

**MINUTES
Town of Blowing Rock
Town Council Meeting
May 10, 2016**

The Town of Blowing Rock Town Council met in regular session on Tuesday, May 10, 2016 at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock, N.C. Present were Mayor J.B. Lawrence, Mayor Pro-tem Albert Yount and Council Members Jim Steele, Sue Sweeting, Doug Matheson and Ray Pickett. Others in attendance were Town Manager Scott Fogleman, Town Attorney Allen Moseley, Town Engineer Doug Chapman, Planning Director Kevin Rothrock, Finance Officer Nicole Norman, Public Works and Utilities Director Mike Wilcox, Building Inspector John Warren, Town Clerk Sharon Greene and Interim Town Clerk Hilari Hubner.

CALL TO ORDER

Mayor Lawrence called the meeting to order at 6:00 p.m. and welcomed everyone.

APPROVAL OF MINUTES

Council Member Pickett made a motion to approve the minutes for the April 12, 2016 meeting with the following correction; change Sharon Greene's name to Hilari Hubner as attesting the minutes. The motion was seconded by Council member Sweeting. Unanimously approved.

SPECIAL RECOGNITIONS AND REPORTS

Highway 321 Valley Boulevard Construction Update

Kipp Turner of Maymead Construction began his monthly update on the Highway 321 Widening Project by stating the duct bank utility work had been completed within the last week at the North Main intersection. He also stated work is proceeding north towards the bottom of the hill. Mr. Turner stated in the same area new asphalt had been added along the wall and they will be working to clean up the area and have additional lanes into Town.

Mr. Turner stated work continues at Tanger Outlets on the storm drain and should be completed within a week. Also, in the same area across from Possum Hollow Road, there will be two additional crossings under US Hwy 321 two additional times which may result in traffic impacts.

Mr. Turner stated the sidewalks, driveway entrances and wheelchair ramps from Food Lion to Skyland View Drive on the north bound side should be completed by the end of the week. Sidewalk work will continue on the south bound side of Hwy 321. Mr. Turner explained that they are also working towards an additional traffic pattern shift to get the south bound traffic switched to the outside lane. Mr. Turner reported hopefully in the next

few weeks to apply asphalt to this area and evaluate the traffic split between South Main to Norwood Circle.

Mr. Turner stated that crews continued to work on sidewalks on the south bound lane. He also said paving crews are working in several business driveways to lessen the steepness.

Mayor Lawrence thanked Mr. Turner for his update.

Blowing Rock Art and History Museum (BRAHM) Update

Ms. Lee Carol Giduz, Executive Director of BRAHM was present to give an update on BRAHM. Ms. Giduz stated that BRAHM celebrated its 5th Anniversary and as of February the museum's \$1.5 million dollar loan was paid in full making the museum debt free. Ms. Giduz stated the museum has \$395,000 in endowment funds and being debt free would allow more focus on the growth of the endowment. Ms. Giduz advised that BRAHM currently has 471 members (households, not individuals) whose membership fees make up approximately 55% of the annual budget. Ms. Giduz explained that attendance in 2015 exceeded 2014 and currently BRAHM is tracking ahead for 2016.

Broyhill Foundation Donation

Blowing Rock Appearance Advisory Committee Chair Curt Andrews read a letter on behalf of BRAAC recognizing Jennifer Brown, Chris Pate & Scott Fogleman for their hard work on the proposal and presentation to the Broyhill Family Foundation, which resulted in a donation in the amount of \$30,000. The donation was received in April of this year with a commitment for an additional donation of \$30,000 in 2017 fiscal year to be used for enhancements to Broyhill Park.

CONSENT AGENDA

Town Manager Fogleman presented the following consent agenda items:

1. Budget Ordinance Amendment to Account for Various Items

Consistent with actions at previous Council meetings and their financial impacts, the related budget ordinance amendments have been prepared for Council approval.
Budget Ordinance Amendment #2016-20 - Attachment A

2. Tax Refunds and Releases

Various tax adjustments over time become apparent and present themselves in the form of requests for releases (adjustments) and refunds. Two tax releases and corresponding refunds totaling \$2,282.78 and \$314.99 have been identified for Council approval.

CoreLogic Tax Refund # 2015-05 – Attachment B

Scotland Yard, LLC Tax Refund #2015-06 – Attachment B-1

CoreLogic Tax Release #2015-07 – Attachment B-2

Scotland Yard, LLC Tax Release #2015-08 – Attachment B-3

3. High Country Half Marathon Date of Saturday August 27, 2016

The High Country Half Marathon organization has requested to hold their 6th annual road race on Saturday, August 27, 2016 beginning at 7:30 from Kidd Brewer Stadium at ASU. The route through Blowing Rock will go from Hwy 221 to Clark Street, onto Laurel Lane, up Wonderland Trail, and end at the Blowing Rock Equestrian Preserve. This is the same route that has been used the past 5 years.

A motion was made by Council Member Sweeting to approve all Consent Agenda items as presented, seconded by Council Member Pickett. Unanimously approved.

PUBLIC HEARINGS

1. Conditional Rezoning 2016-01 (R-15 to CZ-CB, Central Business)- Nelson Storie

Planning Director Kevin Rothrock presented Council with a request from Nelson Storie for a conditional rezoning of his property from R-15, single-family to CZ-CB, Conditional Zoning-Central Business. Mr. Rothrock explained that Mr. Storie proposes to restrict the use of the building to either a retail floor covering business and/or large appliance sales, and/or furniture sales with low volume traffic generation.

Mr. Rothrock then reviewed the site plan and stated that the applicant was not proposing any architectural changes to the building.

Mr. Rothrock stated that on March 24, 2016 a neighborhood meeting was held at Town Hall with three members of the public attending. Mr. Rothrock advised the main concerns were the debris in the back of the building, the two-way radio antenna and some existing dead/dying trees. Mr. Rothrock advised that Mr. Storie agreed to address these items.

Mr. Rothrock stated that on April 21, 2016 the Planning Board held a meeting at which time they recommended approval of the rezoning with the following additions:

1. The parking lot to be sealed and parking spaces striped within 90 days of approval.
2. That the operating hours "open to the public" be between 8AM - 7PM.
3. That no deliveries be made before 8AM.

Mr. Rothrock reviewed the applicant's response to staff following the Planning Board's recommendations that were as follows:

1. That the operating hours would remain 7AM – 7PM.
2. No tractor trailer deliveries before 8AM.
3. Store to be advertised as open after 8AM.
4. If a customer comes in between 7AM – 8AM, would like to be able to serve that customer.

Mr. Rothrock advised that additional letters from neighbors had been received concerning the property. Mayor Pro-tem Yount asked Mr. Rothrock if any operational complaints had been made regarding this property. Mr. Rothrock stated that no complaints had been received against the business since he had worked for the Town. Mayor Pro-tem Yount further asked the year in which Storie's Carpet opened. Mr. Storie opened the business in 1967. Mr. Rothrock also stated that the building was a cabinet shop in the 1920's.

Council Member Sweeting asked if there were other non-conforming uses in residential areas of Town. Planning Director Rothrock stated that Blowing Rock Hardware, Canyons, Bistro Roca, etc. were non-conforming businesses in residential areas.

Applicant Nelson Storie gave a brief review of the businesses that he had operated at this location over the years.

Mr. Storie also advised that delivery trucks usually didn't make deliveries before 11:00 a.m. He also reiterated that he would like to help customers before 8:00 a.m. if needed; however, he would not officially open until 8:00 a.m. Monday through Friday.

Mayor Lawrence called for public comment or questions. Audience Member David Rogers asked if Storie's Carpet were to remain in a non-conforming status, could financing be obtained if needed. Ms. Chelsea Garrett, Attorney for the applicant, stated because of the non-conforming status, it would be impossible to get title insurance on the property or obtain financing.

With no further comment or questions, Council Member Pickett made a motion to close the public hearing, seconded by Council Member Yount. Unanimously approved.

With no further discussion, Council Member Pickett made a motion to approve the Conditional Rezoning 2016-01 for Storie's Carpet as presented, seconded by Mayor Pro-tem Yount. Unanimously approved. **Nelson Storie Conditional Rezoning #2016-01 – Attachment C**

2. CUP 2016-01 First Baptist Church

Planning Director Kevin Rothrock stated that First Baptist Church is requesting a conditional use permit to construct a porte cochere on the east side of the church, located at 350 Sunset Drive. The proposed porte cochere will provide a covered entry for vehicle drop-offs at the front of the sanctuary narthex.

Mr. Rothrock reviewed the staff report and stated that during their April meeting, the Planning Board recommended the conditional use permit be approved as presented.

Mayor Lawrence asked if there were any public comments or questions.

With no further comments or questions, Council Member Sweeting made a motion to close the public hearing, seconded by Council Member Pickett. Unanimously approved.

Council Member Matheson made a motion to approve CUP #2016-01 as presented, seconded by Council Member Sweeting. Unanimously approved. **First Baptist Church CUP #2016-01 – Attachment D**

DISCUSSION AGENDA

1. Facility Naming Policy

Town Manager Fogleman presented Council with a draft Facility Naming Policy for their review and approval.

Council Member Steele made a motion to approve the Facility Naming Policy as written, seconded by Mayor Pro-tem Yount. Unanimously approved. **Facility Naming Policy – Attachment E**

2. Ice House Renovation Bid Award and Rental Process

Planning Director Kevin Rothrock stated that on the direction of Town Council, staff requested informal bids from general contractors for renovations to the Historic Ice House located at 140 Maple Street. Mr. Rothrock advised that once renovations are completed, the plan is to make the building available for lease.

Mr. Rothrock stated after meeting with three (3) general contractors, two firms submitted proposals. Following a review of the information submitted, it was determined that in order to ensure accurate comparison of specific details associated with the bids received, more detailed proposals were needed. Upon request of the Town for more detailed proposals, one contractor resubmitted a bid. Mr. Rothrock reviewed the work identified in the bid proposed for the building.

Mr. Rothrock stated that staff recommended the bid be awarded to VPC Builders, LLC for a total estimated cost of \$44,431 with the addition of \$5,000 for contingency items, making the total cost \$49,431 for the project. Mr. Rothrock advised if approved, VPC Builders could possibly begin work within two weeks.

Mr. Rothrock explained should approval be made with the bid award, it is recommended that this project be funded with an appropriation of fund balance from the general fund. He further recommended if approved, Council authorize staff to begin the Request for Proposals (RFP) process for potential tenants for the Ice House.

Council Member Steele recommended posting a RFP to Real Estate firms in other areas to open up a wider range of possible tenants for the Ice House.

Mayor Pro-tem Yount stated according to his memory during last month's meeting two contractors had bid on the project. Town Manager Fogleman explained that since that meeting the other contractor's availability changed and he was no longer available.

Council Member Steele made a motion to award the bid to VPC Builders, LLC, the motion was seconded by Council Member Sweeting.

Mayor Lawrence called for a short recess.

3. Presentation for the Recommended Budget for Fiscal Year 2016-2017

Town Manager Scott Fogleman presented via Power Point the Recommended Budget for the Fiscal Year 2016-2017 in accordance with NC General Statue 159-11. He advised the Recommended Budget totaled \$9.3 million for all Town operations, capital improvements, and debit service requirements. Town Manager Fogleman stated three (3) budget work sessions were scheduled for the 24th, 25th & 27th of May beginning at 6:00 p.m. at Town Hall. A public hearing would be held during the June 14, 2016 Council meeting.

Town Manager Fogleman further explained the Recommended Budget reflects a tax rate of 34.0 cents and proposes a 5% increase to water and sewer fees. Mr. Fogleman stated the combined tax and utility fee increase will help increase revenues to fund the 2014 voter approved General Obligation Bond.

Mr. Fogleman advised the budget was available on the Town website at www.townofblowingrock.com for public inspection. Mayor Pro-tem Yount thanked Town Manager Scott Fogleman and staff for their hard work on the budget.

Council Member Matheson recognized and thanked County Commissioner John Welch for attending the meeting.

SPEAKERS FROM THE FLOOR

None

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:45 p.m.

MAYOR _____

J.B. Lawrence

ATTEST _____

Hilari Hubner, Interim Town Clerk

ATTACHMENTS

Budget Ordinance Amendment #2016-20 - Attachment A

CoreLogic Tax Refund #2015-05 – Attachment B

Scotland Yard, LLC Tax Refund #2015-06 – Attachment B-1

CoreLogic Tax Release #2015-07 – Attachment B-2

Scotland Yard, LLC Tax Release #2015-08 – Attachment B-3

Conditional Rezoning #2016-01 – Attachment C

CUP #2016-01 – Attachment D

Facility Naming Policy – Attachment E

