

BURNSVILLE TOWN COUNCIL
Regular Meeting
Thursday, April 7, 2016

On April 7, 2016, the Town Council, with members Mayor Theresa Coletta, Ruth Banks, Judy Buchanan, Shannon Peterson, and Ron Powell present, held a regular meeting at the Burnsville Town Center. Also in attendance were staff members Brian Buchanan, Leslie Crowder, Jon England, Chad Fox, Niles Howell, Jeanne Martin and Ronnie Tipton; town attorney Heather Hockaday; and visitors Lucy Doll, David Grindstaff, (Yancey Common Times), Jody Higgins, Rhonda Higgins, Ginger Johnson, Schell McCall, Wanda Proffitt, Woody Ryan, Jerri Storie, and others. The Mayor, who presided, stated that the purpose of the meeting was to conduct regular business for the month of April, 2016.

- Public Comment – No one asked to speak during the public comment period.
- Adoption of Agenda – Judy Buchanan moved to adopt the agenda, as presented. Ruth Banks seconded the motion, which carried.
- Consideration of Minutes – Minutes from the following meetings were available for consideration:
 - a. Regular meeting held March 3, 2016
 - b. Special meeting held March 22, 2016

Judy Buchanan moved to approve the aforesaid minutes, as written. Shannon Peterson seconded the motion, which carried.

- Sizzlin' Summer Series – Schell McCall spoke to Council about Graham Children's Health Services' proposed plans to have a summer-full of Saturday morning activities for children and families on the town square. Council reviewed the proposed schedule and considered Ms. McCall's request for town sponsorship. She pointed out that street closings will only be required two Saturdays on the schedule. Ron Powell made a motion for the town to sponsor the Sizzlin' Summer Series proposed by Graham Children's Health Services. Judy Buchanan seconded the motion, which carried.
- USA Cycling National Collegiate Championship – Police Chief Brian Buchanan updated Council on this event, mentioning that the event will take place the same day as TRAC's paint-out.
- Planning Board Report – No minutes were available for review.

Dean Gates told Council that the Planning Board will be reviewing conditional uses. He will bring recommendations back to Council as they are developed.

Planning Board member Woody Ryan shared information about the annual Main Street conference, which he attended in Goldsboro.

- Public Hearing on Proposed Map Amendments to the Town's Zoning Ordinance – Judy Buchanan moved to open the public hearing on proposed map amendments to the Town's Zoning Ordinance as a result of rezoning the following tract or parcel of land from Residential to Commercial zoning:

That tract of land more particularly described at Yancey County Deed Book 447, Page 352, and listed in the Yancey County Tax Office with Parcel Identification Number 082015635576000. Shannon Peterson seconded the motion, which carried.

Ronnie Tipton explained the zoning request, mentioning that the property is contiguous with commercial zoning already in existence.

John McIntosh spoke against rezoning the aforesaid property. He said he has researched property in Burnsville from Phipps Creek to Highway 80S and found many vacant parcels available for commercial use, and doesn't see the need for more. His property, along with four other properties, adjoin the subject.

Jerri Storie, on behalf of the owners, said the property is on the market and has been shown a great deal. Feedback is that with D.O.T. taking the front yard, it is very close to the highway. The property in front is already commercial, and should blend with other commercial properties surrounding it. Mrs. Storie feels that it would be a better use as commercial rather than residential property.

With no other individuals wishing to speak either for or against the proposed re-zoning, Judy Buchanan moved to close the hearing. The motion was seconded by Shannon Peterson, and carried.

The regular meeting resumed.

Planning Board Chair Dean Gates read the Plan Consistency Statement.

Council engaged in a discussion, after which Judy Buchanan moved to adopt the Plan Consistency Statement presented by Planning Board Chair Dean Gates. Motion failed for lack of a second. Ruth Banks moved to table the issue pending further research by Ronnie Tipton and Jon England over Mr. McIntosh's concerns. Shannon Peterson seconded the motion, which carried. Attorney Heather Hockaday said Council has 60 days to act.

- Public Art Design Board Vacancy – The Mayor reminded Council that Ron Powell has resigned from the Public Art Design Board. This is a seat designated for a Town Council member. Shannon Peterson moved to table the issue. Ruth Banks seconded the motion. Ron Powell abstained from the vote; motion carried.
- Farmers' Market Update – The mayor announced the Farmers' Market will reopen next Saturday in its new location in the Briggs parking lot outside the former Post Office. She reported the farmers are very pleased with their newly painted box truck and thanked individuals who have helped in the project: David Buchanan, Ronnie Tipton, Brian Buchanan and Jeanne Martin.
- Petition for Voluntary Annexation – True North Equities, LLC – Update
 - a. Certificate of Sufficiency – The Clerk submitted a Certificate of Sufficiency dated April 7, 2016.
 - b. Attorney Heather Hockaday reported that the Petitioner is in the process of surveying easements. We will wait for easements be to be in hand before we schedule a public hearing and refer the zoning issue to the Planning Board for their recommendation.

- July 4th Celebration (on July 2nd) – Council was told that Mountain Faith still has the date open. There was a discussion about whether \$5,000 would be enough to secure a performance. Ronnie Tipton reported that he had connected with an upbeat group about their availability and could work with \$5,000 or less. It was agreed that Shannon Peterson and Ronnie Tipton would arrange for entertainment for this event.

- Department Updates:
 - a. Administration:
 - Personnel Policy update (Jeanne Martin/Judy Buchanan)
 - ✓ We are awaiting a firm quote for legal review from attorneys in Cary.
 - Unpaid Balance Report pursuant to G.S. 105-369(a) dated April 1, 2016, provided as an update of uncollected revenues, was available for review. Council was told that a variety of collection efforts are underway. Council learned that approximately \$10,000 in payments have been received since the report was printed last week. Collection letters are being sent by the town attorney, with a response date of May 15th, so further payments are expected in the near future.
 - *Resolution for Disposition of Minimal Property Tax* – Ron Powell made a motion to adopt the aforesaid Resolution. Ruth Banks seconded the motion, which carried.
 - Finance Issues
 - ✓ The Budget vs. Actual dated April 4, 2016 was previously provided to Council for review.
 - ✓ Council considered a Capital Project Ordinance for Phase II East Yancey Water Line, that matches our budget for this project to the revised GoldenLeaf budget, and increases the town’s commitment by \$130,015. Ron Powell moved to adopt the Capital Project Ordinance as presented. Ruth Banks seconded the motion, which carried.
 - Mayor’s Administrative Report
 - ✓ *Resolution Exempting Asset Management Plan and CIP Plan* – The mayor presented and explained the purpose of the Resolution, and how it applies to the CDBG grant. Ron Powell moved to adopt the aforesaid Resolution. Judy Buchanan seconded the motion, which carried. Ron Powell said he wanted to make sure the financials are updated in the CIP so we will have a clear idea of how to stay on track and what appropriate rate structure that would take. The deadline for the CDBG application is September 30th.
 - b. Fire Department – Chief Niles Howell reported:
 - Status of Property
 - ✓ Fundraising efforts – Nothing new at this point.
 - ✓ An RFQ is being released. Meeting with the USDA soon to explore loan options. Also meeting on April 26th with the Fire Association to discuss fire tax deficits.
 - Operations
 - ✓ Council reviewed the Fire Department’s Monthly Update.
 - ✓ The 1988 GMC fire truck will soon be 30 years old; research into a replacement has begun. This truck probably needs to be replaced before the tanker.
 - c. Police Department – Chief Brian Buchanan
 - The police activity log was available for review.
 - The department is getting ready for upcoming spring and summer events on the square.

- d. Public Works Department – Ronnie Tipton reported:
 - All positions are now filled in Public Works, with the addition of three new employees, who seem to be a great fit for the Town.
 - The raw water intake pump is in its final stages of repair. The cost of the repair will be approximately \$12,000, which is cheaper than the last repair because we already had a rebuilt shaft assembly.
 - We had our first East Yancey Sewer Plant pre-startup meeting with the County. Finance, Administration, Collections ORC and WWTP ORC attended, as well as the Mayor and Councilor Judy Buchanan. This was a good discussion and everyone brought concerns to the table, most of which will be addressed in upcoming meetings. Jad will work both plants, and the plant is extremely automated, so it doesn't look at this point that we will need another employee..
 - The Hosiery factory project is very close to completion. Contractors have been hired by Winterstar to run the water line into the building.
- e. Town Center – Manager Chad Fox gave an update on upcoming events and said the Spring Craft Show organizer is doing two shows in the next year. There will be a health fair this month.

Council was told that the website is being used more and more often to market the Town Center. There is an emphasis on meetings during weekdays. Photos have been improved, and there is an attempt for the website to be a valuable community resource. The mayor invited Council to visit the site and thanked Chad for his diligent work.

- Council Members' Reports

- a. Mayor Theresa Coletta:

- The Mayor reminded Council of a work session that is scheduled for April 20 at 3 p.m. at the Town Center. The proposed budget will be available for review at that time.
- Jamie McMahan, Wanda Proffitt and the mayor attended two workshops on funding opportunities, one of which is the USDA. The rate is currently 2.78% with no prepenalty.
- Council was advised that the mayor will be meeting with merchants on April 14th at 6 p.m. at the town hall to talk about problems being experienced by downtown businesses due to bypass construction. Particularly disturbing are the delays and extensions, which the mayor is looking into. Council will be updated from time to time. DOT's Randy McKinney and Anna Henderson were contacted about the erection of signs at the three gateways indicating shops are open. Ms. Henderson says the DOT will install the signs at no cost, and the DOT will erect.

- Updates from Advisory Boards and Non-Profits

- a. High Country Council of Governments – minutes and financials available
- b. Parkway Playhouse – minutes and financials available
- c. Yancey County Economic Development Commission – No minutes available.

Wanda Profitt complimented the town and county on completion of sewer and water lines. Folks are calling her about water connections. This infrastructure is critical for the future of Yancey County.

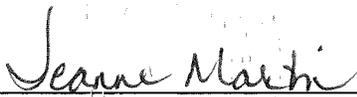
Mrs. Proffitt advised she has been working on events for the Mt. Mitchell VIP day. There will be a sunrise service on August 28th, which should be attractive for local people.

The county has applied for a building reuse grant for the Hilltop Restaurant. The County and town applied in the past, but were never successful.

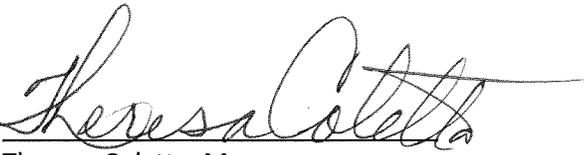
TRACTOR will be hosting a farm-to-fork dinner on the square in front of the NuWray.

There is an EDA grant application to update the strategic plan for economic development.

- Next Regular Town Council Meeting – The next regular town council meeting will be held on Thursday, May 5, 2016 at 6:00 p.m., at the Burnsville Town Center to consider regular business for the month of May.
- There being no further business, Ron Powell moved to adjourn. Shannon Peterson seconded the motion, which carried.



Jeanne Martin, Town Clerk



Theresa Coletta, Mayor