

BURNSVILLE TOWN COUNCIL
Regular Meeting – Thursday, February 1, 2018

On February 1, 2018, the Burnsville Town Council, with members Mayor Theresa Coletta, Judy Buchanan, Russell Fox, Bunnie McIntosh, and Shannon Peterson present, held a regular meeting at the Burnsville Town Hall. Also in attendance were town staff members Brian Buchanan, Leslie Crowder, Jon England, Chad Fox, Niles Howell, Jeanne Martin and Ronnie Tipton; town attorney Heather Hockaday; and visitors Chuck Carlson, David Grindstaff, Mike Hoskins, Jamie McMahan, Ron Powell, Wendy Reid, Bobby Silver, John Silver, Harrison Tyner, and others. The Mayor, who presided, stated that the purpose of the meeting was to conduct regular business for the month of February, 2018.

- **Public Comment** – After commenting on the Town’s rules for the period set aside for Public Comment, Mayor Coletta invited Mike Hoskins to speak. Mr. Hoskins spoke about the money being spent to study a plan to attract a small hotel for Yancey County, mentioning that in his opinion existing accommodations are sufficient. Once Mr. Hoskins reached his 3 minute maximum speaking time, Russell Fox moved to allow more time to hear his comments. Judy Buchanan seconded the motion, which carried. Mr. Hoskins told Council he would rather see money spent on things like landscaping, art work, etc. to attract more visitors to the area.
- **Adoption of Agenda** – Bunnie McIntosh moved to adopt the agenda, adding the consideration of a personnel matter during the period set aside for closed session. Shannon Peterson seconded the motion, which carried.
- **Consideration of Minutes** – Available for review were minutes from the following meetings:
 - a. Regular meeting held January 4, 2018
 - b. Special meeting held January 16, 2018

Judy Buchanan moved to adopt the minutes of the aforesaid meetings. Russell Fox seconded the motion, which carried.

- **Planning Board Report**
 - a. Minutes from the Planning Board meeting held January 9, 2018 were available for review.
 - b. Planning Board Chair Harrison Tyner said the Planning Board voted to schedule quarterly meetings rather than monthly.
 - c. On the issue of on-frame mobile homes, Bunnie McIntosh moved to approve the Planning Board’s decision to make no change to the Town’s existing ordinance. Theresa Coletta seconded the motion, which carried.
 - d. Proposed terms for Planning Board members were discussed, and the following recommendations were considered and generally approved by Council:

<u>Board Member</u>	<u>Term Expires</u>
Randy Banks	12/2018
Harrison Tyner	12/2019
Woody Ryan	12/2020
Kim Simpson	12/2021
Armin Wessel	12/2022
Greg Yuziuk (alternate)	12/2019

Mr. Tyner explained that alternates would fill vacant seats.

- e. The Planning Board is in need of another alternate member. Mr. Tyner reminded Council that on September 16, 2013 the Planning Board recommended a change to membership qualifications to include non-resident business owners who own property inside town limits, although he was unsure of the status of that recommendation. The status of this recommendation will be researched, and if it appears necessary after research, Judy Buchanan moved to hold a Public Hearing on the proposed amendment at Council's regular meeting on March 1, 2018. Bunnie McIntosh seconded the motion, which carried. Mr. Tyner also advised that the Planning Board recommends a 3 year term for alternates.
- f. Applications for Planning Board – Available for review were the following applications:
 - 1. Julian McMillan
 - 2. Jerri Storie

The aforesaid applications were not considered during this meeting.

- **Lease Agreement with Homeplace Brewery** – John Silver, owner of Homeplace Brewery, asked Council to consider an alteration to the Town Center to allow a professionally constructed outdoor seating area for eight people on an "L" shaped bench, which would be roped off and gated on the west side of Area "C," adjacent to the parking lot. He explained the purpose would be to add an extra sense of vibrancy to the area, spill overflow of the operation to the back side of the Town Center rather than on South Main, and increase his revenues.

Councilor Bunnie McIntosh commented that there is nothing in the lease that references food, just a craft brewery and tasting room. She was concerned that the food trucks parked in front of the facility block traffic on the South Main Street side of the building and the police chief clarified that the space used by the food trucks on South Main is not technically a parking space.

The mayor reminded Council that the Town has been trying to purchase parking for the Town Center for six months, and the parking the Town currently owns is precious. She told Mr. Silver she is happy to see him to grow his business, but it can't be at the Town's expense, and the proposed plan does not complement the Town Center's operation.

Judy Buchanan moved to table the request and visit the area proposed for the alterations during the February 20th work session. Shannon Peterson seconded the motion, which carried.

- **Mayor's Administrative Report**
 - a. Planning efforts for Town Square use – an individual is interested in helping with regularly scheduled monthly events on the Square, which should encourage businesses to have later hours for shopping and dining. More information is forthcoming.
 - b. The February work session will be held on the 20th for the review of proposed plans for expansion at Homeplace Brewery and review of public records policy with Attorney Heather Hockaday. Council will convene at 1:15 at Homeplace Brewery.
 - c. Update on the January 29th Blue Ridge Motel site visit – Council heard from Mayor Coletta and EDC Director Jamie McMahan that a group of ASU students and faculty members visited Burnsville to participate in a project to determine potential uses for the Blue Ridge Motel property. The group will return to tour the town and talk with merchants at a later date.

▪ **Department Updates:**

a. Administration – Jeanne Martin, Town Clerk/Tax Collector

1. Pursuant to GS 105-369(a), *Tax Delinquent Report* dated January 29, 2018 was provided as an update of uncollected revenues. A variety of collection efforts are underway, with every delinquent account receiving attention. One property on the delinquent list is expected to sell next week; a tax payment made at closing should decrease our total delinquencies by approximately \$4,000
2. Finance Issues:
 - a) The Budget vs. Actual dated January 29, 2018 was furnished to Council.
 - b) During the last fiscal year we budgeted for the water/sewer SCADA system, but the project did not begin until the current fiscal year. The money budgeted last year was carried over to the current fiscal year, but it was insufficient to cover the project. A motion was made by Judy Buchanan to approve budget amendment #2 in the amount of \$83,810. Bunnie McIntosh seconded the motion, which carried.

b. Fire Department – Chief Niles Howell reported:

1. Status of Property
 - a) Report on building project and financing (USDA Grant) – Required documents have been sent to Indian Tribes and the Army Corps of Engineers for review, and it was necessary to enter into a contract with McGill Associates for environmental consulting services and document preparation in the amount of \$6,900. The LGC needs to be contacted and complete financial forms for the Town based on the latest audit must be completed.
2. Operations – Councilors received an activity summary for the month.

An application was made for the State 2018 Volunteer Fire Fund Grant in the amount of \$14,242, of which \$7,121 is our 50% match for apparatus, tires and new light bars for ladder. Another application was made for the 2017 FEMA AFG in the amount of \$274,492, of which \$13,071 is our 5% match, for replacement of 29 sets of turnout gear (coat, pants, helmet, boots, gloves, hood); replacement of 23 obsolete air-packs; and purchase of three new hydrogen cyanide gas detectors.

Judy Buchanan moved to support the aforesaid grants. Russell Fox seconded the motion, which carried.


c. Police Department - Chief Brian Buchanan reported:


1. Council reviewed the department's activity log for the month of January, 2018
2. Department has completed and reapplied for a 100% grant to replace radio equipment and tasers. It is uncertain when funding will be available.
3. The unmuffled engine braking signs have been installed.

d. Public Works Department – Public Works Director Ronnie Tipton reported:

1. An activity log was available for review.
2. Town Hall ADA compliant bathroom – Demolition began today.
3. Water distribution issues. Flow is running 100-150 gallons per minute more than it should be and we are struggling to keep up with water production. Rural Water searched for leaks and identified 5 that we didn't know existed. Plans are to fix those leaks and Rural Water will return to recheck.

4. Taylor Togs has submitted an application for water service, and a contractor will make a 6" tap.
 - e. Town Center - Facility Manager Chad Fox provided a schedule for the month of February, which includes a wedding expo, a prom fashion show, and a Mountain Air job fair.
- **Council Members' Reports** – There were no reports this month.
 - **Updates from Advisory Boards and Non-Profits**
 - a. Yancey County Economic Development Commission – Jamie McMahan reported:
 1. A building reuse grant for the Taylor Togs building has been applied for. It is expected that there will be some word on the success of the application on February 22nd.
 2. Lease negotiations for ½ of the space in the sock factory are underway. It is hoped that negotiations will conclude this month, after which renovations should begin.
 3. The Blind Squirrel has closed and there is a new tenant in the building. There will be minimal down-time as they are planning for a March 2018 opening.
 4. Mr. McMahan expressed appreciation for Mr. Hobson's comments at the beginning of the meeting on the hotel study. In response to those comments, he remarked that the study has been ongoing for a long time, and the annual EDC spring summit established the study as a goal. To clarify cost, \$5,200 was spent initially, and \$5,900 will cover Phase Two.
 5. Mayor Coletta thanked Mr. McMahan for working with her on the Blue Ridge Motel project.
 - b. SEARCH – Minutes from the SEARCH meeting held January 9, 2018 were available for review.
 - Russell Fox moved to enter closed session after a short recess to discuss matters relating to the location or expansion of business in the area served by this body pursuant to NCGS 143-318.11(a)(4); to establish or instruct the staff or agent concerning the negotiation of the price and terms of a contract concerning the acquisition of real property pursuant to NCGS 143-318.11(a)(5); and to consider the qualifications, competence, performance, condition of appointment of a public officer or employee or prospective public officer or employee pursuant to NCGS 143-318.11(a)(6). Judy Buchanan seconded the motion, which carried.
- In open session, Russell Fox moved to terminate the *Offer to Purchase* contract dated July 11, 2017 with the E. L. Briggs Estate and authorize the Mayor to execute the form entitled *Termination of Contract by Mutual Agreement with Release of Earnest Money Deposit*. Shannon Peterson seconded the motion, which carried.
- **Next Regular Town Council Meeting** – The next Town Council meeting will be held on Thursday, March 1, 2018 at 6:00 p.m., at the Burnsville Town Hall to consider regular business for the month of March. There being no further business, the meeting adjourned.


Jeanne Martin, Town Clerk


Theresa Coletta, Mayor