

REGULAR TOWN BOARD MEETING

March 2, 2004

Present: Mayor Guy Barriger

Comm: Glenn P. Deal Sr., Comm. Bob Phillips, & Comm. George Holleman

The regular meeting was opened for business by Mayor Barriger at 7:00 p.m.

The invocation was given by Commissioner Phillips. The Pledge of Allegiance was lead by Boy Scout Vincent Aponte of Troop #274.

Motion by Commissioner Phillips, seconded by Commissioner Holleman to make the following changes to the agenda. Move item #14 up to Item #8; Item #8 will be delayed until the March 16, 2004 meeting. Passed unanimously.

Motion by Commissioner Phillips, seconded by Commissioner Holleman to adopt the agenda. Passed unanimously.

Motion by Commissioner Phillips, seconded by Commissioner Deal to approve the minutes of January 20, 2004 regular meeting. Passed unanimously.

Open Forum:

Commissioner Deal requested that special recognition be given to the maintenance department employees for their hard work and efforts in the recent snow storms and pump station and sewer line repairs. Motion by Commissioner Deal, seconded by Commissioner Phillips to reward the maintenance dept. employees with a steak dinner as soon as possible. Passed unanimously.

No other comments were heard in open forum.

Brad Bucey of Hobbs & Upchurch Engineering Firm presented the official Water & Wastewater Utility & Rate Study. Mr. Bucey indicated that a rate increase should be implemented of a minimum of 15% for water and wastewater by July 1, 2004. By July 1, 2005 the present rates should be increased by a total of 33% in order to offset debt obligation and to prepare for wastewater treatment plant upgrades and repairs.

Motion by Commissioner Deal, seconded by Commissioner Holleman to adopt a Resolution approving the Water & Wastewater Utility and Rate Study. Passed unanimously. See attachment A & B, which are hereby incorporated and made a part of these minutes.

Motion by Commissioner Phillips, seconded by Commissioner Deal to nominate Glenn Deal Jr.; Glenn Fox; Betty Long; and Sterling Howard as possible candidates to the WPCOG EDA Policy

Board. Passed unanimously.

Motion by Commissioner Phillips, seconded by Commissioner Deal to adopt the attached project budget ordinance for the CBDG project for Milstead Street and W. Jay Drive as required by NCSG 13.2 of Chapter 159. Passed unanimously. See attachment C, which is hereby incorporated and made a part of these minutes.

Motion by Commissioner Deal, seconded by Commissioner Phillips to adopt a Resolution approving the Ozone Control Measures established by the Unifour Air Quality Committee. The goal is to obtain lower ozone levels in the unifour area. Passed unanimously. See attachment D, which is hereby incorporated and made a part of these minutes.

Mayor Barriger opened a public hearing regarding the rezoning of 7.15 acres located at Millersville Road and Hwy 64 owned by Chris Welborne. Mr. Welborne is planning to build a 17-lot single family sub-division and it would need to be rezoned from B-4 to R-2. The planning board has approved the parcel for rezoning.

No comments were heard and the public hearing was closed.

Motion by Commissioner Deal, seconded by Commissioner Phillips to approve the rezoning of the Chris Welborne property from B-4 to R-2. Passed unanimously.

Mayor Barriger brought up for discussion the new auditorium and field house planned for Alexander Central High School. He stated that Superintendent of Schools, Jack Hoke has asked that the Town be involved in the planning and construction of the new facilities. Suggestions were made regarding help with sidewalks along Cougar Avenue. Alexander County and the school system have not been granted approval by the LGC yet for the new facilities. Motion by Commissioner Phillips, seconded by Commissioner Deal to table further discussion until approval has been granted from the LGC. Passed unanimously.

David Robinette brought up for discussion the use of the wastewater treatment facility and the average flow per day once the new prison is in full use. Once 650,000 gallons/day are reached for 3 consecutive months, designs must be in place for expansion of the treatment plant. He indicated that plans should be made for the future of the treatment plant now because the average flow will reach the 650,000 soon once the new prison is in full operation.

Motion by Commissioner Phillips, seconded by Commissioner Deal to set a public hearing for March 16, 2004 at 7:00 p.m. in the Town Hall Council Chambers. The purpose will be to hear public comments regarding the possible purchase of 14.3 acres adjacent to the wastewater treatment plant for \$150,000.00. Passed unanimously.

Motion by Commissioner Phillips, seconded by Commissioner Deal to set the April meeting for the 13th at 7:00 p.m. Passed unanimously.

Mayor Barriger opened the 2nd public hearing regarding the caregiver provision mobile home ordinance amendment to the Town's zoning ordinance. Tommy Hammer was present requesting information regarding placing another mobile home on property where one had previously been. It was determined that Mr. Hammer would need to speak to the Town's Planner regarding the specifics. No other comments were heard and the hearing was closed.

Motion by Commissioner Deal, seconded by Commissioner Phillips to approve the caregiver provision amendment to the Town's zoning ordinance as stated below. Passed unanimously.

151.57 Provisions for Temporary Manufactured Homes

- 151.57.01 To authorize the location of a manufactured home (single-wide or double-wide) on the same lot as a single-family residence in the R-2 and R-3 zoning district for a period of six (6) months (renewable) so that adequate care may be available for persons with a medical hardship. The applicant must provide the following items to the Zoning Enforcement Officer/Town Planner.
- 151.57.02 Site plan showing the dimensions of the lot location of the single family residence, proposed location of the manufactured home and path to be used to move manufactured home.
- 151.57.03 Doctor's statement that the individual can be cared for at home, but is in need for supervision and that the proposed caretaker is capable of performing the needed tasks.
- 151.57.04 Statement from the applicant acknowledging that (1) permission to located the manufactured home is specific to the named individual, (2) location of the manufactured home is temporary and must be renewed each six months and (3) occupancy of the manufactured home is permitted due to a medical hardship and shall not become a rental situation.
- 151.57.05 The lot proposed for location of the manufactured home must be of adequate size to enable installation and removal of the manufactured home within the lot and to permit a distance of thirty (30) feet between the house on the lot (or on any other adjacent lot), a distance of twenty-five (25) feet from the manufactured home to the rear lot line, and side yards as required by the district.

151.57.05 Each manufactured home shall conform to the provisions set forth in **Article XI**
Section 151.55 of the Zoning Ordinance.

Motion by Commissioner Deal, seconded by Commissioner Phillips to write a letter to NC House Representative Edgar Starnes and to the Alexander County Board of Commissioners stating the Town's position on the 10% satellite annexation limitation and asking for their support. Mayor Barriger requested that 11th Street and Black Oak Ridge Road be investigated for annexation. A feasibility study is to be conducted by the Town Planner on those areas. Passed unanimously.

Motion by Commissioner Deal, seconded by Commissioner Phillips to approve sending out an information survey to the Town's water customers with changes as noted by council. Passed unanimously. See attachment E, which is hereby incorporated and made a part of these minutes.

Motion by Commissioner Phillips, seconded by Commissioner Deal to approve a budget amendment to the FY 2003/2004 budget for \$26,066.88. The money consists of an appropriation of \$25,000.00 additional funds from the Powell Bill, \$800.00 from Bell South for repairs and \$266.88 from seizure money. Also noted were inter department transfers within the Administration Dept. Passed unanimously. See attachment F, G & H, which are hereby incorporated and made a part of these minutes.

Motion by Commissioner Deal, seconded by Commissioner Holleman to enter closed session in order to discuss contractual matters as permitted by NCGS 143A-318(a)(1). Passed unanimously.

Items of Discussion:

The ABC store lease is up for renewal.

Delinquent taxes were discussed.

Motion by Commissioner Phillips, seconded by Commissioner Deal to return to the regular meeting. Passed unanimously.

By unanimous consent, the ABC store lease is to be raised by \$500.00 per year. Terry Gilreath owes delinquent 1998 Town taxes and asked that the interest be waived. She stated that she didn't receive any notices that the taxes were delinquent. The request was denied by unanimous consent. Attorney Mark Davis agreed to pay ½ of the 1998 taxes for RH Barnette that were not collected during a real estate closing handled by Mr. Davis. The amount totaled \$592.96 and Mr. Davis agreed to pay \$296.48. By unanimous consent, the offer of \$296.48 was accepted.

With no further business to discuss, the meeting adjourned at 9:30 p.m.

_____ Mayor

_____ Commissioner

_____ Commissioner

_____ Commissioner

ATTEST:

Yolanda Prince
Town Clerk