

## ACTION MEETING MINUTES



### Council Members Present

Mayor Jerry VeHaun  
Council Member Judy Butler  
Council Member Elisabeth Ervin

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

### Council Members Absent

Council Member Hazel Thornton

### Town Staff Present

Sheri Powers, Finance & Budget Director  
Adrienne Isenhower, Project Manager  
Gena Powers, Town Clerk / PIO

Michael Dykes, Chief of Police  
John Henning, Town Attorney  
Ricky Hurley, Planning Director

The meeting video can be seen in its entirety at: <https://youtu.be/XidJPKK2RhM>.

Mayor Vahaun called the meeting to order at 5:00 pm.

### **A. Approval of the Agenda (0:20)**

Council Member Ervin made a motion to approve the agenda. Vice Mayor McAllister seconded the motion which passed unanimously, 5-0.

### **B. Consent Agenda (0:28)**

1. Approval of the August 15, 2023, Regular and Closed Session Meeting Minutes.
2. Approval of the Tax Collection Report for the period ending July 31, 2023.
3. Approval of Ordinance #2023-021 Budget Amendment to the FY 2023 General Fund Budget.
4. Approval of State Ordinance #1084176 concurring with the North Carolina Department of Transportation on reducing the speed limit in SR-1674 (Elkwood Ave.) from 35 mph to 30 mph.
5. Appointment of Jackie Craig to the Alcoholic Beverage Control (ABC) Board.

Vice Mayor McAllister made a motion to approve the Consent Agenda moving item #4 Approval of State Ordinance 1084176 to New Business for further discussion. Council Member Ervin seconded the motion, which passed unanimously, 5-0.

**C. Public Comment (12:40) – 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.**

One member of the public shared his concerns about the new stormwater fee and lack of assistance for residents on his road.

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

### **D. Presentations & Reports (28:20)**

1. Town manager report- Sheri Powers

2. Town Hall-Town Center Update - Scott Donald & Maggie Carnevale, LS3P
3. Community Program Grant Update - Jesse Boeckermann, Catholic Charities.

**E. New Business (1:27:53)**

1. **Public Hearing** – Ordinance 2023-022, a zoning text amendment to Chapters 40 & 54 of the Town of Woodfin Code of Ordinances to update, clarify, and reorganize existing Steep Slope standards. – Ricky Hurley

Mayor VeHaun opened the Public Hearing at 6:35 pm. Two members of the public addressed the council, eliciting a short discussion. Planning Director Hurley answered questions and gave further explanation of Ordinance 2023-22.

Mayor VeHaun closed the Public Hearing at 6:47 pm.

(2:03:45) Council Member Edgerton made a motion to approve Ordinance 2023-022, a zoning text amendment to Chapters 40 & 54 of the Town of Woodfin Code of Ordinances to update, clarify, and reorganize existing Steep Slope standards. Subject to the two changes noted in subsection E and find that it is reasonable, is in the public interest, is consistent with the Town of Woodfin comprehensive plan, and meets the development needs or the community in that the request: 1. Provides additional clarity and predictability to development requirements, thereby supporting economic development; and 2. Ensures that the Town's planning, zoning, and permitting processes facilitate sustained and positive development and support the needs of business and industry. 3. Preserve and enhance Woodfin's open space, natural environment, and community character., Council Member Lunsford seconded the motion, which passed unanimously, 5-0.

2. Approval of State Ordinance #1084176 concurring with the North Carolina Department of Transportation on reducing the speed limit in SR-1674 (Elkwood Ave.) from 35 mph to 30 mph. (Moved from Consent Agenda)

A short discussion by council about action that can be taken to inform the public about the speed limit reduction was held, with Chief Dykes offering recommendations.

(2:12:09) Vice Mayor McAllister made a motion to approve State Ordinance #1084176 concurring with the North Carolina Department of Transportation on reducing the speed limit in SR-1674 (Elkwood Ave.) from 35 mph to 30 mph., Council Member Lunsford seconded the motion, which passed unanimously, 5-0.

Council Member Edgerton made a motion to go into closed session. Council Member Ervin seconded the motion, which passed unanimously, 5-0.

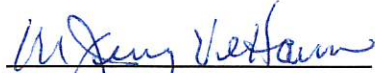
**F. Executive Session (2:20) – The Town Council may adjourn to private chambers to discuss legal, personnel, contractual or similar matters protected by the NCGS §143-318.11.**

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, which privilege is hereby acknowledged; and (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.

**G. Adjournment**

Council Member Ervin made a motion to adjourn the meeting. Vice Mayor McAllister seconded the motion, which passed unanimously, 5-0.

Mayor VeHaun adjourned the meeting at 7:45 pm.

  
M. Jerry VeHaun/Mayor

Attest:   
Gena Powers/Town Clerk

