

The regular meeting of the Board of Aldermen was held Tuesday, May 14, 2019 at 6:00 p.m. in the Assembly Room of the Municipal Building.

The following members of the Governing Body were present:

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

Others present:

Town Manager: Sherri Bradshaw
Town Clerk: Sherry Dula

Absent:

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 April minutes by a motion from Alderman Yount, seconded by Alderman Anthony.

Petitions & Communications – Brenda Bjorkland, 401 Mountain View Street was present to ask the town about the laws that were passed concerning the mobile home parks. The law she is referencing deals with the 6 month rule of when moving out a mobile home you have 6 months to replace the mobile home. She asked the Board if they were planning to change the laws again for mobile home parks. Mayor Ritchie advised her that the Board had no plans in the future to change the laws for mobile home parks.

BB&T Bank Presentation – Mr. Johann Louchez with BB&T Bank was present to discuss the banking services they can offer to the town if we continue service with their establishment and thanked the town for the opportunity to serve our town for the past 24 years. Mr. Louchez, Market President made the Board aware that they were in the process of merging with Suntrust Bank which would make them the #1 Banking establishment in this area. Mr. Louchez reviewed BB&T's customer analysis statement prepared for the town based on the current town needs. He stated that the earnings credit rate would be .60% which should offset fees charged to the town and the money market rate savings would be 1.61%. The analysis and presentation review are attached as part of the minutes.

Drexel Properties Parking Lot – The Board agreed to discontinue the leasing of the large parking lot after the 1st month of lease is up and the 30 day notification to customers is delivered. A motion was made by Alderman Yount, seconded by Alderman Cline to discontinue leasing of the large parking lot on the Drexel Properties and the vote was unanimous.

Mayor Ritchie reviewed the lease agreement drawn up by Attorney Willcox for the small lot. Manager Bradshaw suggested a few changes to the lease agreement including addition of zoning information for the property in item #4 and deleting of item #6 and #7. The Board discussed a lease amount of \$100 per month which would be on a month to month basis. Alderman Johnson stated anything less than that wouldn't be worth our time to lease. Mayor Ritchie stated that if and when we should have an industrial business come to the Drexel Properties they may have need of that lot and that is the reason for a month to month lease. Alderman Anthony stated that the town should have knowledge of what is in each trailer and Rick Ramsey said at this time the contents is furniture

from moving from a large home to a smaller home. Mayor Ritchie asked if we could inspect each trailer at any time and Mr. Ramsey said he was in agreement with inspections at any time. A motion was made by Alderman Johnson to approve the proposed lease subject to the changes and deletions discussed, motion seconded by Alderman Anthony and the vote was unanimous. A copy of the lease agreement is attached as part of the minutes.

Drexel Properties Update – Manager Bradshaw updated the Board on the progress with Drexel Properties. She stated that June 5th would be the date for the announcement on the EPA Grant recipients. She also stated that we could use some of the CDBG funds to demolish the building on the property once we find out about the burying site. Also, the ARC Pre-Application was submitted and an invitation was received to submit a full application. This grant would be for \$300,000 and could be used to redo the sewer lines on the property because this will be the biggest expense.

R.O. Huffman Center Improvements – Manager Bradshaw updated the Board on the center improvements. She stated the walls and ceiling in the activity room have been completed. They will be meeting soon with someone about a type of flooring that would be placed directly over the current flooring as to not disturb what is there now. Alderman Anthony asked if these improvements were covered by the \$41,000 in funds we received and if there would still be enough to do the flooring. Manager Bradshaw stated that the funds were used for these improvements and she is hoping there will be enough left to do the flooring.

An information sheet for the USDA Direct Loan & Grant Program was presented as another alternative for monies for the center but Manager Bradshaw recommends that we wait for the PARTF Grant awarding before initiating another application. The USDA Loan & Grant Program is competitive with a point system that includes median household income.

PARTF Grant Update – Manager Bradshaw stated the PARTF Grant application was hand delivered by the WPCOG to Asheville on April 30th. Another meeting on site is needed per grant requirements to go over the site plan which is scheduled for Wednesday, May 22nd.

Planning & Zoning Board Appointees – Mayor Ritchie announced Brian Baird, inside town limits and Scott Dula, extraterritorial jurisdiction as the two appointees to fill the vacant positions on our Planning & Zoning Board. Board approval is needed for both men and if approved Mr. Dula's application will need to be submitted to Burke County for approval since he would be serving as a citizen outside town limits. A motion was made by Alderman Johnson, seconded by Alderman Yount to approve the two appointees to serve on the Planning & Zoning Board and the vote was unanimous. A copy of each application is attached as part of the minutes.

Downtown Park Activity – Manager Bradshaw presented a letter from Drew Hoyle, Dan Hoyle and Craig Baker requesting the town host summer concerts in the park. They are suggesting Saturday nights during the summer for the event. She stated that our planner was gathering some information on food trucks, vendors and bands. She stated if we decided to host these events then it will need to be budgeted. We also have to account for police, administration and public works to help with the events and insurance to cover the events. Mayor Ritchie suggested we do a trial concert one time at the end of summer to see what kind of response is received and if it would be worth our time. If the trial concert turns out to be a success then we could plan and budget for the events in 2020. Alderman Johnson suggested we try to get sponsors to help with expenses. Mayor Ritchie suggested Heritage School band may be one choice to use for entertainment. Alderman Cline said that in years past they had used East Burke Band. A motion was made by Alderman Anthony, seconded by Alderman Cline to allow the pursuit of the concert in the park project and the vote was unanimous.

Departmental Reports – The Council reviewed the Financial, Police and Tax reports for the month of April, 2019. Mayor Ritchie reviewed the police report. 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 June 4th at 6 pm (Budget Presentation)
- Public Hearing for 2019-2020 Budget will be June 25th at 6 pm.
- Town-Wide Clean Up will kick off on Saturday, May 18th and the Shred-It truck will be at the R.O. Huffman Center that morning. Clean up event will run from May 18th through May 27th.
- Manager Bradshaw stated the recreation department suggested lower ballfield be named in memory of Carroll Franklin instead the upper field because that field is used for games the most during the spring season. The Board was in agreement to place the plaque in the lower ballfield.
- Alderman Anthony asked that we be sure the recreation department doesn't schedule any ballgames the same day as the Relay for Life.
- Alderman Yount asked about the possibility of checking into grants from Highway Safety Program to purchase Solar Radar Units to use in town. Manager Bradshaw stated that she had already checked into pricing and they cost \$3,200 each.

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

TOWN CLERK _____

MAYOR _____

ALDERMAN _____

ALDERMAN _____

ALDERMAN _____

ALDERMAN _____

