

## Minutes of Town of Woodfin Board of Commissioners

### Regular Meeting of November 17, 2020

#### Regular Meeting 6:30 PM

Be it remembered: That the Board of Commissioners met in regular session on Tuesday, November 17, 2020 at the Woodfin Town Hall Boardroom, Woodfin, North Carolina at 6:30 pm. The following town business was conducted:

Mayor Jerry VeHaun, called the meeting to order at 6:37 p.m. with the following board members present:

Jackie Bryson

Jim Angel

Ronnie Lunsford

Donald Honeycutt

The Agenda was read by Mayor Jerry Vahaun.

The Invocation was led by Commissioner Honeycutt.

**Approval of the Agenda** –A motion to approve Agenda as presented was made by Commissioner Angel. Motion 2 was made by Commissioner Bryson. All in favor.

**Approval of the Minutes** –A motion to approve the minutes as presented was made by Commissioner Lunsford. Motion 2 was made by Commissioner Honeycutt. All in favor

**Public Forum-** Due to the COVID-19 pandemic and the limits of social distancing, no public attendance will be permitted. However, the public is invited to watch the meeting via Facebook Live <https://www.facebook.com/townofwoodfin/>

#### **Begin/6:32pm End/6:36pm**

Clerk (Jody Jones) read statement provided by a Representative of the Green Oak Road/Woodfin Avenue Community Group concerning the Doggie Daycares continuous noise, and constant disturbance of the peace. Sited Town Ordinances sec. 6-14 and sec.22-131 which refer to Barking and Noise. Asking action to be taken.

**Walt Brewer-**Sunny Ridge- Is Town still having pre-meeting?

**Mayor-** No. Just go straight to meeting.

**New Business: Begin/6:36pm End/7:01pm**

**1. Presentation Regarding 2021 Tax Reappraisal by Keith Miller, Buncombe County Tax**

**Assessor.** Mayor Vebaun Read Agenda Item and introduced Buncombe County Tax Assessor, Keith Miller to Board. Miller discussed 2020-21 Reappraisal.

- Still on schedule effective Jan.1,2021. Still working on-long process.
- Notices will be sent out to residents Feb.1,2021 at which time they can discuss their concerns. Residents can also reach out on- line.
- Millers 5<sup>th</sup> Reappraisal.
- Not meant to be a negative, meant to be an Equalizer.
- Job is to interpret the market.
- Equalization-Market changes at different rates in different areas. Reappraisal will bring back balance, fairness.
- **Market-** Residential on fire right now. Reappraisal explains the trends of the Market. Hospitality coming back, and Commercial Market taking longer than Residential to rebound. Asked for concerns.
- **Walt Brewer- Sunny Ridge-**Asked for brief overview and what Tools were used to arrive at a fair Market Value.
- **Miller-** Mass Appraisal Computer System, Groups of Properties, Statistical Measures.
- **Eric Hardy-** More sales data better Model.
- **Miller-** Not Science especially Mass Appraisal.
- **Commissioner Honeycutt -**Asked where results of Reappraisal can be found.
- **Miller-** My Value 2021.
- **Town Administrator (Eric Hardy)-**What other Technologies are being used?
- **Miller-**No Drones. Team will perform street drive throughs of the more densely populated areas and Street Level Photography of every house. Ariel Photography is used which takes pictures at a 45 degree angle of house. Uses Change Finder which compares Footprint of house from previous pictures to see if changes were made.

**2. Motion to call for a Public Hearing - Ordinance Amendment to Mountain Village Zoning District.**

**Mayor J. Vebaun-** Read the Agenda item.

**Planning Director (Addrienne Isenhower)** Addressed the Board concerning Moratorium. Items #2 and #3 are related. Both reference Moratorium on Mountain Village Zoning District. Text Amendment needs to be approved first. Staff working on amendment to present December 15,2020. Tonight, just asking for a call for a Public Hearing. Also, on item #3 asking to call for a Public Hearing on lifting Moratorium on Mountain Village. If Text Amendment is approved Moratorium can be lifted at next meeting.

**December 7-** Public Hearing from Planning and Zoning.

**December 15-** Text Amendment and lifting of Moratorium.

Motion 1 to call to Public Hearing was made by Commissioner Angel. Motion 2 was made by Commissioner Honeycutt. All in favor.

3. **Motion to call for a Public Hearing - Lifting of Moratorium on Mountain Village Zoning District.** Motion 1 was made to call for Public Hearing by Commissioner Angel. Motion 2 was made by Commissioner Honeycutt. All in favor.
4. **Motion to Approve Resolution Directing the Clerk to Investigate Sufficiency of an Annexation Petition.**
5. **Adrienne Isenhower- Read the Agenda Item.** This item just a formality on an annexation request. Gave Board a map of Property. Item tonight is just to accept petition and to call for Clerk to Investigate Sufficiency of that petition. Before Dec. 15<sup>th</sup> Commissioners meeting will need to investigate the accuracy of petition, bring back a certificate of sufficiency and at same time call for public hearing for January meeting if decisions is to approve annexation.

#### **Reports: Begin/7:01pm End/ 7:42pm**

**Police-** Chief Mike Dykes reviewed totals with the Board. DUIS up crashes down. Discussed GO STORE IT break -ins and warrants issued. Detective Morrow resigned.

**ABC: Board Chair (Tom Spradling)** Reviewed monthly totals with the Board. Covid free sales up 34% from previous year. Store still benefitting with closings of Bars and Restaurants. Surprised by the amount of Tourist Traffic. Will be using New filter for HVAC system to filter air more thoroughly.

**Planning: Planning Director (Adrienne Isenhower)** Reviewed with the Board topics from Novembers Planning and Zoning meeting. Board heard Informal Presentation from John Holdsworth. 2 Variance requests were postponed until enough Board Members present for vote. Next meeting of the Planning and Zoning Board will be December 7,2020. Going to postpone Land Use Tax Training Sessions with Board and updating Zoning Map.

- Working with Land of Sky to complete Zoning Map
- Zoning Map should be ready for approval by December 2020, or January 2021.
- Zoning Map will be available in Digital Format

**Walt Brewer-** Had trouble logging onto the Towns Website.

**Isenhower-** Had difficulty as well.

**Public Works-** Eric Hardy reported to the Board no major changes. Salt stored at Waste pro site.

**Administration-Town Administrator (Eric Hardy)** Reviewed Towns Budget Vs. Actual for FY2021.

**Finance- Tax collection season** Upside down in the Tax Season so far. This will shift. Eric reviewed Revenues vs. Expenditures and reported Major Revenue Trend is up. Town has collected 60% of its revenue for the year in the past 3 months in the amount of \$315,000.00. Spending also up. Three employees elected Second option (Silver Plan) for their Dependents beginning December 1<sup>st</sup>. 111 families

were served (500) people at the most recent Manna Food Bank distribution at the Community Center in Woodfin.

**Contracts:**

**Sharpe-**Audio /Visual improvements in Boardroom. Will use \$29,550 from the Corona Virus relief fund.

**Revize-** Website redesign. Town can manage its content onsite. Cost: \$9,980 one-time, \$2,990 per year. \$9,980 will come from Corona Relief Fund.

**JM Teague Engineering:** Under contract for \$14,500 for pavement condition assessment.

**Walt-** Is Traffic study held during Road assessment?

**Eric-** No. Just conditions of Roads.

Winter Newsletter coming soon.

**Commissioner Honeycutt-**Will there be Christmas Program held this year?

**Mayor-** Feels its not safe to hold program this year due to virus. All donations will be used for heating assistance and for Christmas Program next year.

**Greenway- Blueway:**

**General-** TDA approved amendment. Amount- 2.25 million. The Town has been working with Riverlink on a draft Communications Plan for Board to review by next Board of Commissioners Meeting. Discussed naming rights policy.

- Closing on GO Bond sale 2020 in the amount of \$3 million.
- Train Platform- first structure built.

**Silverline Park:**

- Upcoming Construction meeting on 11/24/2020.
- 1 change order for storm drain at park \$3,600.
- May have significant change order in upcoming months. Need Coffe Dam solution, and construction of Boat Ramp.

**Riverside Park Expansion:**

- RFQ still in draft form. Waiting for comments.
- Proposals back by end of Calendar year.
- Begin to put forward final design by January 2021.

**Greenways:**

- Contract amended for Beaverdam Creek.

***Motion 1 was made to move to closed session was made by Vice Commissioner Angel. Motion 2 was made by Commissioner Honeycutt. All in favor.***

***Executive Session: Begin/7:57pm End 9:36pm***

**Closed Session: The Board will adjourn into closed session to discuss legal matters in compliance with NCGS § 143-318.11(a)(5) as well as personnel administrative matters.**

- **Town Attorney (Joe Ferikes)** discussed status of Doggie Daycare Eviction and Lawsuit.
- Occupant served Eviction Notice with no response. Court date following week. Michael Saunders to testify.
  
- **Administrator (Eric Hardy)** Discussed with Board staffing shortages with the Police Department.
- Request hiring 2 new Officers.
- Would like Sergeant and 2 officers per shift.
- Surrounding Departments have similar schedule.
- Need most coverage with the least number of officers.
- K-9 Officer works 7 days every 2 weeks.
- 2 Officers per shift okay if there are no special Circumstances.
- Discussed incident of recent DWI Arrest.
- **Mayor VeHaun-** Commented that 12hour shifts are too long. What about 8 hour shifts?
- **Chief Dykes-** Would need to hire even more officers.
- **Eric-** Police dept. has been short 2 to 4 Officers since he started. This is affecting the Towns level of service.
- **Mayor-** How often are reserve Officers working?
- **Chief-** 2 to 3 reserve Officers that help during shortages.
- **Commissioner Lunsford-**How many certificates do we hold for reserve officers?
- **Chief-**13. Hold certificates only if Officer contributes.
- **Lunsford-**K-9 Officer on call?
- **Chief-** Yes not all the time.
- **Mayor-**Have we considered part-time employment.
- **Chief Dykes-** Hard to find part time officers. Mostly retired Officers work part time.
- **Eric-** Discussed exit interview with Detective Morrow.
- **Chief-**Detective position not filled yet. All new officers have 3 years or less experience.
- **Eric-** Asked Chief to describe what is involved in typical DWI and how much time is involved.
- **Chief-** Explained process and said it takes about 6 hours to complete.
- **Eric-**Are court days on Officers day off?
- **Chief-**Yes. It is considered overtime.
- **Eric-** Would like to see Officers working more in the Community.

- **Mayor**- How much more time for Training 2 new officers? Need to look at all possibilities. Cannot see any reason to justify hiring 2 more Sergeants before looking at all options.
- **Chief- Myrick**-Finish Time in one week. **Bradley**- Mid December. Had a modified training schedule which cut 144 hours off their training.
- **Eric**- Board will vote on back in open session.

**Joe Ferikes**- Discussed lawsuit with 300 Baird Cove Road.

- Planning and Zoning department wrongly voted against a Conditional Use application.
- Developer met all criteria so by law application should have been approved.
- Developer Appealing in court. In an agreement the Town agrees to pay up to \$20,000. In court costs.
- In addition, the Town will issue a Conditional Use permit and will need to go back in front of the Planning and Zoning Board for approval.
- **Eric Hardy**-The Town can recover some of the costs through insurance.

**Administrator (Eric Hardy)**-Discussed condition of Town Hall and the Community Center.

- Both buildings overdue improvements. Water leaking into basement due to stairs separating from building.
- With additional staff being the Town needs extra office space.
- Contractor came to estimate repairs which will be about \$60,000.
- Discussed problems with current state of Town Hall such as Security concerns, Air Quality issues, and inadequate space.
- **Eric** -Suggested selling Community Center to cover cost of remodel of Town Hall.
- **Joe Ferikes**- No restrictions on Community Center to sell. Strange easement from Burlington.

7 ½ Acres, R-7, best use- Single Family Homes.

- **Eric**-Asking Board for yes or no on sell of Community Center at future meeting.
- **Commissioner Bryson**-Will ball field be included on the sale of Community Center?
- **Eric**- Yes.
- **Commissioner Lunsford**- Town hall has been in same location since it was incorporated.
- **Eric** -Discussed Private Developers out of Virginia and Charlotte that reached out to the Town to ask that they help them gain control of the old Craggy Prison site. Group comes in and redevelops blighted properties. Asking for Town to petition the state to transfer title to the EEC at which time they could turn around and sell.

- **Mayor**- Last involvement with property was that it was filled with asbestos and no one would touch.

**Commissioner Lunsford.** State will not allow it to be demolished.

**Mayor**-Asking to draft and vote on a Resolution from the Board in support of Pratt & Whitney back in regular session

***Commissioner Angel made a motion to go back to regular session. Motion 2 was made by Commissioner Honeycutt. All in favor.***

1. Consideration of a Motion to approve a settlement agreement and to cooperate by issuing a Conditional Use Permit and pay court costs up to \$20,000 .

Motion 1 to approve agreement was made by Commissioner Lunsford. Motion 2 was made by Commissioner Bryson. All in favor.

2. Consideration of a motion to authorize Mayor VeHaun to allow for the hiring of up to 2 new Officers to the Police Department. Motion 1 for additional Officers was made by Commissioner Bryson. Motion 2 was made by Commissioner Lunsford. All in favor.

3. Consideration of a Draft Resolution in Support of Pratt & Whitney.

Motion 1 to consider Draft Resolution was made by Commissioner Angel. Motion 2 was made by Commissioner Honeycutt. All in favor.

**Adjournment: 9:36pm**





