works, 11:00 am for Police Department and 11:45 am for Elected Officials
- John Berry has asked the Town for permission to have a Jazz Band Concert in the Downtown Park in May, 2021 on either a Tuesday or Thursday evening

Adjournment – A motion was made by Alderman Yount, seconded by Alderman Johnson to adjourn the regular meeting at 6:51 p.m. and the vote was unanimous.

TOWN CLERK _____

MAYOR _____

ALDERMAN _____

ALDERMAN _____

ALDERMAN _____

ALDERMAN _____