

Town of Walnut Cove

BOARD OF COMMISSIONERS

MEETING MINUTES

October 9, 2018

Mayor Charles Mitchell

Commissioners Present:

Elwood Mabe

Danny Hairston

Thomas Mitchell

Charles Bryon

Staff present:

Town Manager Kim Greenwood

Town Clerk Amanda Bryant

Town Attorney Ann Rowe

The meeting was called to order at 7:04 PM at the Walnut Cove Senior Center by Mayor Charles Mitchell. Commissioner Danny Hairston gave the invocation following which Rev. Wesley Durrell led in pledging allegiance to the American flag.

ANNOUNCEMENTS-

- a. The Cove Group 1st Tuesday each month, Oma's Coffee Shop @ 6:30pm beginning (11-6-18)
- b. Walnut Cove Volunteer Fire Dept. Nov. 6, 2018 @ 7:00pm, Walnut Cove Fire Department.
- c. Walnut Cove Board of Commissioners; Regular Meeting. Tuesday, November 13, 2018. Walnut Cove Senior Center.
- d. Town Recycling; 10/19/18 and 11/9/18
- e. Trick or Treat. October 31, 2018 from 6:00-8:00PM
- f. Town Litter Pick Up. Sunday October 14, 2018. 1-4 pm Meet at Oma's Coffee Shop.

PUBLIC COMMENTS – 3

1. Leslie Bray Brewer: wanted to remind everyone of the Litter pick up scheduled for October 14, 2018. Town Manager Greenwood wanted to let everyone know Bobby Sisk will have the town truck available to help with the litter pick up.
2. Andy Nickelston- Running for Stokes County Commissioner.
 - a. He wanted to thank the Walnut Cove Board of Commissioners for the opening prayer.
 - b. He grew up in Lawsonville and is a 4th generation business owner. The company began in 1970 and employees 70 people.
 - c. He wanted to introduce himself to the town, and tell them he is very business minded. Reminding everyone we have a lot of young adults leaving the county because of better jobs. He would like to help create more jobs in the county so people will stay.
 - d. He also wants to help keep the country setting of Stokes County because it is a great place to live.
 - e. It is also important to him to make sure everyone in the county has internet service in their home as well as better cell phone service throughout the county.
 - f. He states he gives 110% to everything he does which includes his role as commissioner if elected.
3. Adrian Ramsay- Running for Stokes County Board of Education
 - a. Wanted to thank the Board for allowing her to speak tonight and wanted to introduce herself and give some information regarding her background.
 - b. She is a graduate of South Stokes High School and feels it gave her a foundation for her.
 - c. Ms. Ramsay stated she has 3 children ages 8, 10 & 25. She explained she had 12 years' experience working in an attorney's office.
 - d. Her reasoning for running for Stokes County Board of Education stems from her youngest child who was diagnosed

with failure to thrive, which in turn helped her learn to advocate for her child.

- e. She wants to help the children in Stokes County and be a person who will be a support system for them.
- f. Ms. Ramsay is passionate about the CTE programs, she wants to grow those programs to help the students learn a career.
- g. She stated our students have to be our #1 priority.
- h. Ms. Ramsay shared a quote with the Board members “The world is changing by example not opinion.”
- i. She also wanted to let the Board know she is a boots on the ground type of person.

ADJUSTMENTS/CORRECTIONS TO THE AGENDA-

Town Manager Greenwood presented the Board with a packet for Add-On to Agenda. The following items were added to the agenda.

Old Business

- vii. b. Public Hearing – Southern Property
- c. Consideration of Approval of Rezoning Request

New Business

- c. Resolution for Approving Local Water Supply Plan
- d. Cell Tower Lease-Approval for Town Attorney to proceed

Revised minutes were also included in the Add-On to replace those originally in original packet.

Commissioner Mabe made a motion to accept the adjustment/corrections to the agenda and revised minutes. The motion was seconded by Commissioner Hairston. Motion carried unanimously.

Consent Agenda

A motion was made by Commissioner Mitchell to accept and approve the minutes from the September 11, 2018 meeting with the correction stated above. The motion was seconded by Commissioner Mabe. The motion carried unanimously.

OLD BUSINESS-

a. Moratorium Ordinance, Oil & Gas Exploration(Attachment B)

- a. Town Attorney Rowe revised the contract presented at the last Board with the corrections they requested. Ms. Rowe emphasized section 9 of the contract with less constrictive wording. She also added the necessary language as deemed necessary and fixed any errors.
- b. Ms. Rowe recommends the Board to adopt the ordinance to extend the moratorium today due to the fact if we wait until the next meeting we will have passed the expiration date.
- c. Questions from the Board
 - i. Commissioner Hairston asked is there a reason for a 3 year contract?
 1. Ms. Rowe explained this was what was written in the original.

Commissioner Hairston made a motion to adopt the Moratorium Ordinance for Oil and Gas Exploration. The motion was seconded by Commissioner Mabe. Motion carried unanimously.

b. Lease of Consideration of Town Property (Attachment C)

- a. The Cove Group asked the Board previously to lease the property on Main Street between the old dentist office and Main Street diner. Town Attorney Rowe reviewed articles of Corporation however the lease cannot be found.
- b. The Boy Scout lease agreement was referenced but there are things that need to be addressed before Ms. Rowe can generate a rough draft for the Cove Group.
- c. Ms. Rowe suggested to appointment one Commissioner and one Cove Group member to work with Ms. Rowe to fill in the specifics in order to present it to the Board. It was discussed to appoint Commissioner Byron and Cove Group

member Angie Bailey to work with Ms. Rowe on the Property lease agreement.

- i. Ms. Rowe also stated the lease needs to be less than 10 years for the reason that it will be considered purchased if it surpasses the 10 year mark.

c. Discussion of Zoning/Code Enforcement (Contract or Private Hire)

- a. The Board explored the option of continuing to stay with Piedmont Triad Regional Council (PTRC) or to hire an individual for the coding and zoning enforcement needs of the Town.
- b. Town Manager gave the Board an update on how things were progressing with PTRC. He explained they are still on a month to month basis contract.
- c. Jesse Day and Lawrence Holdsworth held the last meeting for the planning board and were able to obtain maps as well as develop a plan for the worst areas.
- d. Town Manager Greenwood also had contacted other towns regarding their zoning/code enforcement policies such as do they have a full or part time employee or do they contract out as the Town does. He discovered other towns have a full time employee responsible for all zoning and coding enforcement.
- e. Questions from the Board
 - i. Commissioner Hairston asked if the hours for our current zoning/code enforcement officer improved.
 1. Town Manager Greenwood stated they are better, the contract calls for 31 hours/month. He stated Bradley is spending more time with us.
 2. Commissioner Hairston stated we will give him the benefit of the doubt.

A motion was made by Commissioner Mabe to open the public hearing. The motion was seconded by Commissioner Hairston. Motion carried unanimously.

- i. No one signed up to speak at the Public Hearing.

A motion was made by Commissioner to close the public hearing. The motion was seconded by Commissioner. Motion carried unanimously.

d. Public Hearing – Southern Property

- a. No one signed up for the Public Hearing

- b. Town Manager Greenwood recognized Lawrence Holdsworth from PTRC to give his report on the rezoning for the property at 216 S. Main Street.

- i. Mr. Lawrence stated notices were posted on September 26 and October 13th. The sign was placed on the property October 1st. Notices were also mailed to the adjoining property owners on September 26, 2018.
- ii. He explained the current use was for manufactured storage buildings and is currently zoned I-1 for light industrial use. The proposed rezoning would change the zoning to NB-1, neighborhood business.
- iii. Mr. Lawrence provided details about the property at 216 S. Main Street.
 - 1. The property falls into place with the Town Fork Flood plan.
 - 2. The environment of the property is 10.84 acres; the topography is mostly level, transparency no change of the land and that is hard to predict.
 - 3. The surrounding properties consist of the North property is vacant and zoned R-6, East property is vacant/agricultural zoned I-1, South property is Grocery and zoned I-1 and the West property is vacant and zoned NB-2.
 - 4. Mr. Lawrence explained the Planning and Zoning Board met on October 8, 2018 and the zoning is consistent with other properties of the surrounding area. The Planning and zoning board recommends to the Board of Commissioners the

approval of the rezoning. The staff of PTRC also recommends approving the request.

5. Questions/Comments from the Board

- a. Commissioner Mabe feels the Board of Commissioners needs to take more time to consider it and they need to investigate it further.

A motion was made by Commissioner Mabe to table the Rezoning of the Southern Property located at 216 S. Main Street until the November 13, 2018 meeting. The motion was seconded by Commissioner Hairston. Motion carried unanimously.

X. New Business

a. Bid for Tree Trimming Fowler Park (Attachment D)

- a. Town Manager Greenwood presented the Board a bid from JC Handyman Services for \$1275.00.
- b. He will clean up all the bushes around the park as well as clean between bushes and cut down some trees. The bid does not include pine needles and mulch.
- c. The issue arose concerning a tree that is leaning on the power lines, Duke Energy has been notified but they haven't done anything about it. It is very dangerous.
- d. Don Richardson stated the need to have someone address the tree issue and would like to have it done prior to the Christmas tree light.
- e. Board comments and questions.
 - i. Commissioner Mabe suggested to remove the tree first, and then have the park cleaned.
 - ii. Town Manager Greenwood stated he would contact Duke Energy to have them remove the tree ASAP.

b. Division of Water Infrastructure, Water Mapping Grant (Attachment E)

- a. In the 2017-2018 year we did not receive the grant.
- b. This year we are 100% eligible for the grant.

- c. This grant is for water mapping and will locate and map all water lines. This is 100% funding for the mapping.
- d. Whether Ravenal will submit the application on our behalf.

A motion was made by Commissioner Mabe to approve the grant application for the Division of Water Infrastructure, Water Mapping Grant. The motion was seconded by Commissioner Mitchell. Motion carried unanimously.

c. Resolution for Approving Local Water Supply Plan

- a. The State of North Carolina requires an annual water report, were we test all our water supply.
- b. The Town has to develop a local water supply plan, it is required by law.
- c. We must adopt a local water supply plan
- d. Our 2017 water supply plan was accepted by the State
- e. Comments/Questions from the Board
 - i. Commissioner Hairston asked Town Manager Greenwood if he was satisfied with the results and he answered yes the state was.
 - ii. Commissioner Hairston also asked about the water test results for the Martin Luther King well. Town Manager Greenwood responded the state requires it be tested every 3 years and it was tested 2 years ago and the results showed no issues or problems with the water.

A motion was made by Commissioner Hairston to approve the resolution for approving local water supply plan. The motion was seconded by Commissioner Mabe. The motion carried unanimously.

d. Cell Tower Lease –Approval for Town Attorney to Proceed

- a. Town Attorney spoke with the Board at the September meeting regarding the contract for the cell tower lease.

- b. She explained regarding the lease it does not expire until 2023 and that AT&T wants a reduction of the rate and will extend the term of lease.
- c. Ms. Rowe spoke with a consultant she advised this is the norm and not to our benefit. The consultant recommends we explain to AT&T we wish to maintain the status quo. This is the same recommendation she had in September.
- d. Ms. Rowe would like the Board to grant her the authority to speak on behalf of the town regarding the water tower lease and specify we want to maintain our current rates and lease.

A motion was made by Commissioner Hairston to allow Town Attorney Rowe to accept and communicate with the consultant's recommendation. The motion was seconded by Commissioner Mitchell. Motion carried unanimously.

XI. Town Manager's Report

1. The License Plate office profit sheet is attached. September is typically a slower month and is consistent with the previous two years.
2. We are in the process of taking down some of the damaged banners. Duke Power plans on replaced several of the poles in town also. November 1 is scheduled to put up the winter banners and at that time, we plan on moving the brackets to the insides which will drape over the walk rather than the highway.
3. The Town audit is scheduled for October 15, 2018.
4. The Power Bill money grant is approved (see attached letter).
5. October 31st will be a busy night for town. We anticipate many trick-or-treaters this year. It was estimated that over 2,000 people attended last year.
6. The Planning/Zoning board has been busy with two requests for re-zoning and a C.U.P. for Duke Energy.
7. The Lift Station project is on hold due to not obtaining the easements. The State will hold our application for one year to obtain the easements and re-bid the project, however our loan is approved. No payment will be done until we complete the new contract.

8. Walnut Cove and Stokes County will no longer be an Emission County as of December 1, 2018.
9. The Town Clerk has met with Capital Management of the Carolinas concerning the investment of our money. They work closely with the League of Municipalities and the return rates are much better than the bank.
10. The town office will work closely with The Cove Group and the Masonic Lodge in preparing for the Town parade and Tree Lighting.
11. Winter preparation on town equipment is complete and ready for use. Leaf pick up will be October 15, 2018.
12. With the approval of Powell funding, we will examine the resurfacing and patching needs for town.

XII. General Concerns of the Board

1. Commissioner Mitchell: What are the hours for the WWTP and should it be locked? Town Manger Greenwood stated it should be closed at 5pm but North Carolina State University students have been there as well. Mostly there shouldn't be anyone there at night. Commissioner Mitchell stated there are nights when he has seen the lights on as late of 10-11pm.
 - a. Commissioner Hairston commented the Town needs to make sure the lights are off and the doors/gates are locked.

A motion was made by Commissioner Mabe to adjourn the meeting. The motion was seconded by Commissioner Hairston. The motion carried unanimously.

Meeting adjourned at 8:35pm.

Charles Mitchell
Mayor

Amanda Bryant
Town Clerk

Date

Date