

# Town of Walnut Cove

## BOARD OF COMMISSIONERS

TUESDAY, OCTOBER 10, 2017

Mayor Pro Tem Elwood Mabe presiding:

### Commissioners Present:

Sharon Conaway, Danny Hairston,  
Charles E. Mitchell  
Interim Town Manager Kim Greenwood  
Town Clerk Leslie A. Falstreau  
Town Attorney Ann Rowe

The meeting was called to order at 7:00 p.m. at the Walnut Cove Senior Center. Wesley Durrell gave the invocation following which Mayor Pro Tem Mabe led in pledging allegiance to the American flag.

**ANNOUNCEMENTS** - Mayor ProTem Mabe went over the announcements that were on the agenda and adding that the Town will be at the gazebo in the park for Halloween and other people will be stationed at intersection of Second and North Main Street.

### **PUBLIC COMMENTS** - none

E. A. (Buddy) Timm, 708 Summit Street, Walnut Cove, NC addressed the Board with concern about the current annexation saying he would like to hear about the water over in that area. He said that he had heard that the water is bad, and if so he said that the Town is not fulfilling its responsibility in that area. He also requested that the Town explore the assets and the liabilities of this annexation. He asked if it is going to cost him more money or will everything balance out. He also mentioned that there are big holes on Summit Street at Fifth and Sixth Street which have been filled in with rocks but still are causing a problem since everyone drives on the other side of the street to avoid those areas.

Kim Ferrell, 1266 Wall Loop Road wanted to make sure Commissioners were aware of Christmas tree lighting of December 1<sup>st</sup> and said that flyers for this event are being distributed.

Mayor Pro-Tem Mabe recognized Sam Anderson of Boy Scout Troop 408 who is present in the Board meeting this evening working on his communications merit badge. Mayor thanked him for coming in and looked forward to seeing him as becoming Eagle in the future.

**ADJUSTMENTS TO THE AGENDA** - It was asked that an item be placed in the agenda under New Business for the Recognition of Sam Anderson, Troop 408, and to add an item of Personnel in the Executive Session.

A motion was made by Commissioner Conaway seconded by Commissioner Hairston to accept the amended agenda. The motion passed unanimously.

### **CONSENT AGENDA**

The consent agenda contained the minutes of the meeting of Regular Meeting of August 8, 2017, the Special Meeting of August 25, 2017, the Regular Meeting of September 12, 2017 and continuation of that meeting on September 14, 2017. It was mentioned that in the minutes of September 12, 2017 on page three (3), paragraph two (2) that the Duke Energy Grant be listed along with the revitalization grant and that on page four (4), in the last paragraph, second line the work "permits" be changed to "documentation". It was also asked that in the September 12, 2017 minutes on the first page that the a period be placed after the word "occupancy" in the nineteenth (19) sentence in the fourth (4) paragraph and words "prior to the deadline set by the Department of Commerce for completing the project which is October 15, 2018" be deleted. After the deleted sentence "Failure to obtain one would be failure of the project." should be added.

A motion was made by Commissioner Conaway and seconded by Commissioner Mitchell to approve the minutes of the Regular Meeting of August 8, 2017, the Special Meeting of August 25, 2017, the Regular Meeting of September 12, 2017 and continuation of that meeting on September 14, 2017 with the corrections as noted. The motion passed unanimously.

**OLD BUSINESS**  
**NEW BUSINESS**

Grant/Funding consideration ESOM/Lauren Byron - Lauren Byron and Mitzi Britt were present to address the Board on the request for consideration of funding for the quilt trail project. Discussion followed and Commissioner Conaway expressed her thoughts of funding this project with starting with \$3000 and revisiting it later. Ms. Byron said that she would love to start with displaying these quilts on town owned buildings.

**A motion was made by Commissioner Conaway and seconded by Commissioner Mitchell to approve a fund balance transfer for \$3000.00 to fund the quilt project. The motion passed unanimously.**

Angie Bailey was present to address the Board on the request for funding consideration for East Stokes Outreach Ministry (ESOM). Ms. Bailey had handed in a facade grant application for work to be done on the ESOM building which the Board reviewed. Discussion followed regarding the quotes that had been presented. Commissioner Conaway said she feels brick is a little out of the budget, but hoped to help with moving panels and fixing the parking lot. Commissioner Conaway asked if there were any other donors to help with this venture and, Ms. Bailey said "no" but they will do fund raisers to help. Commissioner Hairston suggested that the Board give \$8000.00 to ESOM to help with this project. Commissioner Conaway was in favor of that. Commissioner Mitchell said that his church would help and Commissioner Hairston said that Rising Star Church would help as well. Ms. Bailey said that they reach out for donations all the time.

**A motion was made by Commissioner Conaway and seconded by Commissioner Mitchell stating that this evening the Town makes a commitment of \$8000.00 toward the ESOM project. The motion passed unanimously.**

Commissioner Conaway suggested that a challenge for donations be mentioned in the ESOM newsletter.

**A motion was made by Commissioner Conaway and seconded by Commissioner Mitchell to do a fund balance appropriation for \$8000.00 for the East Stokes Outreach ministry project. The motion passed unanimously.**

**ZONING ORDINANCE TEXT AMENDMENT** - A request was brought before the Board to consider a Text Amendment to the permitted use table to allow a "Wellness/Community Center & Gym as a Conditional Use in Zoning District B-1" and a date for a Public Hearing would have to be set and advertised. The Public Hearing would be advertised for the November 14, 2017 regularly scheduled Board meeting. Planning Board Chairman Charles Bryon was recognized from the audience and said that he agrees this should be considered as a conditional use.

**A motion was made by Commissioner Conaway and seconded by Commissioner Mitchell to set a Public Hearing for November 14, 2017 for the Text Amendment to the permitted uses table to allow a "Wellness/Community Center & Gym as a Conditional Use in Zoning District B-1". The motion passed unanimously.**

### **MANAGER'S REPORT**

- Sidewalk project – that project should begin shortly and should be completed by Halloween. If that cannot be completed by then, the contractor Big Daddy has been asked not to start until after Halloween due to the high pedestrian traffic on October 31<sup>st</sup>.
- Revitalization grant and mapping grant – completed and submitted.
- Water leak – Public Works Department did one major water leak repair near Stokesburg Rd. on Sunday, September 24, 2017.
- ABC Store Audit – completed indicating an increase in revenue for the Town with an attachment in the agenda for review.
- Town Audit – final report should be forthcoming, but all indications are that everything appears in order.
- LPA productivity – very productive month servicing near 1000 bill pay customers and 4,500 DMV customers per month.
- October Public Works schedule – attached in the agenda for review.
- Palmetto Group – assemblies permit approved on September 26, 2017 for a music venue on Friday nights from 7:00 PM to 9:00 PM for street music.
- Zombie Walk – the request for this has been withdrawn
- Trick or Treating – October 31, 2017 at the Town gazebo in front of the park from 6:00 PM to 8:00 PM.
- Mayor Whitt's "Thank You" – a note from Mayor Whitt was received for the fruit basket that had been sent at the passing of her mother.

Revitalization Grant Contracts – the grant has been approved and the contract was received in the mail today with the instructions that it needed to be signed and returned within 10 days of the date of the letter and the date of the cover letter was 9-28-2017. The Board had received a copy of the contract for their review. The Mayor needs to sign this and it needs to be returned and the money will be received by the Town in about thirty (30) days. Since there is work that needs to be done on a contract between the Town and the Palmetto Group, Interim Manager Greenwood suggested that a committee be formed to work on the specifics of that contract. Discussion followed and Town Attorney Rowe said that she is well on the way with a draft contract. Attorney Rowe suggested that if the Board was in agreement to sign the contract the Town just received from the Department of Commerce, a motion be made saying that the Board accepts the

contract and authorizes the Manager to execute subject to the Town Attorney's satisfactory review. It was suggested that Interim Manager Greenwood call the Department of Commerce and explain the fact that the contract was just received and it would be signed and sent back quickly. She also suggested that the conversation and approval of this be documented in writing.

**A motion was made by Commissioner Conaway and seconded by Commissioner Mitchell to approve grant application No. 2018-082-1257-1534 project title Downtown Revitalization Grant and authorize the Mayor to execute upon the satisfactory review of Attorney Ann Rowe. The motion passed unanimously.**

Attorney Rowe suggested that the Town get a committee to draft the contract between the Town and the Palmetto Group designating someone from the Board and Palmetto Group with the final product being brought back to the Board at their next meeting for their review and approval. It was the consensus of the Board to designate Commissioner Conaway to work with Town Attorney Rowe and the Palmetto Group designee with the goal of bringing the final product back to the Board.

#### CONCERNS OF THE BOARD

- There was a concern that the Town needed a general clean up.
- There was discussion about the Town's Code Enforcement Officer Bradley Davis activities in Town and Interim Manager Greenwood explained projects he has worked on and procedures he uses.
- There was concern about previous text amendments and a mention that Town Clerk Leslie Falstreau needs to provide them.

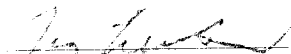
#### EXECUTIVE SESSION

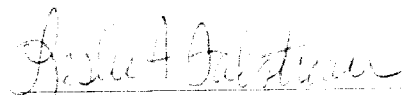
**A motion was made by Commissioner Conaway and seconded by Commissioner Hairston to adjourn into Closed Session for the purposes of Attorney/Client Privilege (NCGS 143-318.11(a)(5) and Approval of Closed Session Minutes (NCGS 143-318.11(a)(1) and Personnel (NCGS 143-318.11(a)(6). The motion passed unanimously.**

The meeting reconvened in Open Session at 9:20 p.m. at which time it was announced that the only action taken was the approving of Closed Session minutes.

**A motion was made by Commissioner Conaway and seconded by Commissioner Hairston to adjourn the meeting. The motion was unanimously passed.**

The meeting adjourned at 9:21 P.M.

  
Lynn Lewis  
Mayor

  
Leslie A. Falstreau  
Town Clerk