



ACTION MEETING MINUTES

Board Members Present

Mayor Jerry VeHaun
Council Member Judy Butler
Council Member Elisabeth Ervin
Council Member Hazel Thornton

Vice Mayor Jim McAllister
Council Member Eric Edgerton
Council Member Ronnie Lunsford

Board Members Absent

Town Staff Present

Shannon Tuch, Town Manager
Adrienne Isenhower, Planning Director

Sheri Powers, Finance & Budget Director
Ryan Vinson, Town Clerk / HR Analyst

The meeting video can be seen in its entirety at: <https://youtu.be/Ns6UpSHLLFQ>

Mayor VeHaun called the meeting to order at 5:00 p.m. Mayor VeHaun asked for everyone to take a moment of silence to remember those lost since our last meeting.

- A. **Mayors Recitation** - *In accordance with the Code of Ethics adopted by the Board, all Town Council Members have a duty to obey all applicable laws regarding official actions; to uphold the integrity and independence of the office; to avoid impropriety in the exercise of official duties; to faithfully perform the duties of the office; and to conduct the affairs of the governing board in an open and public manner.*

Is there any item on the agenda the outcome of which will have a direct, substantial, and readily identifiable financial impact for any Board member? Also, does any Board member have a financial interest in any public contract coming before this Board today?

There being none all Board members have a duty and obligation to vote.

B. **Approval of the Agenda**

Council Member Thornton made a motion to approve the agenda. Council Member Butler seconded the motion, which passed unanimously, 6-0.

C. **Consent Agenda**

1. Approval of the July 19, 2022, Regular Meeting Minutes
2. Budget Amendment for Silver-Line Park, Ordinance 2022-0801
3. Approval of contract with Toter LLC to purchase waste and recycling cans
4. Resolution authorizing the surplus of town owned skateboard ramps, Resolution 2022-0801

5. Resolution setting a public hearing – Petition of right-of-way closure on Wellington Drive, Resolution 2022-0802

Vice Mayor McAllister made a motion to approve the consent agenda. Council Member Ervin seconded the motion, which passed unanimously 6-0.

- D. **Public Comment** – The public is invited to attend this meeting in person or view this meeting on Facebook Live: <https://www.facebook.com/townofwoodfin>. All documents related to agenda items not published on the website may be viewed in advance of the meetings in person at Town Hall, 90 Elk Mountain Rd, Woodfin.

Citizens may address the Council concerning various topics after being recognized by the Mayor and are limited to 3 (three) minutes speaking time.

E. **New Business:**

1. Zoning Ordinance Amendment, Ordinance 2022-0802 (Presenter: Isenhower)

Mayor VeHaun opened the Public Hearing at 5:10 pm. There being no one to speak, Mayor VeHaun closed the Public Hearing at 5:11 pm.

Council Member Lunsford made a motion to approve the zoning ordinance amendment. Council Member Thornton seconded the motion, which passed unanimously, 6-0.

2. Steep Slope Ordinance Amendment, Ordinance 2022-0803 (Presenter: Isenhower)

Mayor VeHaun opened the Public Hearing at 5:13 pm. There being no one to speak, Mayor VeHaun closed the Public Hearing at 5:14 pm.

Council Member Edgerton made a motion to approve the steep slope text amendments to Chapter 40 of the Town of Woodfin Code of Ordinances and find that the request is reasonable, is in the public interest, is consistent with the town's comprehensive plan, and meets the needs of the community in that the proposed amendment will: 1) provide greater clarity and predictability in regard to development requirements thereby promoting economic development, and 2) advance public health, safety, and welfare by ensuring compatible infill development with the surrounding area, and 3) discourage development of excessively steep slopes, mitigating the risk for erosion and landslides in the Town of Woodfin. Vice Mayor McAllister seconded the motion, which passed unanimously, 6-0.

3. Zoning Map Amendment – Sherwood Heights, Ordinance 2022-0804 (Presenter: Isenhower)

Mayor VeHaun opened the Public Hearing at 5:18 pm. There was public comment during the hearing (viewable in the meeting video) and then Mayor VeHaun closed the Public Hearing at 5:26 pm.

Council Member Edgerton made a motion to approve the proposed reasoning of five properties identified in the staff report and exhibit maps from Mountain Village (MV) to R-21 Residential District (R-21) and find that the request is reasonable, is in the public interest, is consistent with the town's comprehensive plan, and meets the needs of the community in that the proposed amendment will: 1) ensure compatible infill development with the surrounding area by promoting development that is consistent with the character of the existing neighborhood and consistent with the existing pattern of development; 2) limit density in a manner that is better supported by the existing water, sewer, and street infrastructure; 3) allow for the administrative application of environmental standards that would preserve wooded steep slopes mitigating risk of erosion and landslides and better manage stormwater

runoff on surrounding properties; and 4) preserve the rural character of agricultural and wooded areas. Council Member Ervin seconded the motion, which passed unanimously, 6-0.

4. Adoption of Rules of Procedure for the Woodfin Board of Commissioners (Presenter: Tuch)

Council Member Ervin made a motion to approve the Town of Woodfin Council Rules of Procedure as proposed. Council Member Edgerton seconded the motion, which passed 5-1. Council Member Lunsford vote on against the motion.

5. Local Partnership Opportunity (Presenter: Tuch)

Council Member Butler made a motion to expand our efforts to approve this process, including the staff recommendations and the application process. Vice Mayor McAllister seconded the motion, which passed unanimously, 6-0.

F. **Departmental and Administrator's Reports:**

1. Administration (Presenter: Tuch)

Council Member Thornton made a motion to adjourn the regular meeting and go into executive session. Council Member Lunsford seconded the motion, which passed unanimously, 6-0.

G. **Executive Session – The Town Council may adjourn to private chambers to discuss legal, personnel, contractual or similar matters protected by the NCGS § 143-318.11.**

1. (a) (3): To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body.
2. (a) (5): To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.


H. **Adjournment**

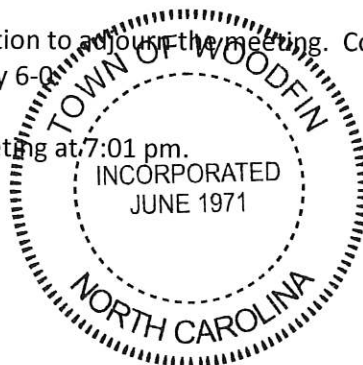
Mayor VeHaun called the regular meeting back to order at 6:59 pm.

Council Member Edgerton made a motion to approve the closed session minutes from July 19, 2022. Vice Mayor McAllister seconded the motion, which passed unanimously, 6-0.

Council Member Ervin made a motion to adjourn the meeting. Council Member Edgerton seconded the motion, which passed unanimously 6-0.

Mayor VeHaun adjourned the meeting at 7:01 pm.


M. Jerry VeHaun
Mayor



Attest: 
Ryan Vinson
Town Clerk