



Town of Blowing Rock

Date: Tuesday, October 11, 2022, 6:00 p.m.

Location: 1036 Main Street, Blowing Rock, NC 28605

Agenda

<i>Item</i>		<i>Present & Participants</i>
I.	CALL TO ORDER – ROLL CALL FOR ATTENDANCE	Mayor Charles Sellers
II.	PLEDGE OF ALLEGIANCE	Mayor Charles Sellers
III.	APPROVAL OF MINUTES – By Roll Call 1. September 13, 2022 – Regular and Closed Session Meeting Minutes REGULAR AGENDA ADOPTION	Mayor & Council Mayor & Council
IV.	CONSENT AGENDA: 1. History Walk - #21 2. Budget Amendment - #2022-13 3. Fireworks – Chetola Wedding 4. Tax Release - #2022-1	Mayor & Council
V.	PUBLIC COMMENTS.....comments shall be limited to three (3) minutes	
VI.	PUBLIC HEARING: 1. Blowing Rock Ale House	Planning Director Kevin Rothrock
VII.	Regular Agenda: 1. Ice House Lease	Manager Shane Fox
VIII.	OFFICIALS REPORTS & COMMENTS: 1. Mayor 2. Council Members 3. Town Attorney 4. Town Manager	

IX.	CLOSED SESSION – NCGS 143-318.11. (a)(3) – <i>Attorney/Client privilege and NCGS 143-318.11 (a)(5)</i> Discussion of potential property acquisition.	
X.	ADJOURNMENT/RECESS... <i>Mayor Charles Sellers entertains a motion and second to adjourn or recess the meeting.</i>	

Town Council Meeting - Tuesday, September 13th, 2022

Fri, Sep 16, 2022 2:58PM • 3:13:11

SUMMARY KEYWORDS

boone, town, project, approved, solar, solar panels, edc, county, council, bidder, bid, joe, years, move, lease, blowing, public hearing, tonight, sidewalk, fund

SPEAKERS

Mary McKinney Joey Matthews and Eric Ellis, All, George Santucci, Ted Callen, David Harwood, Allen Moseley, Charles Hardin, Albert Yount, Wendy Patoprsty, Shane Fox, Hilari Hubner, Doug Matheson, David Jackson, Melissa Pickett, Pete Gherini, Vote Result, Charlie Sellers, Doug Chapman, Kevin Rothrock

All

Welcome to our September 13, 2022 Town Council meeting. Thank you for attending and those that are own zoom thank you for attending as well. I'm gonna do a roll call for attendance. All present. Stand for the Pledge of Allegiance. Approval of the minutes from August 9, 2022. Motion to approve?

Melissa Pickett

So moved.

Charlie Sellers

All in favor?

Albert Yount

Second.

All

Unanimously approved by all.

Charlie Sellers

Ok, August 16, 2022 minutes. Do I have a motion?

Pete Gherini

So moved.

Melissa Pickett

Second.

Charlie Sellers

Any discussion?

All

Unanimously approved by all. Okay moving along. On the regular agenda Council. We need to make an addition to this. I would like to move that we add the Oak Street water improvement bid from Iron Mountain and we will put that under the regular agenda section. Do I have a motion to approve the amended agenda?

Pete Gherini

So moved.

David Harwood

Second.

Charlie Sellers

All those in favor?

All

Unanimously approved by all.

Charlie Sellers

Now we're under the Consent Agenda Council. Do I have a motion?

Melissa Pickett

So moved.

Charlie Sellers

Do I have a second?

David Harwood

Second.

All

Unanimously approved by all. The consent agenda is approved. Under the public comments, if you would like to speak we allow you three minutes. Would anybody like to speak for those three minutes? Ok, no speakers.

Charlie Sellers

We have a presentation, and a proclamation, end overdose drug recovery for the month of September. The we would like to welcome Mary McKinney, Joey Matthews and Eric Ellis, which one of you would like to lead off?

Mary McKinney Joey Matthews and Eric Ellis

Did a presentation about making awareness to end drug overdose and making the month of September drug recovery month. They also had a proclamation for council to approve. Thank you, for your presentation. Council, I guess you all had a chance to look at the packet and hope that you all are in agreement about proclaiming September as the Recovery Month. Are all in agreement with that.

All

All were in agreement.

Charlie Sellers

Okay, good. I, as Mayor, do hereby proclaim the month of September 2022 as drug recovery month in Blowing Rock, North Carolina, and call upon our community to observe this month with compelling programs and events that support this year's observance. The 33rd anniversary of Recovery Month. So I do as Mayor proclaim that and I want to thank you for your time.

Albert Yount

Mayor Sellers and Council. This request goes back to 2016. The town requested funding from the eastern federal lands access program, EFLAP, for the Middle Fork Greenway phase one. The request at that time was for approximately \$2.4 million with a 20% matching fund of \$280,000. Middle Fork Greenway is responsible for providing those matching funds. Those funds were approved in 2017 and then there was a slight increase in the project budget funding approved in 2019. The past several years of further design and evaluation of the original route. There have been some modifications required due to being unable to utilize existing stream culverts for trail pass. If you recall, that was the idea that go under the parkway, and the access road to the parkway under the culverts existing stream culverts. But that's not able to happen after further evaluation. And then the National Park Service also expressed concerns with some of the historical impacts of the project on the Blue Ridge Parkway. The Park Service also required a full blown environmental assessment for the federal review of the project. We would think originally that that would not be required, but that's opened up a larger project for evaluation. And due to the project timeline delays, additional design for trail route alternatives and increased project cost estimates an increase of project funds is being requested from EFLAP. Additional funding of \$2.3 million dollars to be requested for a total project cost just over \$4.6 million. The Middle Fork Greenway and Blue Ridge Conservancy is responsible for providing the 20% match if these additional funds are approved. I know many may ask this question anticipated project timeline to begin is spring of 2024. In your packet, there was a letter from the Town to Senator Russell requesting these additional funds. There's a summary from Wither's Ravenel who is the project engineer for the scope services for the amendment for this project estimate. Alternatives route map which was shared earlier tonight in the public hearing drop by session. The resolution that was originally approved and then a new resolution for support for this application of additional funds. Wendy Patoprsty with Middlefork Greenway is here to answer questions. She said she didn't want to do a presentation and then also Ted Callum is here as well with Wither's Ravenel to provide any additional insight to the project because he'd been digging at it for at least the last two years as the lead project engineer. So if I can answer questions I'd be glad to, otherwise the other two are here as well. Make it clear, this is not the Town borrowing money, we are just the facilitator.

Kevin Rothrock

That's right. Yes, sir.

Albert Yount

We aren't borrowing any money. Right. We have to be the agent to apply for the funds. We've done this before right.

Kevin Rothrock

We have, in fact we also were approved for the sidewalk to Bass Lake in 2014, just completed last year.

David Harwood

Can you give us an update on the expiration of the EFLAP grant now that it's been extended? And where that current status is at?

Albert Yount

I can, do you know the status Wendy?

Wendy Patoprsty

We have gotten another extension. And as far as I know, we are good for another two years. And that's the timeline, for construction to begin in 2024, we didn't realize that we have a lot of obstacles. Yes, as long as we're moving forward and making progress, they're very supportive and don't have a problem extending those deadlines.

Doug Matheson

We're talking only the Blowing Rock section. Can you elaborate just a little more? 2 or 3 million?

Ted Callen

Good evening, Ted Callen with Withers Ravenel, project manager for the project. And I've got a short presentation. I'll walk through it. And then we'll get to your question. Basically wanted to lead off with letting everybody know the project team. It's a collaboration between Withers, Blue Ridge Conservancy, and also the Town of Blowing Rock. I know there's been many other people involved. But these are ones that we've been dedicating time to, we have a monthly meeting. And so just wanted to recognize and let everybody know who was involved. The project objective design contract and Greenway thru Blowing Rock, Appalachian Regional Healthcare System, the Foley Center, seems to be the name, everybody knows. The Greenways begin and along US 321 and extend approximately 600 feet north. And approximately 4950 feet of that is cross country. We do have issues that we're having to review and work with the National Park Service has conclusions quickly. That's a different interpretation with some people, but hopefully quickly, it's gonna have local foot bridges, retaining walls, and they will be along the route in certain places, the foot bridges, we're gonna go across ravines, large ditches that we have, and also to help out on some of the wetland impacts that we're having an encounter. We didn't have a public input meeting tonight, they went really well had a good attendance. Thankfully, it was in person. So that gave us a good hands on feel to it. We had plans laid out for the attendees to look at.

So we have progressed that far. We do have four alternatives review those had those on the wall, people see how the routes are traveling across country and along 321. And then of course, we got comments that we're gonna get back and read look at and address and put in our environmental assessment for the National Park Service review. The project timeline, which a lot of people were, you know, been trying to track and keep up with, of course, were the public meeting tonight. The environmental assessment that we have to go and process through and have the National Park Service Review and approve also, we're aiming for December 2022. 60% plans were hopefully going to move quickly. We do have a target of April 2023, hopefully sooner, that's a target. Property acquisition, there are several properties that we do have to acquire. Wendy's been working with the property owners diligently so we do have that targeted for June of next year. 100% design plans of November and then advertise for construction in February 2024 and began construction March - April of 2024. So just to kind of give it to people who have been anxiously awaiting. Like I said brief presentation. To get back to your question. We've got the retaining walls, a lot of the structures were not included in the original rough estimate. So a lot of the expenditures is extra design for the retaining walls, foot bridges, we did have culverts plan which we can't proceed where because of the National Park Service, that historic impact. So we do have a bridge that has to be designed. So structurally the main part of it, we do have an environmental assessment that was not part of the original agreement. So we've had to add that and make sure we do the due diligence for the National Park Service's review, we do have to get approval for some permitting wetland permitting and such that was not totally estimated in the original. So we've got that involve that extra design because of four alternatives versus the one alternative. So got a little extra design in there because of having to do due diligence on three additional alternatives I thought that we heard most of the land acquisition, was that just on the alternative one? Land acquisition, what's left? Are there parcels that need to be acquired?

Wendy Patoprsty

We were trying to see what the Park Service wants and will be able to get a final the final land is the 4 Forty Four property right south of the water treatment facility. And we're just waiting for the Park Service to give us their final go ahead first. 4 Forty Four has been wonderful with. Kevin Troyer and his team have been instrumental in their help with this project as well as things that they would allow.

Ted Callen

As she said, once we get the final alignment nail down and they can know which properties to actually go and talk to and show the alignment. Even on the Foley Center. We may move just a little bit so we want to get nailed down so she can show the impacted property owners exactly what is going to be acquired and/or donated.

Pete Gherini

The markers along 321 now, that's going to be the walkway?

Ted Callen

Yes, sir.

Pete Gherini

And what kind of barrier Are you going to have between 321 and the walkway to protect people that are walking?

Ted Callen

We're going to be looking at since it's so close, due to what they call the recovery area. We're going to probably have a guardrail right there just back at the curb and then the Greenway trail on the backside of that just along the 321 piece for the traffic

Pete Gherini

Does the Department of Transportation have to have a say in that?

Ted Callen

Yes, everything we do we've got to get approved by NCDOT.

Shane Fox

Do you mind showing them kind of the different alternatives here? Some of the Council hasn't had a chance to see the different routes.

Ted Callen

Alright, this doesn't show that we normally have a legend over here but it's I guess not showing starting up here toward Blowing Rock and coming along. I'll go backward, the alternative part is the one that actually follows the entire 321 and then comes all the way down to the Foley Center access and then comes around across to the Foley Center. He explained the routes in detail.

Doug Matheson

We should look about going behind the water plant because I know we have to do some work behind there.

Shane Fox

Yes, and those two projects are the other projects separate from this that is continuing on. So that's that's a separate project. So the stream restoration project is still ongoing. The funding has been secured there as well. So we're gonna see that project start I think the spring if I'm not mistaken. And that's the red route the alternate one route that goes behind the water plant will follow the stream restoration.

Ted Callen

And we are coordinating with that team also to make sure that coincide with alignments.

All

Any questions Council? Okay, resolution number 2022-14 A resolution supporting an application for additional funding from Eastern federal lands Access Program, EFLAP . Do I have a motion?

Pete Gherini

So moved.

Charlie Sellers

Do I have a second?

David Harwood

Second.

Charlie Sellers

Any discussion?

All

Unanimously approved. Okay, so this resolution is approved. Thank you very much.

David Harwood

Thank you for all your work.

Charlie Sellers

I'll tell you, you have all done a great job. But I'm really afraid most of us up here on Council are going to end up coming down from the Foley Center in our wheel chairs to see this done. Alright, let's move right along here. The Watauga EDC Boone Chamber. Mr. Hardin, then I guess what you'd like to introduce from there.

Charles Hardin

For those of you don't know, this is David Jackson, he's my counterpart in Boone. He's president and CEO of the Boone area Chamber. And we both have been privileged to serve on the Watauga EDC. I've been on the EDC for 17 years as the only Blowing Rock representative. I don't remember how many years ago that they actually made the Chamber seats, permanent seats on the EDC. But prior to that we were just up every year for reappointment. But some things are changing. And so we met a while back, David and I've been on this EDC for a long time as such we've seen some opportunity, shall we say, for some improvement. So the timing is right Joe Furman who is the county's planner is getting ready to retire at the end of this year. And so Joe, was tasked to be the economic developer for Watauga County, how many years? 19 years ago he started out, would you just do this for a little while and see goes in turn into 19 years. But Joe's done a great job with the EDC as a part time piece of his job. But David, and I believe, as does, Joe that the county needs a more permanent solution going forward for economic development for the county. And as such, David's going to share with your plan that we think we can transition to where we need to be.

David Jackson

Good evening, thank you all for, for letting us present this to you and give you an update. I know I've shared some information that's in your packet that's a little bit more formal and formative about what led us to these steps. And a big part of that, as Charles mentioned is Joe Furman. As Charles mentioned, Joe is the process of of closing out his tenure with Watauga County. And with that coincided with an opportunity for us to rethink how the EDC is structured, and how ultimately the county is represented within that structure. So let me start first with this timeline. That helps explain where we are and where

we're going. Back in the spring of this past year. Charles myself, Susan McCracken, who represented Appalachian State another appointed seat on the EDC and Joe all sat down to discuss what the succession plan would look like Joe indicated at that time that he was done, that's my Joe imitation if you were wondering. But he was he was starting to put some formality behind his retirement. And we all saw at the same time, the need for there to be a full county wide approach to economic development. There were some things that had been put in front of us that seemed to be very pointed toward specific areas of the county specific municipalities. And we sought an opportunity to hear a more broad approach and and coordinating the broad approach to this work. So that's really where this conversation started. I believe we had lunch and peppers and the whole thing sprouted from there, no pepper pun intended. From that point, we began to start to build some traction within the county staff first, we knew that for this idea to get off the ground, it had to be supported by county staff and ultimately the county commissioners who have appointed seats. So we quickly had a meeting with the county manager and explained to him what could be possible and really went back to what had been in place for at that time. Many of you that have been around for a while will remember back in the late 80s early 90s. The Boone Area Chamber served as the administrator or have the Economic Development Program in concert with the county. That relationship went away after a five year period for some things that, as Joe says, didn't really have anything to do with economic development. That was the point in time where Joe was told, hey, you know, do this for six months, and then we'll reevaluate. And I'm sorry, I misspoke. That's late 90s, early 2000s. Joe served in that that six month appointment for 19 years, as Charles mentioned. So once we went to Darren and said, you know, we're looking at maybe revisiting this model, but with a few caveats. We want to see all five municipalities in Watauga. County representative with an appointed seat on the board, not just Charles or I were happening to have somebody that is appointed to that representing, you know, just having to live in the right spot. We wanted to see Council appointed members from all five municipalities to currently exist. Larry Turnbow is the representative from the Watauga county commissioners that is appointed to that board. And Tim Futrelle has taken on the appointment from the Town of Boone. But those two are the only municipalities in the county right now that have appointments right now. There are reasons for that, historical reasons that go back away. And fortunately, we have Joe to help tell that story to us. But with that said, it was very important for us. And when I say us, I mean the Boone Area Chamber, if we were going to take on the opportunity to be the administrator again, we were not interested in anything other than a five municipality full County alignment that was important to our board important me, and really, quite honestly, that that's the way that we intended to enter into the agreement, the only way we wanted to do that. So we mapped out that plan. That plan was unanimously approved by the county commissioners on August 16 at their meeting, and since then, we have been and that we is myself, Charles and Joe, have been meeting with the very various municipalities. We've talked with a few of you already about kind of where this came from, and where we hope that it leads us. We've had similar conversation in Beech Mountain with the town of Boone. And now we have an appointment later this week up at Seven Devils. Again, we want to make sure that that people didn't just read in the paper what happened, they heard from us, what led to this what we hope to accomplish, and ultimately what we're hoping the group can achieve together. The goal here is to have all of this organized and ready to go by January 1 of 2023 that coincides with Joe's retirement at the end of the year, and also does not wait until that action takes place we can go into the new year with a with a new newly appointed EDC and an action plan in place. So, at this point in time, as we know that this slide is a little bit dim there. But it was important to us as we talked at that luncheon as the current EDC exists that that the current

economic development priorities as of now mapped out as you see here, outdoor economy, which we just heard a little bit about the the middle for Greenway for arts and culture, which is important to every last speck of dirt here in Watauga County, we all play in that game. Business and entrepreneurial support is something that the EDC has championed. And we can get into some of those specifics if you'd like to. And we also knew that with the housing conversation that's gone on in Watauga County, this body seems to stand to have a very good stake in that conversation already has Joe has been involved in that process from the beginning. He was part of the Watauga Housing trust that was recently just kind of put back into place and reorganize. So he's got some good history in that regard to help that effort. But we know that from a business community perspective and again, full county look, we could provide some good insight into that process. So current tasks that we are going through, first off to establish the organization that the county commissioners approved and that's everything from getting legal documentation in place the agreement with the county in the Boone area Chamber and how that will be facilitated. The the next big step and what we're coming to you tonight to talk about is establishing the new look Watauga County EDC. Currently there are nine I'm sorry 11 at large members on that group, and we know that group will be encouraged to reapply if they would like to continue in the new look of the EDC the county commissioners have seen our five municipality suggestion, plus the two Chambers, plus Appalachian State being a group of eight appointed seats with three more at large positions that we would like to seek and get organized prior to January 1st. So part of this will be to go and see who are going to make up those eight seats. See what skill sets are a part of that, and then work with that to inform the commissioners on what we may be missing within that EDC. Is there a certain profession is there a certain area within the community that we would like to see represented and can help them determine what those three afterwards positions will be? Ultimately people will apply, they will appoint those. They are committed, as is terms of the contract to appoint positions for those eight that I mentioned, the five municipalities, the two chambers and App State. So that's part of this exercise here tonight is to to answer any questions you've got about the process and jumpstart the conversation about who might be best to represent Blowing Rock as a Council appointed position to that board. In the meantime, we're also working on space, the Boone Area Chamber with the help of some colleagues here for Blowing Rock or finalizing our new headquarters over on Greenway Road. We will have space, a third of our administrative contract is to provide overhead for this position. So we'll have an office for for that position there. And we'll have the opportunity once we get these positions, appointed to have some organizational meetings prior to January 1st, so we can can all understand roles, responsibilities, and ultimately what we're doing, starting on the 1st. Starting in terms of those municipality meetings, they've all been very friendly. Questions that that can be answered. And I'm happy to answer anything that you've got tonight. But again, the assurance that we want this to be a full county deal. This is not meant to be tilted toward one municipality, I know that that our organization says Boone in it, we are going to be working on behalf of the entire county in this project. And that is that is important for us because we know that for us to do anything substantive, we need the whole entire county to be a part of it. We need the region to be a part of it. And these conversations are conversations that Charles and I have daily, we feel like this new sets, we can provide a little bit better synergy in that regard, and help achieve an understanding that we're all in this together and mean what we say. And then the final thing here, project identification, one of the things that has come about and just getting out in the community and talking to folks are learning about opportunities that are available in Blowing Rock, in Beech Mountain. I'm sure we'll hear more about Seven Devils when we when we go up that way on Thursday, it's helpful for us to get out with a coalition. And listen, and I don't know that

that's been done as much over the last several years, because you're talking about one person who's got half of their time and no staff that's been asked to take this on. One thing that we'll do and taking on this administrative role is instantly give Joe a staff of people to help him with everything from social media to to hosting events. But we can also have a dedicated person for just economic development, that economic development plus other duties as assigned by the county, I'm gonna give a timeframe, which is what he's been dealing with for the last 19 years. So last thing I'll share with you here and open it up for any questions you may have Joe with maybe the happiness picture of Joe Furman you've ever seen in your life. And our team will be there to support but I just want to illustrate that we've got a complement of professionals that are ready to pitch in on this, they've been a part of helping formulate that agreement with the county. So we know that we're not offering up services that we get respond to, we want to make sure that we can get those checks cash that we write, so to speak. So with that said, I'd be happy to answer any questions. And Charles can help with that too. But I appreciate being able to share some details not only in this PowerPoint, but with what we submitted in the packet and hope you all will consider a representative to this group and to be a part of this process moving forward.

Vote Result

Council needs to make a nomination for this group. And then Council will need to vote.

Doug Matheson

Who or how quick are you're looking for somebody to replace Joe?

David Jackson

Joe is telling us that he is willing to give us six months at least no more than two years. He wants to retire-retire and one of the one of the designs behind this was to have the continuity to help us get the organization established so we can have a mature organization when we go seek that full time person. What we didn't want to have happen is having all of Joe's institutional memory go and with leaving the position, find a new person for a brand new organization have to go through the relationship building process with all of that, and ultimately beyond the clock there about anything that we could get accomplished realistically during that time. So this will give us time, and it can give us longer time to identify that new person is if we've got somebody that's willing to sit in the role. The Boone Area Chamber just did this really with the Boone Area Sports Commission when we started that with Rachel Lake, Rachel had established track record in the industry, and he helped us get through those initial years.

Doug Matheson

If you spoil Joe too much with the staff and everything he might stay with us.

David Jackson

I got a feeling that when that Middle Fork Greenway gets finished up, Joe Furman is going to live on that thing. We're happy to make that happen.

Charlie Sellers

Council questions? Do you want to nominate someone?

David Harwood

Thanks for all your hard work so far, Charles, David it's a wonderful thing and is long overdue.

Albert Yount

Well, I'm glad to see this happening. It's needed to happen and is long overdue in my opinion.

David Jackson

I would like to nominate Pete.

Charlie Sellers

We have a nomination for Pete. Do I have a second?

Melissa Pickett

I second that.

David Harwood

Do we need to ask Pete?

Pete Gherini

I would be happy to do it.

Albert Yount

Well, you should know where Pete's from and what Pete did.

Pete Gherini

I was president of the Santa Barbara Chamber for two years. And that was a 1,200 member organization. And I spent a lot of time with economic development. So it's not something that I have to be trained on. I've already done it.

David Jackson

If anybody speaks the language, come on. If you speak chamber need not apply.

Charlie Sellers

Are all in agreement?

All

Unanimously agree.

Shane Fox

Gave a detailed update of the water main break from July 18th.

Pete Gherini

That was fast Parker. And he spent 12 years in going through the permit process. And the chamber and fast. And all of us that were part of that team, really spent a lot of time helping them do that, but 12 years.

Charlie Sellers

Thank you, David and Charles. All right let's see water line break recap. Manager Shane Fox will give an update Thank you to everyone who helped staff, Council and citizens. Alright. Got a Public Hearing for solar panels. Planning Director Kevin Rothrock.

Albert Yount

Mayor and Council. Towns commercial design standards regulate the color and style of roofing materials and regulate the size solar panels. Council can approve any size solar panels but the zoning administrator is limited to approvals of solar panels that are 20% of the roof roof size. Upon direction Council Planning Board reviewed the current ordinance and recommended an amendment that would allow the zoning administrator to review and approve all solar panels and commercial buildings except when that building project requires a special use permit. And in such case, you have the authority to approve those types of designs. Current ordinance text is attached for you. What was recommended by the planning board was to strike the last two sentences of that paragraph. So we would now read solar panels shall complement the roof shape materials colors shall be designed to clarify reflectivity. Solar panels that are visible, from streets or adjacent properties are subject to review and approval through a zoning permit or special use permit. Loosen that up a little bit to allow our staff to prove it on commercial buildings. Also tonight, at the planning board we had Adrian Tate from Sketch Line Architecture, Landon Pennington with Collaborative Solar and George Santucci with the Town of Boone to share with us new innovations, new things that are happening, with solar energy, and so they have presentation they'd like to share with you. And then I'll come back, discuss specifics.

George Santucci

Thanks, everybody, for having us tonight. We'll keep our presentation short and sweet. And all we want to do is create a couple of things and answer your questions about solar. And so if I would make four points about solar, I'm Landon Pennington with Collaborative Solar. And I am a teacher first and foremost, I teach at Appalachian State.. But I'm also an entrepreneur here locally. And so I'm not going Blowing Rock resident of downtown Boone I've been here for 20 years. So, you know, economic development is near and dear to my heart. But I'm also kind of anchored in that for profit, sorry, nonprofit institution. So education is one very important part of my life and very important part of this community. As we all know, here today, we're talking about solar panels. So if I had a couple of points to bring up today, I'd bring up four. And first of all, I would say that we have to kind of debunk a lot of these myths about solar panels. And the first and foremost is the aesthetic value of solar. And so solar can be somewhat aesthetically pleasing, if done correct. And so, you know, what I'm saying is that a lot of people do solar panels is not in harmony with the value of the architecture and the roof shapes that are out there today. But when done appropriately, solar panel can blended you know, basically in harmony with the roof. And with innovations, today, we have black frame with a black back sheet that can look, you know, most roofs or asphalt shingles. And so as a result a black solar panels home blends in from the roof. If I recall from the planning board, the number of planning board members were here to be like how long have those solar pannels been up on Sketchline Architecture 4 Forty Four's

roof, and they were like, never seen them were like, seven years. And so no one had really recognize they were there, which was an overall good thing because you want it to blend in with our, with our space and with our town and with the style of our characteristic buildings around here. So first and foremost, that's a static value. Secondly, and probably most importantly, is solar can be economically beneficial to without even viewing it in the ripple effect of the economies, solar can be economically beneficial to the end user to that member, that meter owner, if you will, the consumer. And for a business, you know, not only do they have the 30% tax credit, they're anxious about getting in the modern world that can depreciate the assets. So, you know, for the economic benefit of a business owner, it's really important for them, they'll see a stock market like return for a solar panel invested in the Blue Ridge Energy footprint, which serves the Town of Blowing Rock. And so these guys often these business owners, guys and girls, in this case, often want to see want to make themselves not only say they won't see themselves save money, but they want to make their business more resilient. And so we need to see my recommendation. We empower them to do that. And, thirdly, with respect to solar panels, not only aesthetic value and the economic benefit, but solar is environmentally beneficial. And we need to be looking forward like our water issue here. Order has always been an issue. We just take it for granted that it as we open our tap it comes to us, but our resources are extremely limited. And we need to be aware that we have a responsibility to take care of those and harness them for future generations. And solar is one of those things where we're, you know, if we look at our community right now, I'm not sure if most people are aware, but the energy that lights this projector that we're looking at right here is primarily made up of coal, natural gas. It's not quite thirds, but we could think about it for simple, simplistic understanding of how that projector is lit right there. About 10% of our state is renewables but all the new generation that's going in is wind and solar in our country. And so we're transitioning take away from that, there'll be a blended time I support the blended energies, I support a blended energy grid. It's fantastic. However, solar will be those modern innovations will occur in solar and wind, the modern installations that are going on right now. You don't kind of you can just look at the research. And that's what's going down. And, you know, those are the, those are the top three, I could speak about many more. But overall, I'd be happy to take any questions and not take up too much of your time today, but be happy to hear from anyone from the crowd, click through the slides. Alright, so on the static now, you can still left inside this is actually in Tennessee, but happens to be the most convenient roof to install, and it's a black metal roof. But you can see the black panels there, you can hardly notice, you know, and likewise, on the 4 Forty Four office, that's probably the most recent installation to the downtown area, you'll see a similar rooftop they're going hand in hand with so speaking to the resiliency, we're going to transition all of you are going to own an electric car for five years, I assure you that. My car to fill up George's car to fill up is about six bucks, you know, it's a fill up, but to charge my battery fully, you know, I can own a couple of 3500 Chevy pickups, and I can assure you it's not six bucks. Lucky to get a gallon for six bucks. You know. So when when we transition to the clean energy, we have the ability to fuel lots of things. I think my businesses kind of mission, if you will, we're for profit company, but it's to help catalyze our community in the transitioning to that, that clean space. See what else we got up here. This is a High Country business owner, Carolina Timber Works. They just recently installed this pretty massive solar system. I think Mr. Yount knows it well, that the Blue Ridge Energy can be a little challenging. But even with the challenges that interconnection presents in the Blue Ridge Energy footprint, you can still come out really good economically. And you can set your business apart. And so as we transition if we have any questions, be happy to take them. But George transition, to talk about Boone's initiatives, and why. Any questions

or thoughts? Great to be back, I know, you know, me wearing a very different hat. I used to be the Executive Director of the River Conservancy. And I have the pleasure of coming and speaking to Town Council many times about restoration projects on the Middle Fork and elsewhere. And now it's a fairly new municipal employee, I certainly feel your pain and applaud your staff and everybody for trying to tackle that water main break. That's a that's a monster of steel. And if you follow Boone's Facebook at all, you'll see that we have water leaks on a regular basis. So we certainly can. You know, we certainly feel your pain on on all of that and maintaining all that infrastructure here in the mountains where it freezes and thaws on a regular basis. It's just a constant battle. So again, just kudos to you and your staff and for y'all for running around getting water. That's awesome. Anyway, I am George Santucci, I am the sustainability and Special Projects Manager for the Town of Boone. And it's a fairly new position, I started January 20, of 2021. So a little over a year and a half ago, I started this role and the goal, the reason I was hired, John Ward was our Town Manager at the time was was tasked with a with a large task, and that is this doing so really robust and aggressive climate neutrality goals. And, and John quickly realized that as manager, he's wearing way too many hats and trying to achieve these goals at the same time. He's running the Town it's silly. And so he needed somebody who's just tasked with with achieving these goals. So I was I was honored that he was willing to hire me to do this position. So and I'm furthermore honored to tell you today, that Boone right now is the only Town in the state of North Carolina who can say, the energy we consume as a municipality, is from 100% renewable sources as of right now. And it's luckily due to utilities. So while Blue Ridge Energy and New River Light power can both be challenging to negotiate with, and I do it regularly, they can also be, and they're a critical part of a solution, there's no way we're gonna get this done without them, we need them as a critical partner, we have to work with them to achieve these goals. So the two ways, we've done it immediately and how we got it done so quickly as an blueridge energy actually installed a 10 megawatt solar array just down the mountain here and Granite Falls, and allowed Boone to buy into that at a premium, because it is a more expensive product right now. And then New River Lighting and Power, secured a hydropower agreement to subsidize the natural gas that they currently have access to. So we were able to buy the hydropower again at a premium effectively at two cents per kilowatt hour premium. But if you know anybody or have a business in Boone that is on New River Light and Power , you've got letter from them saying that their rates are about to go up 20% because natural gas is going through the roof. And so we're going to start to see fossil fuels and renewables, renewables be a premium. And they're going to be on par here pretty soon at a cost per watt production. And so, to Landon's point, the transition is happening, the new Inflation Reduction Act that the federal government has just passed, it's only going to really foster this even further they the incentives that are built into that act, people are going to be clamoring to start installing solar on their roofs and things of that nature. So the mechanisms are in place and it's and it's moving forward. So just super quick, I don't want to belabor this but Boone this is this my strategy for achieving climate neutrality in the Town of Boone, there's effectively five steps that we can take to eliminate fossil fuels and remove greenhouse gases from our footprint. And that's changed the energy that's what we're talking about changing from natural gas production or coal production, to renewable sources, hydro, solar, wind, any of those sources all qualify account. That even nuclear is carbon neutral. but it's not nobody likes to say that I don't even like to sit here in a minute. But it is anyway, then technical control of demand that that again is more Landon's. But that's using the energy when peak hours using the energy when it's cheap and trying to move consumptions when you can get such a so you can run the water plant, and hours of the day when the energy is cheaper the Town will save money. So that's just one example. Reducing

consumption obviously. So energy efficiency and buildings and ways of reducing the power bill are critical on the generating locally. So that's again here what we're talking about. So I'm pursuing projects constantly to figure out how can we get more solar here in the high country? How can we install municipal and utility scale solar, not just rooftop solar, but to increase many megawatts we can generate right here in our backyard. It's a resiliency thing, too. I mean, the interconnect with the water is the same kind of a thing and then runs out of water, and we're desperate and we need help with Blowing Rock, we can get that help and then Blowing Rock same way back. So it's just a matter of having those resources in a local right here in our backyard. And then the fifth one, I hate, and I hope it goes away, because we're generating so much power, but that's buying carbon offsets. And so that's paying other people to generate the power somewhere else, not locally, and just buying that green credit. I would be glad to answer questions or if there are any for Landon.

David Harwood

George, would you be willing to share the commerce part of conversation that you had the other day, about your kind of back of the napkin calculations for what Boone could produce? Compared to what its needs are with just with regard to solar.

George Santucci

Yeah, so this is this is kind of hot off the presses and still in the vetting process, but working together with Appalachian Voices, and a professor from App State to do a high level analysis of all our rooftops in Boone. We just recently flew the town. So we have really high level accurate aerial photography, we have accurate delineation of building footprints throughout the entire town. So he did an analysis based on all of that data and using solar data from sources like the National Energy Lab Laboratory, and we effectively can produce in a theoretical manner. I have definitely stressed that but we can right now if we put eight if we covered every rooftop with 80% solar panels If we could produce enough energy to cover all the Boone's load, both the University, the community and the town itself.

All

But that was only while you have sunshine.

George Santucci

That is correct. Yes, sir. That's where the batteries come in you know, we'll have to start exploring. But I think from a municipal point of view and trying to achieve those 2050 goals, and working with the with the utilities, right, that's that, to know that that's possible. I wouldn't never claim that we could get 100% of the town's needs just from solar panels on the roofs. But knowing that that is theoretically possible, means that's a huge arrow in the quiver, right. That's a big tool in that toolbox. And so, when we're seeking other sources that, you know, is it realistically 30%? Is that realistic? And 50%? Is that realistic? is 70%? That's kind of what we're that's what we're trying to nail down to right now. Yeah. And they're, they're proposing to install five more windows up there at that new innovation campus of their building. That was I saw no disaster. Yeah, I mean, we should, we should not limit ourselves to anyone means of production or generation. And I mean, to Landon's point, the smallest scale so when you get down to a residence, it's actually super easy to generate enough to, to power that particular. And even small businesses, certainly this building, you could, you could achieve that with the battery backup system that he's talking about.

David Harwood

Kuttos to you for taking Boone as far as you've taken them.

George Santucci

Thank you. I'm not done yet.

Doug Matheson

We keep talking about selling it back to the grid. When I worked at ASU, I was part of the team that kept up the solar system. And we used it for heat and hot water and it sounds like we're not saying anything about some of the larger motels, hotels, taking something like this. And using it just like we would of used at ASU for heating, hot water it's all just selling it back to the grid.

George Santucci

And/or storing it in your own batteries and consuming it locally. A big key to achieving full climate neutrality is 100% conversion to electric. So all those heat sources, all those heating systems all that's how water systems really need to migrate to electric systems. And if they're heat, you know, if they're heat pump based on their electric boilers and things of that nature, then that's where your solar can really kick in and feed those systems and drive systems. And then again, if you have storage, you can run them through the night

Charlie Sellers

Let's open our public hearing and move forward with this address this ordinance.

Doug Matheson

I make a motion to open the public hearing.

Charlie Sellers

Okay. Public Hearing is now open. Do we have anyone in the public that would like to come up and speak on this solar panel? Change in the ordinance for the town of one? Do we have a motion to close the public hearing?

Albert Yount

So moved.

Charlie Sellers

Do we have a second

Melissa Pickett

second?

Charlie Sellers

Okay. All those in favor.

All

Unanimously approved

Charlie Sellers

Now moving right along. Council, what's your thoughts on the change in the ordinance?

All

Motion to approve.

Melissa Pickett

Second.

Charlie Sellers

Okay any further discussion?

Albert Yount

I just want to ask Kevin, are you sure you will do this

Charlie Sellers

Ok how do you all vote?

Kevin Rothrock

Yes.

All

Unanimously approved.

Charlie Sellers

Thank you guys. Thank you so much moving right along. Ice House lease.

Shane Fox

So the Town of Blowing Rock owns the historic ice house that was built around 1930. It is at 140 Main Street. We have been in the process of leasing that building for quiet some time the current lease ends on 12-31-2022. We decided about a month ago that we would look to re-advertise for bids on the lease of the Ice House with the lease beginning around January 1 of 2023. On 8-15 based on NC General Statutes requirements, we did issue a public notice for accepting the bids. During that time. We did accept those until Friday, September 2nd. During that time bid received two bids, one from Studio M and the other from Take Heart. The first bid was received on August 29th. The second one was received on September 1st as part of the bid document, versus just accepting the low bid per say, we did put a number of criteria in there that we stressed as the bidders to take into account in answering starting with downtown compatibility, what type of business or what type of entity would be best at the Ice House. Looking at the history of business, what type of business and the history of the business we are discussing as part of the bid document, operational hours focusing on consistency of hours and months of operation during that process. And then the type of business with retail getting preference

and then of course asking during the bid process for them to include a lease term along with the lease of land. You do have in your packet, the details of both the bid documents that were received on the 29th of August and September 1, again from Studio and from Take Heart LLC. So I'll be glad to answer any questions. I did not include the details here. But you do have own those documents that was included in the public pack.

Charlie Sellers

Thoughts?

Albert Yount

Well I've been searching from the year this building was built.

Shane Fox

1930 is what I found during the Historical Society's presentation of the red plaque. I didn't add, the next step would be for discussion tonight. If there is a recommendation and a vote taken tonight to move forward with we do have a public hearing process as of NC General Statute. So we would have to advertise the intentions along with the details of that bid and have a public hearing at a regular scheduled or special meeting. Tonight's discussion and if you vote tonight wouldn't need to be moved towards a public hearing with a 30 day notice is that correct? Alan the 30 day notice given within that.

Albert Yount

Well, I would just ask Allen what alternatives. Do we have do we have yes to this bidder yes to that bidder or are there alternatives?

Allen Moseley

Re-advertise. If you weren't happy with the responses of the advertisement for the bidders, you could readvertise.

Albert Yount

Well I receive some information that maybe the Manager could deal with one of the applicants. Is that right, or wrong?

Shane Fox

So the the point, what Mr. yarts? asking is, if we were to select someone tonight, could we dictate different lease terms than what was put in a bid document?

Allen Moseley

Yes.

Melissa Pickett

You're asking if we can negotiate the terms?

Albert Yount

I am asking hypothetically if it could be done through the Manager.

Charlie Sellers

Otherwise, you want the lease structure to change the requirements.

Albert Yount

I think there's one sticking point of what we sent out. But it is not the entirety of what we're looking? And is there this would be for you Allen, is there a way to bring that in line with something we could accept?

Allen Moseley

The terms necessary for the job advertised, you're going to consider approval to be specific in what the terms are.

Shane Fox

So for my criteria stand point, this body has the ability to choose based on criteria that's listed here behind from that discussions tonight can be towards anything lease terms, operating hours amounts that was within your rights to discuss or give recommendations, within that doesn't have to necessarily be accepted tonight. But if there's things that were not in the RFQ that was submitted that would need to be discussed or recommended, we'd have to go back to one of the bidders and see if that was accepted in terms of the bidder. So if there's operating hours, like I said, there's amount. And again, Allen, please jump in. If there's things that he won't change from the documents that are submitted recommendations that we'd have, we'd have to get obviously approval from the bidder whether or not that would be acceptable on their terms. One year, two year, three years. X amount, X hours, that type of thing. So if that's all within discussion tonight,

Albert Yount

That is what I was asking, can we do that and it appears we can.

Charlie Sellers

What what are you considering? Think needs to be changed in the RFQ?

Albert Yount

I am not talking about the RFQ. I am talking about the bidder.

Charlie Sellers

Ok I understand. Well would you all like to move public hearing in 30 days to allow the public to speak?

Melissa Pickett

In order to do that, don't we have to choose one of the two bidders?

Shane Fox

We would advertise the detailed full details of the of the lease terms of the hearing.

Charlie Sellers

But we don't have to choose bidder si that correct?

Shane Fox

We would for the public hearing. So we would have to state the Town of Blowing Rock intends on leasing the IceHouse to x bidder, for x terms, with X amount of lease payments to be paid over those terms within that we would have to publicly advertise those pieces to be in line with NC General Statutes and then give 30 day notice for the public to then be able to speak at the next meeting.

Melissa Pickett

If I'm understanding this correctly tonight, what we need done is we need to recommend one of the two bidders that has come forward. If there's any stipulations or changes we would like to see done to what they offered us and then put that up for public. Is that correct?

Shane Fox

Correct.

Melissa Pickett

Okay.

Pete Gherini

So with what Melissa just said for discussion purposes, I'll move that we accept Studio M.

Albert Yount

I would second that motion for discussion.

Charlie Sellers

Okay. Further discussion?

David Harwood

Yeah, I would like to say that if I'm looking at the potential revenue, this would bring in it represents about two 1000s of percentage of our Town's revenue. So it's, it's pretty minor. I think we asked for bids, we got bids. I think that if I'm looking at the two bids, comparatively, that Take Heart probably matched up better than Studio M on a number of situations, number of categories. So I'm not quite sure why we would go with studio M. And I think very highly of your business. But in looking at my job as representing the best interests of the town, it looks to me like Take Heart is the better avenue. And I think that if we're going to uphold our end of this, we need to make a decision tonight, and then move on to public hearing as soon as possible because the lease is expiring.

Pete Gherini

As I understand it, the person that has least now uses it for storage. And so that doesn't say, if you want to put it out there for people to use it, then it shouldn't be store should be somebody that brings in people that's open to the public.

David Harwood

Take Hearts proposal stated that they were going to open that as a retail location, October 1st.

Pete Gherini

They have been told or whoever has that shop many times in the past that she didn't follow the dictates of the lease. Am I reading that right?

Shane Fox

The current lease does state operating days and operating hours. That is correct. Only Monday, Thursday, Friday and Saturday. 10 to 6 is what's in currently that she's under.

Doug Matheson

So that wasn't a 6 day?

Shane Fox

The current lease is four days. current lease that was accepted. That expires 12-31 includes four days; Monday, Thursday, Friday, Saturday 10-6, has been stipulated the operating hours

Melissa Pickett

Currently this has been for how many years Shane?

Shane Fox

On December 31 it will be two.

Albert Yount

Take Heart has had two rounds with us am I my correct?

Shane Fox

Two leases?

Albert Yount

Correct?

Shane Fox

Yes, this is second lease with us.

Albert Yount

And both times this very subject came up and I'm troubled by somebody and I can't take their word for something. And I know what David's saying and I agree with David. I like to deal with people that talk straight. This was a big issue a couple of years back. Sue Sweeting made it a big issue. And we got an answer. And I haven't seen any of that answer come to fruition and I'm troubled by that very much so.

Charlie Sellers

Okay

Doug Matheson

Should we choose Studio M can we ask to negotiate the price? Closer?

Shane Fox

Allen can weigh in, it is within your rights tonight to pick either or, or neither. And re-advertise it's within your rights to pick either or, and stipulate the lease terms, years and amounts doesn't have to be accepted, but it is within your rights to do so.

Charlie Sellers

You can change your motion that you made. To say that you would accept ABC company at a certain amount for a certain term, am I correct Allen?

Melissa Pickett

The other question I would have about the other proposal would be a change of use for the building. And there was nothing put in their proposal about who would be responsible for changing the inside of the building. For if they were going to be funding that. And if we were going to require the building to put back since is a historical building put back to its former, or its current situation, if they when they move out at the end of their lease

Doug Matheson

I think we've always had in the lease that it would be restored, no matter who had it to its original no matter who has it. Whenever they leave. I think that's always been in our lease that it will be restored.

Shane Fox

Not sure to what detail but yes, it does stipulate the upfit part, responsibility of the leasee, restoring that back not sure what detail if you recall, given what that may require, or you are referring to the current condition, condition for walls and windows? Yes.

Charlie Sellers

Who made that motion? Are you willing to amend your motion?

Pete Gherini

I will amend that to take you mentioned the points that you thought should be it dollar amount.

Charlie Sellers

Dollar amount. Year to year, however you want to change it, it's your motion. Okay.

Pete Gherini

I would say the amount of rent the term and the responsibility of changing it to whatever would be needed to operate Studio M.

Charlie Sellers

I think what you need to do is at putting \$1 for what you want dollar amount in your motion, which you feel like that building should lease for any term.

Melissa Pickett

Their term was in the proposal of three years.

Shane Fox

Three years at \$800 a month was the proposal for Studio M.

Doug Matheson

But we can set that to whatever we want.

Charlie Sellers

That's correct.

Pete Gherini

Yeah, we're all for the sake of discussion, I'd be open to hearing what everybody thinks would be a fair rent. I mean, somebody made the comment that in terms of the overall budget, it's kind of miniscule what we're talking about here, so I'm open to hearing what you all think what would be fair,

David Harwood

I think what would be fair, it's too It seems to me both Take Heart and Studio M gave reasonable proposals. And I'm sure that they both based on their pro forma of their business, and I think that it would be good for us to accept that as it was presented.

Albert Yount

I wouldn't disagree with that.

Pete Gherini

Yeah, I don't agree with that either.

Albert Yount

No I do agree with it

Pete Gherini

Say it again Albert

Albert Yount

Is accepting the bids as presented.

Pete Gherini

Yeah. So both bids?

Charlie Sellers

One or the other.

Pete Gherini

One or the other. Okay. Then I agree with that.

Charlie Sellers

Okay, we have a motion on the table. We have a second. Any further discussion?

Albert Yount

Well, let's let the clerk read.

Charlie Sellers

Would you read the motion please Hilari.

Hilari Hubner

Let me make sure I understand the motion. Pete made the motion to accept Studio M. Are you saying that with the bid that they gave of \$800 for a 3 year lease? You're not changing the amount? Is that correct?

Pete Gherini

I think it needs to be a figure that is acceptable to the Council. And is a fair rent. Is that the difference between the \$800 and the \$1,200? Is that's what we're talking about.

Charlie Sellers

You just answered your own question.

Doug Matheson

Right.

Charlie Sellers

So where do you go with the number?

Pete Gherini

For sake of discussion, let's say \$950.

David Harwood

I don't think any of us up here are in a position to determine what is a fair rent.

Albert Yount

That's where I am David.

David Harwood

I don't know what the comparables would be for that, even if there are comparables. I just think that we asked for, we asked for bids and we got bids and we can either accept or reject those bids. Barring

anything that's just wildly unreasonable and I don't see anything wildly unreasonable about \$900 in three years.

Charlie Sellers

You want to amend your motion or keep it?

Pete Gherini

No keep it

Charlie Sellers

Okay Pete's gonna keep his motion as originally stated. Which was what?

Hilari Hubner

Accept Studio M, at the original bid of \$800 per month. Correct?

Charlie Sellers

That's what you said right Pete?

Pete Gherini

I thought said \$900.

Charlie Sellers

Okay, so he's changing it he wants to go with \$950. Now Albert you made the second are you amenable to this?

Albert Yount

Yes, so he's reverted back to his original work.

All

He changed his motion tom \$950 for the three years for the three years okay

Albert Yount

What was bid? \$800

Charlie Sellers

The original bid was \$800. He changed his motion to state he would be amenable to a \$950 increase and given her given that business three years stop right.

Albert Yount

Now I thought I just heard agreement on what she bid.

Hilari Hubner

He changed it he changed to \$950

Charlie Sellers

Okay, we have a first we have a second any further discussion? Albert how do you vote

Albert Yount

Tell me the procedure again

Charlie Sellers

Okay. We will advertise it will be a faster 30 days public hearing will be held next council meeting for discussion correct?

Shane Fox

Correct and the motion is to accept Studio M's bid as presented, however, with an amount of \$950 for three years versus \$800.

Vote Result

Albert and Pete voted yes. David, Melissa and Doug voted no. Motion didn't pass.

Doug Matheson

I'd like to make a motion we rebid.

Charlie Sellers

We have a motion on the table to rebid Do we have a second?

Melissa Pickett

Second.

Charlie Sellers

Any further discussion on rebidding?

All

Unanimously approved.

Charlie Sellers

Okay. It will be re-bid.

Shane Fox

We will follow that same process,

Charlie Sellers

Same process. This will come up again at our October meeting. And then it will be heard again at our November meeting for public hearing. We're gonna recess for about 15 minutes. I am going to defer to, Doug, for the North Main Street Sidewalk, correct?

Doug Chapman

Yes. Thank you, Mayor Council. We've been talking about doing the North Main sidewalk for a few years. We've talked about it at retreat. What we talked about the last retreat was we would do that project with the Main Street project. That includes that we're doing the waterline, we're doing portions of the sewer line. We're doing the bids to do the conduits for an underground utility. What we're proposing is that we would add phase one to phase two in order to sidewalk project that would take the sidewalk from the end of the Speckled Trout parking lot over to the other end of Hill Street. So this layout is the original one that was proposed a couple of years ago, which I think was before we got into the COVID heavier outdoor dining. So this area will be different when it actually gets done based on how things were being discussed with property owners. And a little bit different right here, because I think I'll have to locate a utility pole rather than that area. So that's a landing spot for the conduits, if I recall correctly. So the area is going to look a little bit different than this, we'll go down, we have this institution in between where the US aliens. So this extends all the way down to Hill Street. And the reason phase three is left out is because the expectation that property developers decided to be taken care of as a project. So you have our contract, add that work it, we're adding it to the Main Street project, but it's a separate contract, just like the one for the conduits. We had a meeting yesterday where we met with Blueridge Electric months ago and talked about how you move this pole is this here that has to be handled in these structures over here. We've got a white handle all last. So that can happen. And that pole can come out. So we'll have full sidewalk all the way down through there.

Albert Yount

Can you go back to the previous phase three, use the term expectation? Yeah. We're not volum risk son. That day it ends there.

George Santucci

Are we we would at this

Albert Yount

at this point. Yeah. Yes. But when he develops, we will have the same about

Charlie Sellers

Correct? Yes, the

Doug Chapman

code will require when that property is developing for there to be in preview. I mean, we've approved several plans for that property, one of at least one of those plans have this in CMD through this incentive problem.

Kevin Rothrock

Okay. Because we've had meetings with them last night last year, previous disasters up through this, would you rather have something happen free to win the mainstream? I think we do.

Melissa Pickett

I think it depends on how the rest of the property is developed. Personally. I don't think it me personally, I don't think it has to be right on 321 But it has to fit with the rest of the developer.

Shane Fox

So we're not planning on adding any none are proposed at this time. That's not saying that they can't be proposed somewhere to crosswalk just now, that isn't, you know, wasn't there before we proposed it, we'd have to go through DOD. As part of that post process. Reason I

Doug Matheson

mentioned that you have so many people trying to cross Sunday we're trying to cross get to know.

Doug Chapman

There's not a good visibility spot through here. If you're at Hill Street, you can't see around the corner very well from this. But you can do this. Same thing happens over here. If you had once forever been here, medical, you can see what's

Melissa Pickett

the best places that the Blowing Rock in driveway? I'm not saying I have no dog in that fight anymore. But in all honesty in that that's the best place.

Pete Gherini

So Doug, on that phase one that doesn't have to do with a sidewalk, but come across the street. And I have been in Elrick home watching that curve on the opposite side of the street, and somebody's gonna get killed. Someday soon, because cars come around, and they don't see a pedestrian because of the building. And so there has to be some kind of barrier. But I've mentioned that to Shane a couple times. And it there's I think we really need to look at that. And I mean, it doesn't have anything to do with the sidewalk but yeah, walking down the street, right? Well, but when Main Street makes that curb, there's not a whole lot of room. And if a car is coming down towards ELRA cone and down Main Street. Sometimes people can you know, be surprised by how fast and how narrow the spaces for a car come down. All I'm saying is we should look at some kind of protection for the pedestrian

Shane Fox

it's where the silence essentially opens up the department around the curve is it it's where

Pete Gherini

you gotta go up a little scale right starting from where that red arrow is. Or a bar just around

George Santucci

it's like we're there we're

Charlie Sellers

right there it is. Yeah, yeah. Yeah. I mean sharp.

Doug Chapman

Is it lasers? Ariane occur no, it's more TV stops okay. Yeah,

Melissa Pickett

let's talk to penguin

Doug Matheson

imaginary

Doug Chapman

that's an area where we might want to look and see if adding curb and sidewalk does work in that area. I don't know if it will I mean, some of those areas won't there's not

Pete Gherini

a lot of space. Not a lot of space just march

Albert Yount

rumored habit in phase three.

Shane Fox

Still waiting the developers are waiting the governor

Melissa Pickett

has there been discussion with the property owners already in phase one and two

Albert Yount

release research

Charlie Sellers

common to most civil war is done spoke trout to situation back in upstream right place to have extended reservoir

Albert Yount

net Bolin Lake basically three places to put work

Charlie Sellers

was a handicap to

Albert Yount

figure out how to

Kevin Rothrock

get with great building Oh Simon palletising from the

Doug Chapman

we've talked to the property owner that bout the heartbeat property to

Shane Fox

progressive denied for approval when he was contract and informed with the design, adding it to the bid document and then from the bid the bid results will determine whether what

Albert Yount

we have motioning that's gonna be 100 bid and

Doug Chapman

yes, we're gonna have Have a division for water division for say we're a division for underground utility conduits, division for hookah and they will each be set up as is a can be taken or not taken. Okay.

Melissa Pickett

So moved.

Pete Gherini

Second

Vote Result

discussion? How? Yes, yes. Yeah. Yes, thank you. Moving right along Oak Street, Oak Street project Street, Rob Williams improve

Allen Moseley

drainage and so on.

Shane Fox

I can start by so we were unable to add this to the agenda last week in a timely fashion. So I apologize for not getting this information. Now, you do have in front of you and we can make it available for the public and I can bring it up in the screen. If the dating back for about 18 months or so we've had a couple of instances of water damage alone, the Oak Street and go forth area, usually after a heavy rain downpour. From that our insurance company the League of Miss Patty's has each time accepted the claim and paid on the claim. But however, due to several of the the amounts of stuff circled the flames they did hire an independent engineer the league did to look at this area and from that there was recommendations made of some potential repairs that they felt like were needed. We asked McGill associates our town engineer to take a look at the recommendations along with discussing whether or not there needs to be other alternatives looked at that's what folks here tonight to discuss is what those recommendations look like Gus pictures along with a quote that we received just yesterday

Doug Chapman

so look for those this shows this is the the two things that the future extending recommended is replacement of this drop on the damn standard for dropping forwards I can see the hitches this flow installer was getting in this culvert where anger straight comes into go towards this 15 inch goal they've recommended making them at each goal so these targets be larger obviously we have to reflect prepared a concrete driveway and do the asshole repairs box something in so that the hole doesn't get bigger so that we can control the flow the way of handling all this medicine by this will have an infinite

beard we'll talk about this as well this at this point so I'm looking at the sex this part comes down Oak Street this is the other end of that door you can't see the phone very well but it says who the borrower is around the corner is that is that such deep in that area in the water when it's important issues across so we're going to have out for more networking come straight down and slow and concrete flew to extra network before she was cross the road. And in button things how fake this minute we have water that comes off great and he runs down to describe it right in his with it in which this and that goes to that link which goes across to another insert over here. They get and that's it. That's the input three right there every single occur. So there's no there's endless endless one only drag and drop. We're proposing to put new topics so the full project would include replacing this driveway culvert and repairing the driveway by replacing the culvert and go forth we'll be replacing the tops of these three instead of hanging ungraded top then have leaves that get catch the leaves and pub Works has to go out plated every time right so we'll use of open throat solid concrete top so that the debris can carry on and carry on through. In the end we will obviously be slotted drain can allow iostream above that driveway and other skin experts to do clones possible capsules. This there's a section here where there's a small bar thing but a little bit harder on the side. There's no even guard or freethinker out there. So it's easy to put a little bit larger burden there. We met at the town staff and McGill met out there with our mount construction, and went over what we wanted to all work on Vita confirm that they gave some grace and 16,003 concerns and the probably will review the unit process all that seems to be reasonable for the amount of work that we're talking about.

Shane Fox

Now, what is the cost factor? We did have \$35,000 set aside in this year's budget, the 33 331 amount that is remaining, we propose to you in the information you have in front of you as part of the budget movement, some budget savings we've had on a couple of other production picks and Mr. Newman has worked diligently in finding that there's additional revenue sources through microphone. Correct. We are not proposing any font match utilization.

Doug Matheson

Would you describe the open top just a little bit that the sight words, sight

Doug Chapman

let me go back to the photo. Sorry. If you look at the US, then solid will still be a little bit lower than the road. So you're going to have a concrete age here. That'll be the front edge. And it'll have hopefully underneath water run, stick up above the run. I mean, there's going to be an extra layer. But if you think about it, there's an age here. And actually, there's a whole product against the run. So get in the way this stage be about the second language to be about design, you'll have that concrete will sit right in here. And it will move us toward that direction. So maybe he's talking about sour wood he's a little slower than looks at look at this. It still be lower than mean if and I said as we sit down there, because close here, they might have hit the end. But they're gonna drag their car and if you look at the UPS truck but spike, right? Because this ride was 10 feet wide and seven hears about here's the UPS

All

isn't possible to get any money from the OTC and they gave good work around

Shane Fox

the proposed changes that we're making are not the one covered would lead. Although

Melissa Pickett

it's insane Colbert for her

Albert Yount

driveway, can you get enough clever over the pipe keep from crack.

Doug Chapman

One of the things we talked about was putting concrete things because it's boring that it's not coming Great. So we did talk about them because it probably you will because we can't lower the cup anymore. So the bigger COVID is going to be taller. So I'm gonna have as much

Doug Matheson

As we talked about as far as reimbursed upon for some of the Storm, Storm management grants that are out there. So many grants out there math, storm water and about funding for any of that.

Shane Fox

Right. So, Doug, and I had hoped, I guess probably the retreat being time we may bring this up. We could do it sooner about this but essentially looking at establishing as best a stormwater fund that would pile up some of the say something but one of the grant money is dependent on whether or not you have a stormwater fund set up what your storm water plan is. And so we will need to establish some of that some of the grant money can be applied for but whether or not that could be reimbursement based, is unknown, yet to be determined what that might look like if we're able to achieve something that we have discussed. Having a public discussion with with council on setting up the stormwater fund and along with a former national water plan etc.

Doug Chapman

Well, some of that setting up a stormwater fund is to charge a stormwater fee, right. The the state of North Carolina Division water infrastructure that does water projects and sewer projects, and we've talked about funding with them before they do projects based on your financial situation and your need. And your financial situation is very good. So you don't score very well in those categories. And that's why the town hasn't been successful at trying to get grant monies and those kinds of funds, stormwater is a little different, but it still looks at some of the same indicators. And the town doesn't score very well on those economic indicators. So those things you'll form poorly. But if you can tailor the project and the need to what the way the project's forwards, because these four projects, it's with you, we talked about the park and recreation trust fund the party grants, they were scored, and then their bliss. So the cycle before last blood rock sport number one, and they funded. So but with division one, or infrastructure, everything's basketball, doesn't matter. Anything else. So if you don't score, well, you don't get money. The good thing is, is there's, it's this is a new program. So we don't know how many people don't apply or how well it's all go, how much is funded, their funding planning grants, and their funding construction grains. And the planning is probably easier to get than construction is at this

Shane Fox

point. You don't. But I would agree that the time has come on, I would recommend that we move forward with discussions on setting up more formalized stormwater plan and essentially maybe a fund as well, and what that might look like so we can move forward with that. They are you're correct. There there seems to be many more complaints that continue to come in based on our rainfall and some of our storms that we receive more regularly now. So there is the that we could absolutely I think present as part of that process.

David Harwood

I make a motion to accept this proposal.

Albert Yount

Second,

Charlie Sellers

Any further discussion? How do you vote?

All

Unanimously approved.

Charlie Sellers

Yes. Okay. As mayor, I want to say first off, Congratulations to Mr. Shane Fox for his award that presented to him Friday evening by Doug Matheson as Town Manager of the Year. And you know, we'll see what's up for next year. I want to say congratulations to App State. They had a really great game Saturday I know lot of us attended and you're very pleased to see what took place. I think they did a great job. And unfortunately note Maurice Ewing passed away the other day the memorial service will be at Rumble on Saturday the 24 at 4pm So that's situation but I'm would like to say on the bright brighter note I had a meeting with Highland Southern attractions and they visted Blowing Rock and had nothing but compliments.

David Harwood

I'm sorry to hear about Maurice. I didn't know that. We was a huge asset to our community. So I'm sorry to hear that and and they very noteworthy volunteer in our community. I also want to say congratulations, Shane. Well deserved. And for those that weren't there, Shane immediately deferred all of that on to his team. And that's just the kind of person he is. But that team doesn't operate without a good leader and that is definitely you.

Melissa Pickett

I am proud of Shane and congratulations. You make this job so much easier.

Doug Matheson

Congradulations Shane I was previllaged that night to do that. But we also had another Blowing Rock person honored that could not be there and he was the most outstanding rule transportation advisory committee member and that's Mr. Cullie Tarlton.

Pete Gherini

Thanks to Shane and to Matt, for taking care of that water issue up on upper Sunset which we looked at had a number of times and it all got fixed and looks great. The neighbors are happy because the water is not doing what it's supposed to. So thank you for that. Secondly, I had talked with Kevin and Brian, about the person that has the coffee shop there at Sunset and 321. It looks like a jungle there. And you said that it was supposed to be done a week ago, and it's still not done. . It'd be tomorrow or Thursday at the latest. Just one other quick point, we had our TDA meeting on the sixth, covered a lot of stuff, but just a couple of highlights. The TVA and chamber are going to renew their lease for five years and that there was some discussion about that, but that was approved. We did approve an executive director evaluation, which was patterned after Shane's evaluation for Tracy, and then Tracy is going to do one for Amanda. Talked about way, finding signage, talked about the RFQ to move forward with that. And I think they're gonna use the group that did the boon signage as far as I understand it. County one. Yeah. And so that's coming. And so that was pretty much. Thank you. Mr. Lowe? Mostly.

Shane Fox

Yeah, just quickly going through Laurel Lane, the sidewalk, Ben rove work is scheduled to begin next week. Does that sound right next week, or the following week? There was a delay early on with that project. It was washed out last August. We did apply for FEMA funds. If you recall, it does take a little while to go through that process. We did get approval, the approval process or FEMA does include submitting the exact repair plans. So there was a little bit of a time frame issue there. Along with supply issues, the gaping baskets that are to be utilized for lack for for have been flat for so Laurel lane, sidewalk slash shoulder repair should begin within the next week or week and a half. And so that project is a fairly quick project. But isn't it and I know we've all received questions and comments from folks there that it's been out of service for quite some time. So that's that is good news to hear. As always, ABC store did have a flat month last month for June July, the numbers were back up about 8% or \$21,000. So we did have a little less alcohol sold in June than we had in the prior year. But July seems to be picking back up there were four on the audit side. We had the audit TDA don't work today and that went well. The audit work for the town is ongoing. A lot of that virtual work and submissions, via scans and things of that nature. So Those are my updates, I will say thank you to Doug for presenting the award. From a night of surprise, I don't do well surprises in the in the midst of thanking everyone, it is true that it does take a council takes a team and it takes a council that allows us to do what we do so supportive of what we do. But truly, as I stated, most days when I get home, I don't really produce or do much of anything. So the staff that we have here, does all the work.

Charlie Sellers

We are going to go into closed session there should be no decision to close second.

David Harwood

Yeah, Mr. Mayor, I'd like to pose we go into closed session to afford us attorney client privilege for Northland general statute 143 Dash 318 Dash 1183

Staff Report –Consent Agenda

To: Mayor Charlie Sellers and the Blowing Rock Town Council

From: Shane Fox, Town Manager

Subject: History Walk – Request for an additional monument

Date: October 11, 2022

Information: At the April 12, 2022, Town of Blowing Rock Town Council Meeting, the Historical Society and Village Foundation of Blowing Rock presented and were approved for the Blowing Rock History Walk. A project that consisted of 20 “stations” that would include rock monuments with plaques that shared the history of the Town of Blowing Rock. The Town Council voted 5-0 to approve these 20 stations to be placed along Laurel Lane and around Broyhill Lake. Since the April meeting, the project has begun and is over 50% completed with work progressing well. The Historical Society and Village Foundation have requested one additional station be approved and placed along the same approved route, located at the intersection of the sidewalk from Broyhill Lake and the Davant Field connector. This request if approved would give the project a total of 21 stations. Funding for the additional station has been secured and is not being requested.

Attachments:

- Picture of proposed location of the additional station





Town of Blowing Rock

1036 Main Street ★ Post Office Box 47 ★ Blowing Rock, North Carolina 28605

To: Mr. Shane Fox, Mayor Sellers, and Members of Town Council
From: Nicole Norman, Finance Officer
Subject: Budget Amendment Ordinance to Account for Various Items
(Ordinance #2022-13)
Date: October 11, 2022

Enclosed please find a Budget Amendment Ordinance for the fiscal year 2022-2023 for your consideration.

Section 1 (General Fund) this section allocates fund balance for the Board of Adjustments Myers Case appeal ruling cost (\$13,485).

Please let me know if you need further details on the proposed amendment.

**2022-2023
Budget Amendment Ordinance 2022-13**

Be it ordained by the Town Council of the Town of Blowing Rock, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section 1. To amend the General Fund, the appropriations are to be changed as follows:

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-4200-204	Other Legal Costs	\$ -	\$ -	\$ 13,485	\$ 13,485
			<u>\$ -</u>	<u>\$ 13,485</u>	

This will result in a net increase of \$13,485. in the appropriations of the General Fund. As a result, the following revenue will be increased.

<u>Acct. No.</u>		<u>Current Appropriation</u>	<u>Decrease</u>	<u>Increase</u>	<u>Proposed Appropriation</u>
10-00-3400-399	Fund Balance Appropriated	\$ 37,102.00	\$ -	\$ 13,485	\$ 50,587
			<u>\$ -</u>	<u>\$ 13,485</u>	

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Town Council and to the Finance Officer for their implementation.

Adopted this 11th day of October, 2022.

Attested by: _____
Charles Sellers, Mayor

Hilari Hubner, Town Clerk

Public Fireworks Display Permit
Town of Blowing Rock Fire Marshal's Office
PO Box 570 . Blowing Rock, NC 28605 . (828) 295-5231 . Fax (828) 295-3661

Applicant: Pyro Shows East Coast, Inc
Address: 4652 Catawba River Road, Catawba SC 29704
Phone: 803-789-5733

This request is submitted to obtain approval to conduct a Fireworks Display in the city limits of Blowing Rock.

Display Sponsor: Jim Smith and Chetola Resort
Date of Display: 10/15/2022 Approximate Start Time: 9:45pm To be concluded prior to 10:00pm
Location of Display: Lake Area at Chetola Resort (see attached site map)

Display Operator: Dustin Holbert
Operator License Number: NC 1251 "see attached"
Operator Address: 4652 Catawba River Road, Catawba SC 29704
Operator Phone: 864-266-7608 cell

Public Liability Insurance: Certificate attached
Insurance Company: Everest Indemnity Agent: Britton-Gallagher
Amount of Coverage: \$10,000,000.00 Policy Number: SI8ML02352-221

Application must be submitted two weeks prior to the date of the display.

Fire Marshal Approval: _____ Date: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/28/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Britton-Gallagher and Associates, Inc. One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C No., Ext): 216-658-7100		FAX (A/C No.): 216-658-7101
	E-MAIL ADDRESS: info@brittongallagher.com		
INSURED Pyro Shows East Coast Inc. PO Box 1776 Lafollette TN 37766	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Everest Indemnity Insurance Co.		10851
	INSURER B: Everest Denali Insurance Company		16044
	INSURER C: Axis Surplus Ins Company		26620
	INSURER D: Accident Fund Ins. Co.		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 665878618

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			SI8ML02352-221	10/1/2022	10/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			SI8CA00260-221	10/1/2022	10/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			P-001-000698866-02	10/1/2022	10/1/2023	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N <input type="checkbox"/> N/A	ARP12004648000	10/1/2022	10/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Excess Liability #2			SI8EX01800-221	10/1/2022	10/1/2023	Each Occ/ Aggregate \$5,000,000 Total Limits \$10,000,000

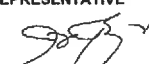
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

Display date: October 15, 2022

Additional Insured: Jim Smith; Chetola Resort; Town of Blowing Rock, NC

CERTIFICATE HOLDER**CANCELLATION**

Jim Smith 2939 Breezewood Avenue Suite 201 Fayetteville NC 28303 United States	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Outdoor Pyrotechnics
Display

**OPERATORS
LICENSE**

M
A
R



2
0
2
5

Dustin Holbert
License # 1251

864-266-7608
cell

**Jim Smith
Smith Wedding
Saturday, October 15, 2022**

MAIN BODY

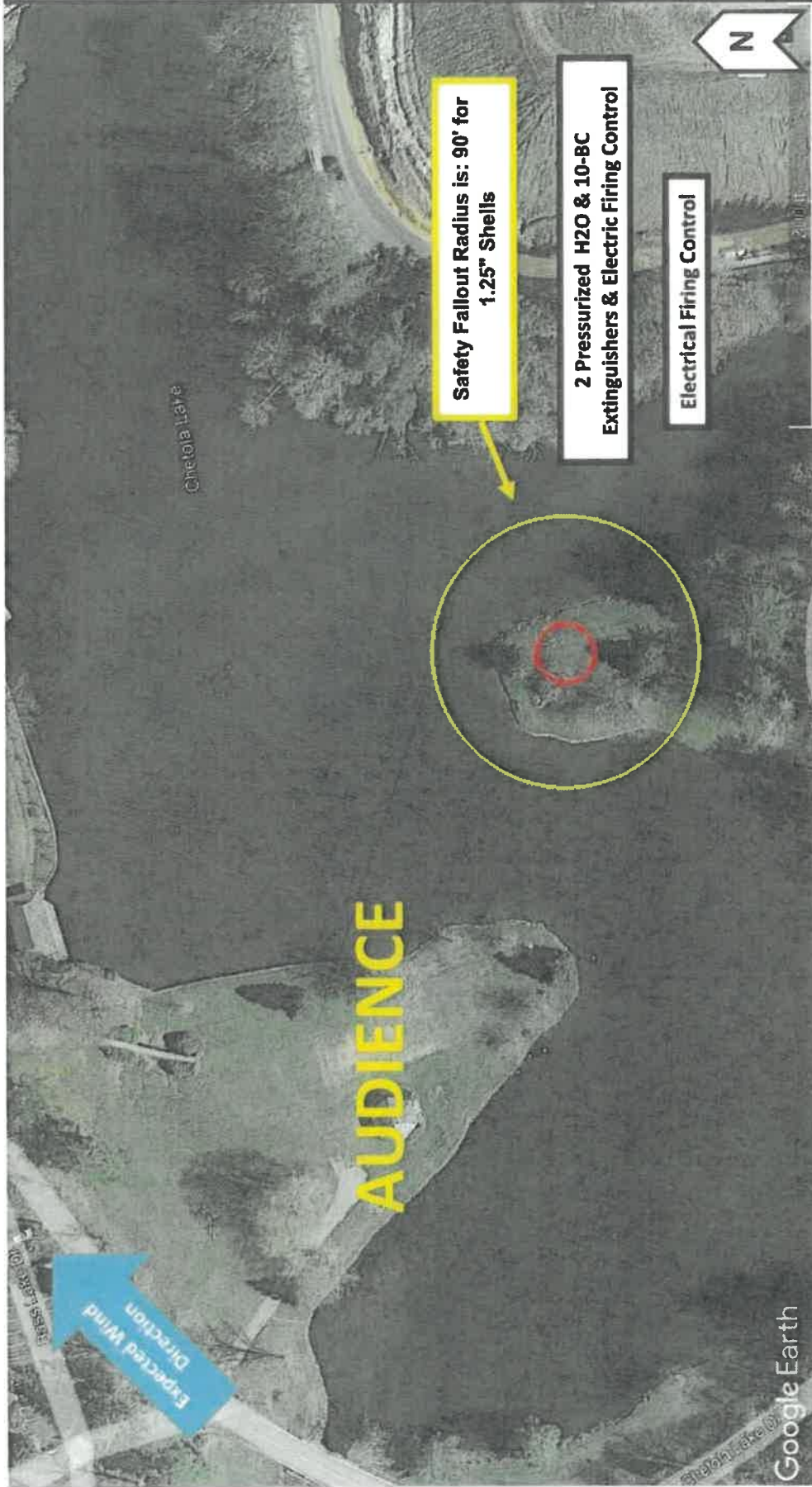
SHELL SIZE	DEVICE		QUANTITY		TOTAL
36 x 1.0"	Cakes		4		144
250 x 1.0"	Cakes		2		500
19 x 1.25"	Cakes		6		114
100 x 1.25"	Cakes		10		1000
MAIN BODY DEVICE TOTAL					1,758

FINALE

SHELL SIZE	DEVICE		QUANTITY		TOTAL
100 x 1.25"	Cakes		4		400
TOTAL FINALE DEVICES					400

TOTAL DEVICE COUNT - MAIN BODY AND FINALE	2,158
--	--------------

Fireworks 1.3 G Display
Largest Shell: 1.25
Safety Radius: 90'



Customer: Jim Smith
 Show Date: Saturday, October 15, 2022
 Show Address: 185 Chetola Lake Drive Blowing Rock, NC 28605
 Show Site Lat / Long: 36.137774, -81.672275
 Show Time: ~~10:00 AM~~
 Rain Date: TBD

Show Name: Smith Wedding
 Maximum Device Size: 1.25
 Safety Fallout Radius: 90'
 Storage Required: No
 Diagram Created: 08/31/22
 Diagram Created By: JDS

Federal Explosives License/Permit (18 U.S.C. Chapter 40)

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.101.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To: ATF - Chief, FELC
244 Needy Road
Martinsburg, WV 25405-9431

License/Permit Number: 1-SC-091-51-4L-00270

Chief, Federal Explosives Licensing Center (FELC)

Expiration Date: November 1, 2024

Marc Howard

Name: PYRO SHOWS EAST COAST INC

Premises Address (Changes? Notify the FELC at least 10 days before the move.)

4652 CATAWBA RIVER ROAD
CATAWBA, SC 29704-

Type of License or Permit

51-IMPORTER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of this license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)

PYRO SHOWS EAST COAST INC
PO BOX 1776
LA FOLLETTE, TN 37766-

Licensee/Permittee Responsible Person Signature

Position/Title

Jesse Salveson

President

Printed Name

Date

11-1-2021

ATF Form 5400.14/5400.15 Part I
Revised September 2011

Previous Edition is Obsolete PYRO SHOWS EAST COAST INC 4652 CATAWBA RIVER ROAD 29704-0001-01-4L-00270 November 1, 2024 51-IMPORTER OF EXPLOSIVES

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address (27 CFR 555.54(a)(1)). Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. (The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)

Right of Succession (27 CFR 555.59). (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

Cut Here ✂

Federal Explosives License/Permit (FEL) Information Card	
License/Permit Name:	PYRO SHOWS EAST COAST INC
Business Name:	
License/Permit Number:	1-SC-091-51-4L-00270
License/Permit Type:	51-IMPORTER OF EXPLOSIVES
Expiration:	November 1, 2024
Please Note: Not Valid for the Sale or Other Disposition of Explosives.	



TOWN OF BLOWING ROCK

1036 Main Street • Post Office Box 47 • Blowing Rock, NC 28605

Release Request No: 2022-01

I Hereby Request Release of Tax Under G.S. 105-381 for the Following Year(s):

Assessment Release	Tax Release	Interest	Total	Tax Year
\$86,000	\$318.20		\$318.20	2022

Reason for Releases: Per Watauga County the homeowner, Donald Headden, made an appeal to the Watauga County Board to dispute the value re-assigned to their property. The Board voted to lower the property value from \$810,100 to \$724,100 (difference of \$86,000)

Approved By: _____ Date: _____

TO: Mayor Charlie Sellers and the Blowing Rock Town Council

FROM: Kevin Rothrock, Planning Director

SUBJECT: CZ 2022-01 Conditional Rezoning from GB to CZ-GB – BR Brewery

APPLICANT: Blowing Rock Brewing Company

DATE: October 4, 2022

REQUEST

Blowing Rock Brewing Company is requesting a conditional rezoning of a vacant property from General Business to Conditional Zoning – General Business (CZ-GB) to construct a brewery and draft house. The 4-acre property is located on the SW corner of Hwy 321 and Edmisten Road. The property is further identified by Watauga County PINs 2818-44-3066-000.

SITE PLAN

General

The proposed brewery will be a production facility but will also serve beer in the draft house. With this project a light manufacturing facility, there are limitations in the Land Use Ordinance related to the type of potential negative impacts associated with manufacturing. The limitations include:

- a. Smoke cannot emit from any vent that is visible to the naked eye
- b. Annoying or disruptive noise cannot be generated outside of the lot
- c. No vibrations detected beyond the property
- d. No generation of odors beyond the property
- e. Cannot require more than a daily average of 200 gallons of water per employee (currently expected staff of 8 employees)
- f. Cannot create electrical disturbances

The Applicant will be required to demonstrate meeting these criteria prior to issuance of a permit.

Setbacks

The applicable street setback on Hwy 321 and Edmisten Road is 40 feet, based on the proposed height of 36 feet 9 inches.

The side and rear setback is 16 feet based on the proposed building height.

Building Height

The maximum building height is limited to 35 feet with a standard 20-foot street setback, or can be increased to 50 feet with a street setback of 40 feet and side/rear setback of 16 feet. As currently proposed at 36 feet 9 inches, the side setback will need to increase to 16 feet. The south wall of the building will need to be moved about 3-4 feet to meet this setback requirement based on the proposed building height.

Architectural Design

The building materials include a standing metal seam roof, heavy timber posts and beams, composite paneling, composite wood siding, and cultured stone. The applicant is proposing to maximize solar energy potential and desires to include solar panels on much of the roof structure.

The Applicant has asked as a condition that a 3:12 roof slope be allowed instead of the 6:12 minimum slope required by the Code. This is to minimize the overall height of the building.

Access

Primary ingress and egress access to the site will be through a driveway cut onto Hwy 321. A secondary exit driveway is planned onto Edmisten Road. NCDOT will have to approve the proposed driveway accesses onto both streets. If a driveway cut onto Edmisten Road is not approved by NCDOT, access on Hwy 321 is adequate and still provides sufficient turning radii for delivery trucks, garbage trucks, and fire vehicles.

Parking

Based on the proposed use, the proposed project requires 1 parking space for every 2 employees on the maximum shift, plus space for the draft house service area. There are proposed to be 8-10 employees on a maximum shift which requires 4-5 parking spaces. The draft house would require an additional 13 spaces according to the square footage shown.

There are 33 parking spaces proposed for the project.

Storm Water

No detailed drainage plan or storm water management/detention plan was presented for review. Storm water detention will be required for this project. Ideally, the storm water will be detained under the parking area and then released to the public drainage system along Hwy 321. Initial review by the Town Engineer and discussion with the project engineer indicates that the storm water detention requirements of the Land Use Ordinance can be met.

Utilities

A sewer pump meeting the NC Building Code and Town's Utility Code requirements will be installed and will connect to the force main in front of the property along Hwy 321.

At this time, the Applicant is preparing to install a well to meet the project's water needs. A well permit will be authorized by Appalachian District Health. If public water is available to this project in the future, the Applicant would like to reserve the option of making a connection at that time. For either utility services, the property will need to be annexed into Town. An annexation application must be received by the Town before the project can begin land disturbing activities.

All electrical service will be provided underground.

Garbage Collection

Garbage collection will be through a dumpster enclosure on the left side of the site near the loading bay.

Landscaping

The site is currently heavily wooded except for the front area along Hwy 321. No detailed landscape plan was provided for review, but a preliminary site plan showed some bushes and one tree along the edge of the parking lot. More landscaping, shrubbery, and trees will be required from what has been shown to meet the Land Use Code requirements.

As part of the conditional rezoning application, the Applicant has requested elimination of required landscaping between the parking lot and the building to allow for large delivery truck access.

Applicant Proposed Conditions

1. Roof pitch to be allowed at 3:12 instead of 6:12
2. Solar panels allowed to exceed 20% coverage of the continuous roof plane and approved by the Planning Director.
3. Landscaping omitted from the area between the parking lot and the building.
4. A waiver of the sidewalk requirement along a public street until such time as sidewalks are built in the area and instructed by the Town to construct said sidewalks.
5. Request to allow up to 3000 gallons of water usage per day.

NEIGHBORHOOD MEETING

A neighborhood meeting was held at Town Hall on June 29, 2022, where the Applicant shared their vision for the property and answered questions for those in attendance.

PLANNING BOARD RECOMMENDATION

At their meeting on July 21st, the Planning Board recommended approval of the proposed conditional rezoning and project conditions.

ATTACHMENTS

1. Ordinance 2022-11
2. Exhibit A – Map of Subject property
3. Exhibit B – Ord 2022-11 – list of conditions
4. Letter from David Harwood dated June 6, 2022 with list of conditions specific to the brewery request.
5. Neighbor letters
6. Site, and grading plans
7. Architectural elevations and floor plans

ORDINANCE NO. 2022-11

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF BLOWING ROCK; CREATING THE BLOWING ROCK BREWING COMPANY - CONDITIONAL ZONING DISTRICT (CZ-GB)

WHEREAS, the Town of Blowing Rock has the authority, pursuant to Chapter 160D-703 of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, this Ordinance is consistent with NC General Statutes 160D-703, establishing conditional zoning districts in local zoning jurisdictions; and

WHEREAS, this Ordinance is consistent with the Town’s 2014 Comprehensive Plan Update for the reasons set out herein; and

WHEREAS, the Town of Blowing Rock has reviewed the proposed ordinance and recommends its enactment by the Board of Commissioners;

NOW, THEREFORE, THE TOWN OF BLOWING ROCK BOARD OF COMMISSIONERS, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, HEREBY ORDAINS THE FOLLOWING.

Section One. Upon petition of Blowing Rock Brewing Company the Official Zoning Map of the Town of Blowing Rock is hereby amended to create the Blowing Rock Brewing Conditional Zoning District (CZ-GB) as more particularly set forth herein.

Section Two. This Ordinance is found to be consistent with the Town of Blowing Rock 2014 Comprehensive Plan Update, particularly with the following policies contained therein:

- EDT-1: Promoting Economic Diversity
- EDT-2: Strengthening Local Businesses
- EDT-3: A Premier Tourist Destination
- EDT-4: Promoting Year-Round Tourism

Section Three. The zoning classification of that certain real property shown on the aerial photo map, attached hereto as **Exhibit A** and made a part hereof, is hereby changed from GB, General Business to CZ-GB, Conditional Zoning-General Business. Said property is also identified on Watauga County PINs 2818-44-3066-000.

Section Four. The Blowing Rock Brewing Conditional Zoning District is a conditional zoning district established pursuant to the Land Use Ordinance of the Town of Blowing Rock by means of authority granted by the North Carolina General Statutes. Future development and use of lands situated within the Blowing Rock Brewing Conditional Zoning District, and the processing of applications to develop and use such lands, shall comply with the conditions set forth on the document entitled, Blowing Rock Brewing Conditional Zoning District: List of Standards & Conditions, which is attached to this ordinance as **Exhibit B** and incorporated herein. The aforementioned List of Standards & Conditions, made a part thereof, shall run with the land and shall be binding on Blowing Rock Brewing, its heirs and assigns.

Section Five. Pursuant to Section 16-9.6 of the Town of Blowing Rock Land Use Ordinance, the Master Plan replaces all conflicting development regulations set forth in the Land Development Standards, and such development regulations are varied to the extent they conflict with the Master Plan and List of Standards & Conditions. The Master Plan specifically includes the architectural plans and civil engineering and site plans submitted to Town Council and subsequent construction drawings revised as a result of additional conditions imposed by Town Council after the October 11, 2022 public hearing. Construction drawings include at a minimum: site plan, utility plan, grading plan, landscape plan, and architectural plan and elevations. Any substantial change to the Master Plan as noted below shall be reviewed by the Planning Board and approved or denied by the Town Council as an amended conditional zoning district.

- (a) Land area being added or removed from the conditional district.
- (b) Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance.
- (c) A change in land use or development type beyond that permitted by the approved master plan.
- (d) When there is introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access.

The following changes to the Master plan shall require approval by the Town Council only:

- (a) Increase of average daily water usage beyond 3000 gallons.

All other changes to the Master plan shall receive approval by the Administrator. However, if in the judgment of the Administrator, the requested changes alter the basic development concept of the Conditional Zoning District, the Administrator may require concurrent approval by the Town Council.

Section Six. Enactment of this Ordinance constitutes the approval of a site-specific development plan resulting in the establishment of a vested right, pursuant to N.C.G.S. 160D-108, to undertake and complete the development and use of the property under the terms and conditions specified in the Master Plan and the List of Standards & Conditions. Such vested right shall have a term of two years from the date of adoption of this Ordinance.

Specifically in regards to annexation requirements, the Applicant shall submit a request for annexation prior to initiation of any grading or land-disturbing activity.

Section Seven. The Office of the Zoning Administrator is hereby authorized and directed to modify the Town’s Official Zoning Map consistent with this Ordinance.

Section Eight. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

Section Nine. All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section Ten. This ordinance shall be in full force and effect from and after the date of adoption.

Adopted this ____ day of _____, 2022.

Mayor

ATTEST:

Town Clerk

BR Brewing - Conditional Rezoning (CZ-GB)

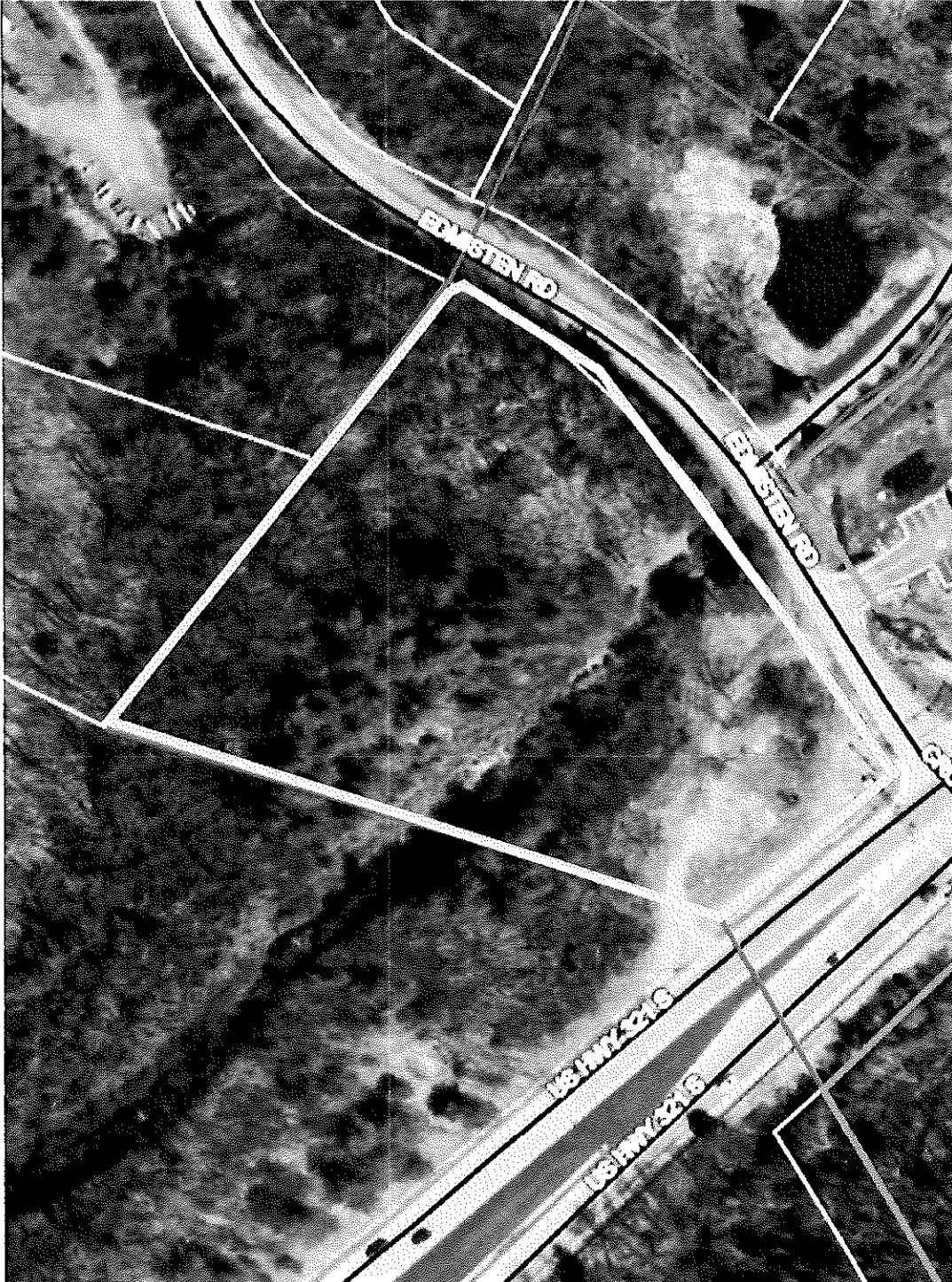


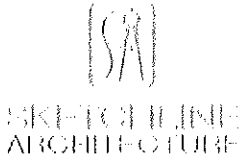
EXHIBIT A

Exhibit B

Ord No. 2022-11
Blowing Rock Brewing Conditional Zoning District
Conditional Zoning – GB
PINs 2818-44-3066-000
SW Corner of Hwy 321 and Edmisten Rd

List of Standards & Conditions

1. Roof pitch to be allowed at 3:12 instead of 6:12
2. Solar panels allowed to exceed 20% coverage of the continuous roof plane and approved by the Planning Director.
3. Landscaping omitted from the area between the parking lot and the building.
4. A waiver of the sidewalk requirement along a public street until such time as sidewalks are built in the area and instructed by the Town to construct said sidewalks.
5. Request to allow up to 3000 gallons of water usage per day.



PO Box 1926
452 Sunset Drive, Unit C
Blowing Rock, NC 28605
828.729.3200

June 6, 2022

Mr. Kevin Rothrock
Planning Director
Town of Blowing Rock
PO Box 47
Blowing Rock, NC 28605

Re: Conditional District Zoning – Blowing Rock Drafthouse

Kevin,

Thank you again for your valuable assistance as we progressed the design toward this Conditional Zoning (CZ) application. Today we are submitting the CZ application on behalf of the Blowing Rock Brewing Company for a new structure that will be the primary brewing facility for the company. The building will also contain a drafthouse and exterior leisure and dining spaces. The building will be located on the southwest corner of the intersection of Edmisten Road and Highway 321/221 in the town's ETJ. Upon the successful approval of this application by the Town, the owner will make application for annexation.

Included in this application are all required documents to include site plans, elevations, boundary survey, parking plan, etc. We have included three copies of the plans and a separate, digital PDF will be emailed to you.

If possible, we would like to present this project to the Planning Board on July 21, 2022 and to Town Council on August 9, 2022.

This letter will serve as the list of requested additional conditions that we would like shared with members of the Planning Board and Town Council.

Variances requested:

- Section 16-21.5. Roof Lines.** In order to provide a facility that promotes the aesthetic of a 'mountain village', the design team opted for a sloped and gabled roof in lieu of a flat roof for this building. With a building depth of 62', the resulting ridge of the roof would be 41' above the sidewalk if required to maintain the 6:12 roof pitch prescribed by the Land Use Code. Instead, the team utilized a roof pitch of 3:12 which allowed the primary ridge line to be 8'-0" lower and not as overpowering when viewed from Edmisten Road or Highway 321/221. The application requests the use of a minimum 3:12 roof slope for this facility.
- Section 16-21.5.3. Solar Panels.** The owner has expressed interest in utilizing clean energy for this facility. This would be accomplished through the use of photovoltaic panels located on roof planes that face both Highway 321/221 and Edmisten Road. It is yet to be determined the number and size of the required panels to accomplish this goal, but most certainly would exceed 20% of the contiguous roof plane of these separate roofs. As such, the application requests the ability to exceed 20% of the contiguous roof plane on any street facing roof. The exact size and number of panels will be coordinated with the Town's Planning Director prior to installation.
- Section 16-21.9. General Landscaping.** This is a challenging site that presents extreme topography. The team succeeded in locating a production facility with a loading dock on this site. Careful examination of turning radiuses for larger delivery trucks necessitated the elimination of landscaping between the building and the adjacent sidewalk/parking area on the east side of the building. The application requests the elimination of this landscaping requirement between the building and sidewalk/parking area.



PO Box 1926
452 Sunset Drive, Unit C
Blowing Rock, NC 28605
828.729.3290

Waiver requested

- 1. Section 16-21.11. Sidewalks.** It is the intent of the Town Code that sidewalks be provided on both sides of all public streets. In situations where sidewalks do not currently exist along the right-of-way on which the development is to be located, the property owner may request that the Town grant a waiver from the requirement that sidewalks be installed. Such a waiver may be granted by the Town Council when the Council, in its sole discretion, determines that a waiver from the immediate construction of the sidewalks would be consistent with the public interest. However, the Council may only grant a waiver if the property owner/developer enters into an agreement wherein he/she agrees to construct the sidewalks at a later date at his/her sole expense when other sidewalks are being constructed or soon will be constructed along the street and when directed by the Town to do so. Such an agreement shall be binding upon the property owner/developer, and his/her agents, heirs, or assigns. The application requests such a waiver.

At the time of presentation to the Planning Board and Town Council, the owner will present additional information regarding the design's adherence to the Commercial Design Guidelines of the Town and the 2014 Comprehensive Plan. Landscaping plans, storm water management and construction documents, as appropriate, will be provided to the Town prior to application for grading and/or building permitting.

We look forward to making our presentation to the Planning Board and Town Council in the coming weeks.

Best regards,

David Harwood, AIA
President

Kevin Rothrock

From: Taylor Miller
Sent: Thursday, July 21, 2022 8:47 AM
To: Kevin Rothrock
Subject: FW: Planning Board Chairman, re: Blowing Rock Brewery (and Draft House)

Hello,

I received this email yesterday afternoon. He wanted it to go to the chairman but I figured I would forward it to you and let you send it to Chairman McCarter if you wanted to.

Thanks!

From: John Davis <john7608@bellsouth.net>
Sent: Wednesday, July 20, 2022 5:18 PM
To: Taylor Miller <tmiller@tohr.us>
Subject: Planning Board Chairman, re: Blowing Rock Brewery (and Draft House)

Mr. Chairman:

I am out of town again, with meetings scheduled regarding Blowing Rock Brewery, and so unable to present my opinion in person. I was a little surprised at the response from Mr. Brad Moretz, for App Ski Mtn., somewhat neutral. The ski area has a VERY long-standing policy of no alcohol on the premises, it reduces the risk of serious injury on the slopes. A death there maybe 30+ years ago was related to drinking on the slopes from a hidden bottle. The location of the Brewery will allow those skiers who want to ski "buzzed" to imbibe and drive right up Edmisten Rd. The paper stated that only right turns would be allowed out of the parking lot, but if no one is coming, do you think anyone will pay attention to that? Also, 31 parking places would allow a number of people to be drinking at any one time. I seriously doubt anyone who stops for a beer will stop after only 1. That would mean that almost anyone leaving the parking lot, directly onto a US highway, would be legally drunk. Think about what happened on weekends at P.B. Scott's. If you don't know about it, talk to those of us who remember it.

I don't really object to the Brewery itself, it is a successful label and has need for land for increased production, but I am very concerned about the open bar.

One other question: The property is 4 acres, they won't need it all. What do they intend to do with the rest of the land?

Sincerely,

John Davis, MD

To the members of the Blowing Rock Town Council:

Re: The proposal to establish a brewery and beer joint on the vacant lot at the intersection of USS 321 and Edmisten Road.

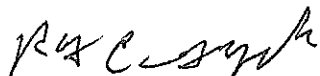
Enclosed is a petition requesting that this proposal be denied. I have limited the signers to people who live or own property on Edmisten Road. These (we) are the people whose lives will be most affected by such an establishment.

One of the primary areas of concern is traffic. Edmisten Road is a somewhat straight secondary road with a much ignored 35 MPH limit. Those I have discussed this problem with agree that the planned exit from the brewery onto Edmisten Road will be hazardous due to the traffic speed and the short line of sight available. The other traffic concern that has come up is delivery to and from the brewery. It has not been made clear how that tractor trailers traveling North on US 321 will be able to access the entry to the brewery.

Other questions that have arisen concern effect on property values and increased criminal activity near a beverage alcohol outlet. These are legitimate concerns and should be addressed. As members of the Council I request that you research these concerns before making a final decision on accepting or rejecting this proposal.

I recognize that as members of the council your first duty is to the town. However, you surely are aware that some of the actions you take affect people who do not live in Blowing Rock. In this instance, if you accept this proposal, you will have done minimal good for the town and a great deal of harm to my community.

Respectfully Submitted,



Roy C. Gryder

Petition

To, The Members of the Town Council of the Town of Blowing Rock, NC


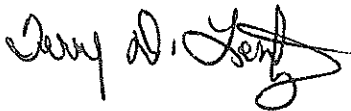
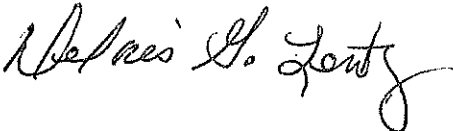
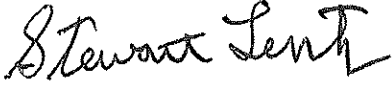

We, the undersigned, do request that the permission to open a brewery and draft shop at the intersection of US highway 321 and Edmisten Road be denied.

Name	Address	Signature
John Davis, M.D.	1185 Edmisten Blowing Rock, NC Rd	<i>John Davis, Jr</i>
Anne H. Davis	1185 Edmisten Rd. BR, NC 28605	<i>Anne H. Davis</i>
Mary Lutz	922 Edmisten Rd Blowing Rock, N.C. 28605	<i>Mary Lutz</i>
Edith Gryder	972 Edmisten Rd Blowing Rock, NC	<i>Edith Gryder</i>
ROY GRYDER	" "	<i>Roye Gryder</i>
JOHNNY K. LENTZ	949 EDMISTEN RD BLOWING ROCK, NC 28605	<i>Johnny K. Lentz</i>

Petition

To, The Members of the Town Council of the Town of Blowing Rock, NC

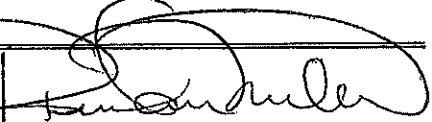
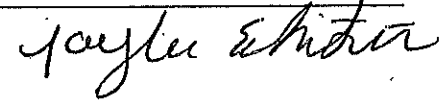

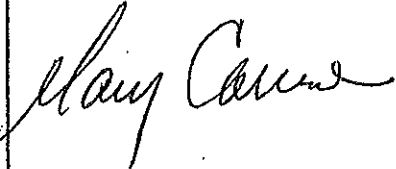

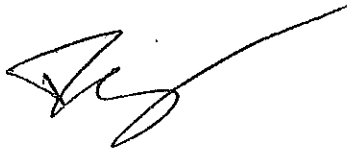


We, the undersigned, do request that the permission to open a brewery and draft shop at the intersection of US highway 321 and Edmisten Road be denied.

Name	Address	Signature
Matt Markland	129 Three Way Dr Blowing Rock, NC	
TERRY LENTZ	242 THREE WAY DR Blowing Rock, N.C.	
Ralph E. Lentz II	P.O. Box 547 Blowing Rock, N.C. 147 Circle L Drive Edmisten Rd.	Ralph E. Lentz II
Deloris G. Lentz	P.O. Box 547 147 Circle L Drive Edmisten Road	
Stewart Lentz	P.O. Box 547 Blowing Rock NC 28605 147 Circle L Drive Edmisten RD Blowing Rock	
Angie Gregg	800 Edmisten Rd Blowing Rock NC 28605	

Petition

To, The Members of the Town Council of the Town of Blowing Rock, NC


We, the undersigned, do request that the permission to open a brewery and draft shop at the intersection of US highway 321 and Edmisten Road be denied.

Name	Address	Signature
Brandie Miller DAMON MORRIS	230 Lola's Lane Blowing Rock NC 28605	 Damon Morris
Taylor Edmisten Jonathan Curtis	436 Edmisten RD Blowing Rock NC 28605 436, Edmisten RD, Blowing Rock, NC, 28605	 Jonathan Curtis
	194 Trinity Fields Blowing Rock NC 28605	
Clayton Wissis	357 Edmisten Rd Blowing Rock, NC 28605	
Ivan D. Loffey	498 Edmisten Rd Blowing Rock NC 28605	
	" "	

Petition

To, The Members of the Town Council of the Town of Blowing Rock, NC


We, the undersigned, do request that the permission to open a brewery and draft shop at the intersection of US highway 321 and Edmisten Road be denied.

Name	Address	Signature
Baxter Edmisten Shirley Edmisten	505 Edmisten Rd. Blowing Rock	Baxter Edmisten Shirley Edmisten
Kelsey Wood Jason Wood	181 Trinity Fields, Blowing Rock, N.C., 28605	Kelsey Wood Jason Wood
William Edmisten Joe Edmisten	Property owner " "	William Edmisten Joe Edmisten
Betty M. Coffey	Property owner 507 Edmisten Rd. Blowing Rock NC	Betty M. Coffey
Virginia Jones	196 Trinity Fields Blowing Rock N.C.	Virginia Jones
Sigfredo Carro	196 TRINITY FIELDS BLOWING ROCK NC.	

Petition

To, The Members of the Town Council of the Town of Blowing Rock, NC

We, the undersigned, do request that the permission to open a brewery and draft shop at the intersection of US highway 321 and Edmisten Road be denied.

Name	Address	Signature
Cornelia B. Cornell	127 Calvary Rd, Rd. Lenoir, NC 28645 Property owners, Edmisten Rd	Cornelia B. Cornell
Dusty A. Yates	1109 Edmisten Rd. Blowing Rock NC 28605	Dusty A. Yates
Diana C. Wilcox	172 Sumpter Cabin Cte Blowing Rock NC 28605	
Mike Whiteas	172 Sumpter Cabin Cte Blowing Rock 28605	Mike Whiteas

BLOWING ROCK DRAFTHOUSE

US HWY 321/221 AT EDMISTEN ROAD
BLOWING ROCK NC 28607 USA



PRELIMINARY 3D VIEW FROM EAST



VIEW FROM SOUTHEAST



VIEW FROM EAST



VIEW FROM NORTHEAST

SHEET INDEX

ID	NAME
COV	COVER SHEET
G-1	PRELIMINARY GRADING PLAN
SP-1	PRELIMINARY SITE PLAN
A-1	PRELIMINARY SITE - ENLARGED
A-2	ELEVATIONS
A-3	ELEVATIONS CONT.

Property Information

Site Address: US HWY 321/221 AT EDMISTEN ROAD BLOWING ROCK NC 28607 USA

Assessor Parcel Number: 2818-44-3066-000

Setbacks:
Boundary 8'
Right of Way 20'

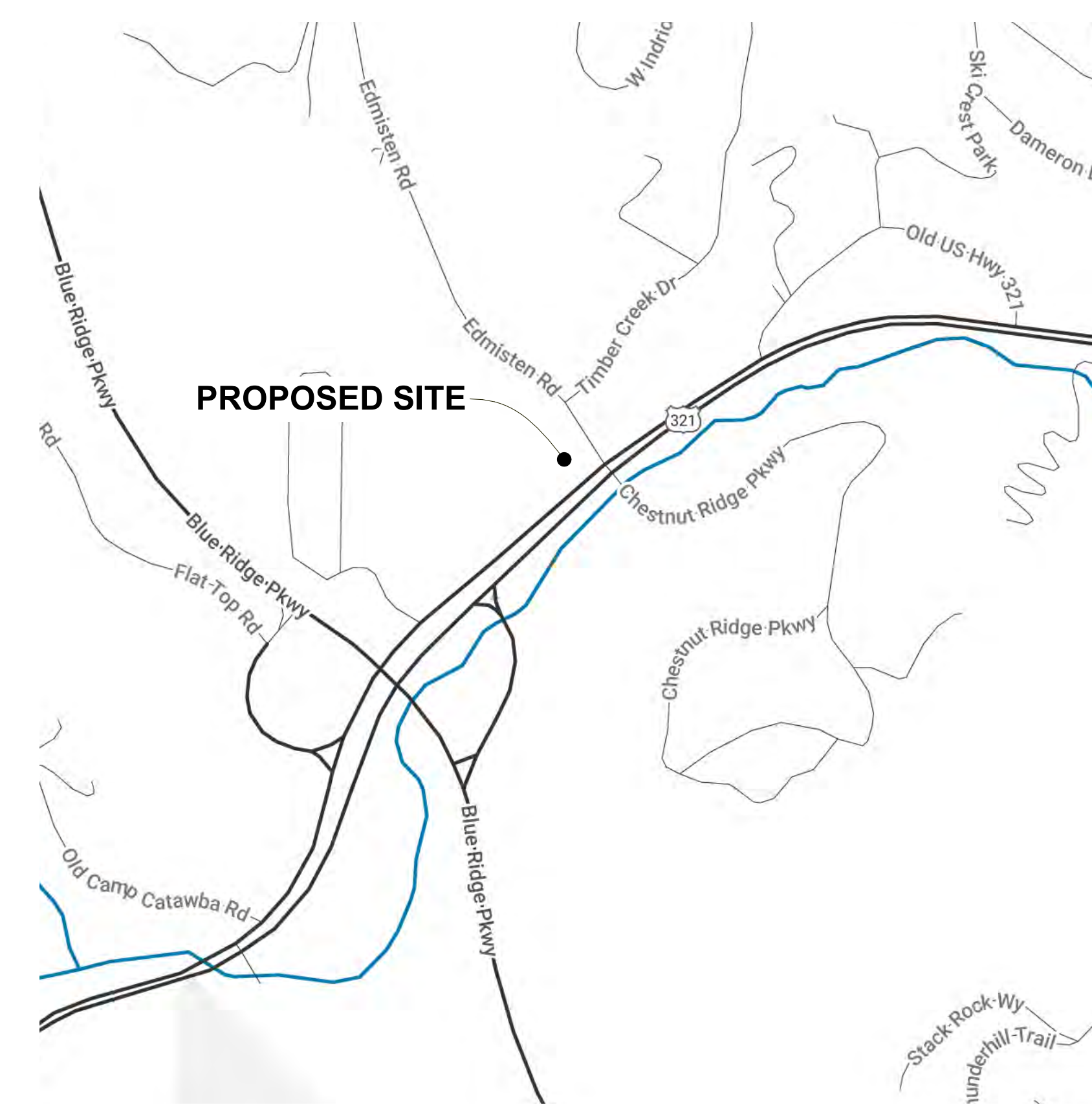
See sheets G-1 and SP-1 for additional site information.

Building Information

Number of Buildings: 1

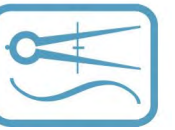
Building Height: approx 36' 9"

Building Footprint
Main Level: 8,683 sq ft
Upper Level: 1,070 sq ft



VICINITY MAP

NOT TO SCALE



**BLOWING ROCK
DRAFTHOUSE**
US HWY 321/221 AT EDMISTEN
ROAD
BLOWING ROCK, 28607

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

ISSUED: ZONING APPROVAL

COVER SHEET

COV

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ORIGINAL ISSUE DATE: 06/06/2022
 PROJECT #: 22014
 DRAWN BY: MDS

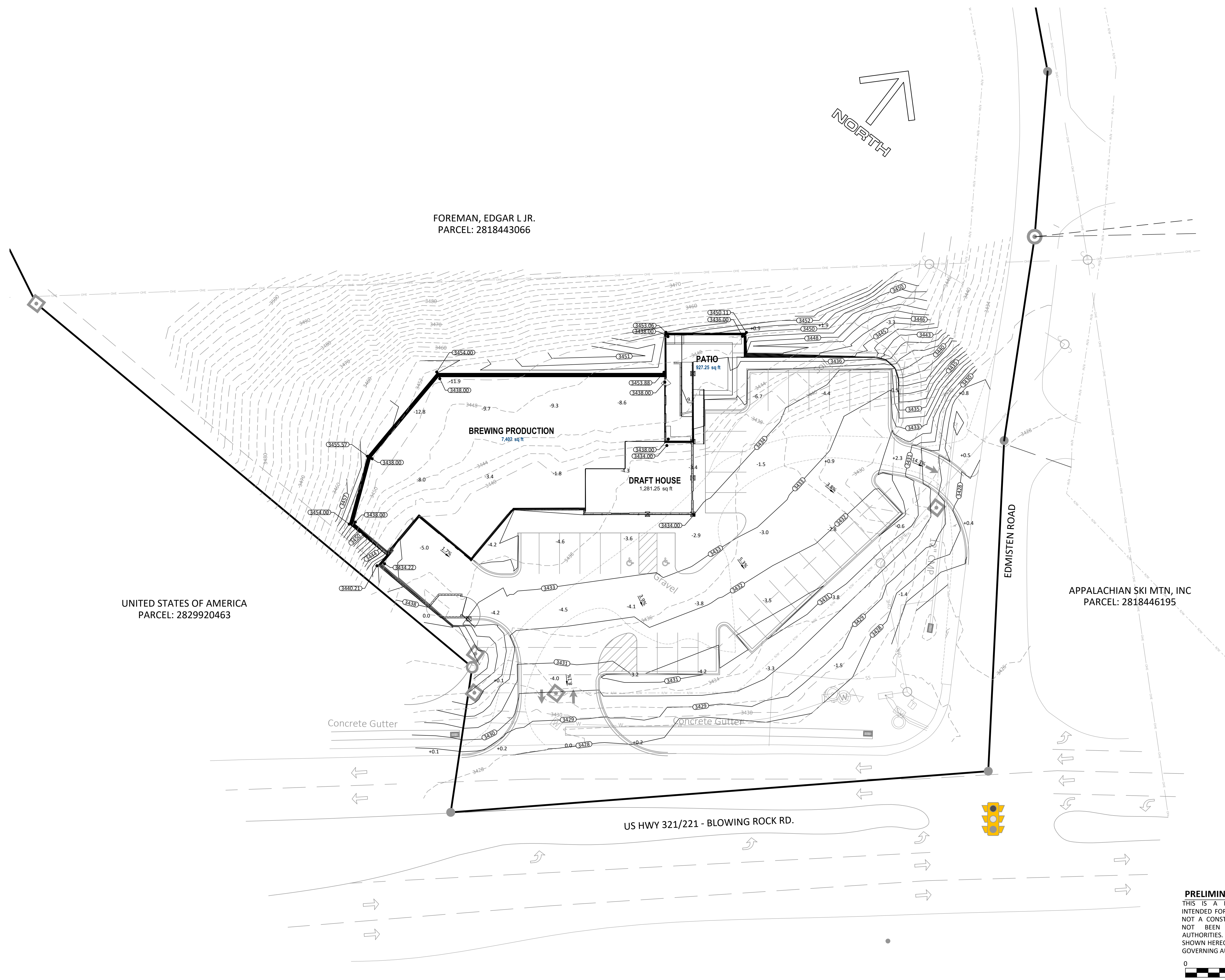
PRELIMINARY
 NOT FOR CONSTRUCTION

Blue Ridge Engineering PLLC
 924 Main Street - Suite 200
 North Wilkesboro, NC 28659
 336.838.2500
 www.ridge.blue
 Firm #P-0205

Prepared for:
Blowing Rock Brewing

Preliminary Grading Plan
New Brewery and Draft House
 US Hwy 321/221 at Edmisten Road
 Blowing Rock, NC

SHEET
G-1
 DBE I M I N A D V - N O T F O R C O N S T R U C T I O N



FOREMAN, EDGAR L JR.
 PARCEL: 2818443066

UNITED STATES OF AMERICA
 PARCEL: 2829920463

APPALACHIAN SKI MTN, INC
 PARCEL: 2818446195

PRELIMINARY - SCHEMATIC PLAN
 THIS IS A PRELIMINARY SCHEMATIC PLAN INTENDED FOR PLANNING AND DESIGN. THIS IS NOT A CONSTRUCTION PLAN. THIS PLAN HAS NOT BEEN APPROVED BY GOVERNING AUTHORITIES. ZONING COMPLIANCE DATA SHOWN HEREON HAS NOT BEEN CONFIRMED BY GOVERNING AUTHORITIES.

0 20 40 60
 SCALE: 1" = 20'

SITE DATA

GENERAL
 LATITUDE 36° 9'0.23"N
 LONGITUDE 81°39'37.79"W
 PARCEL SIZE 3.87 AC.
 ZONING GB - GENERAL BUSINESS
 PROPOSED USE BREWERY & DRAFT HOUSE
 PARKING PROVIDED 33 SPACES
 SETBACKS RIGHT OF WAY BOUNDARY 20'
 8'

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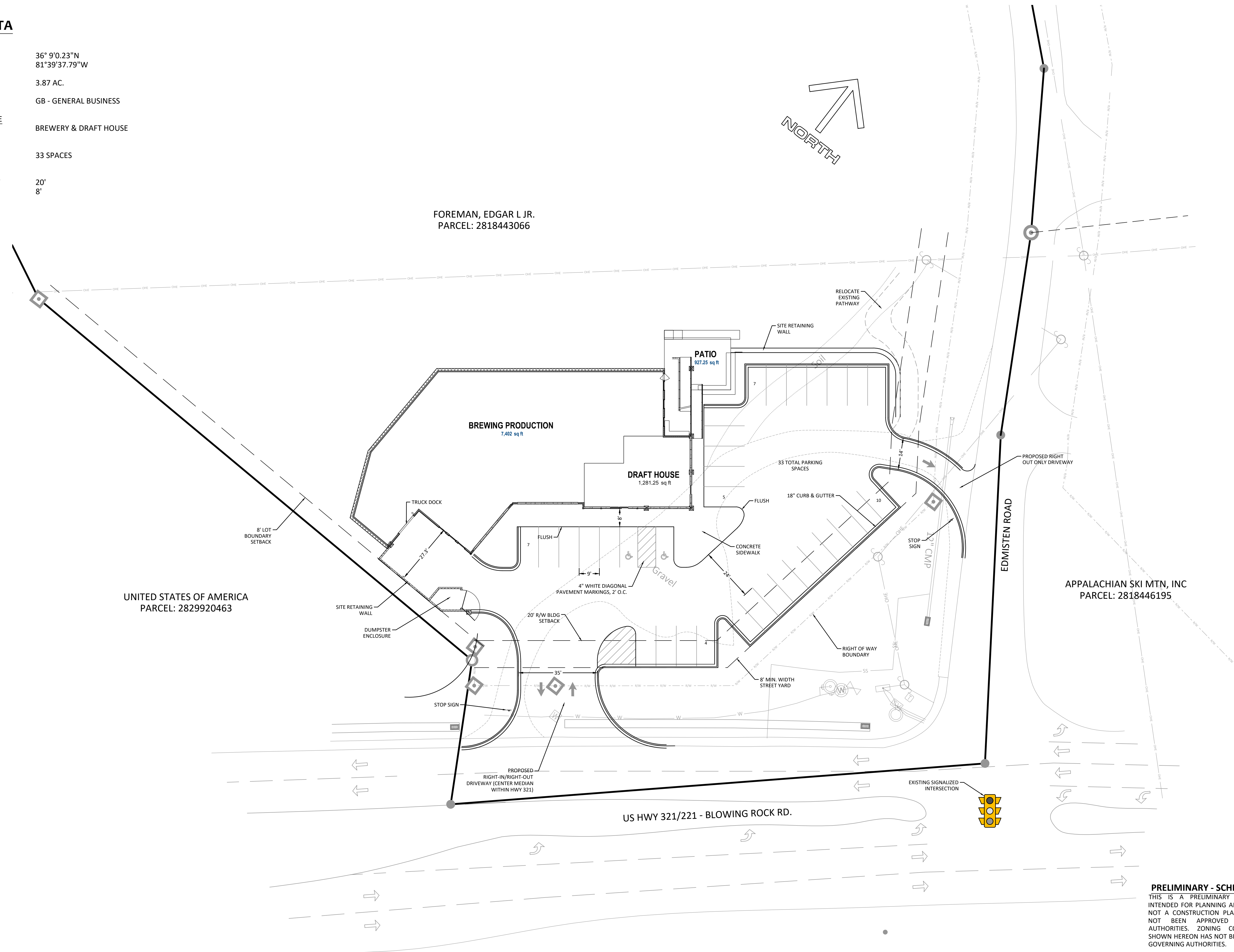
Prepared for:
Blowing Rock Brewing

Preliminary Site Layout Plan
New Brewery and Draft House
 US Hwy 321/221 at Edmisten Road
 Blowing Rock, NC

SHEET

SP-1

DBE I M I N A R Y - N O T F O R C O N S T R U C T I O N

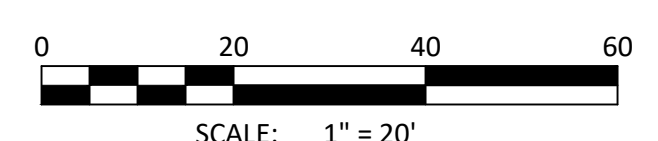


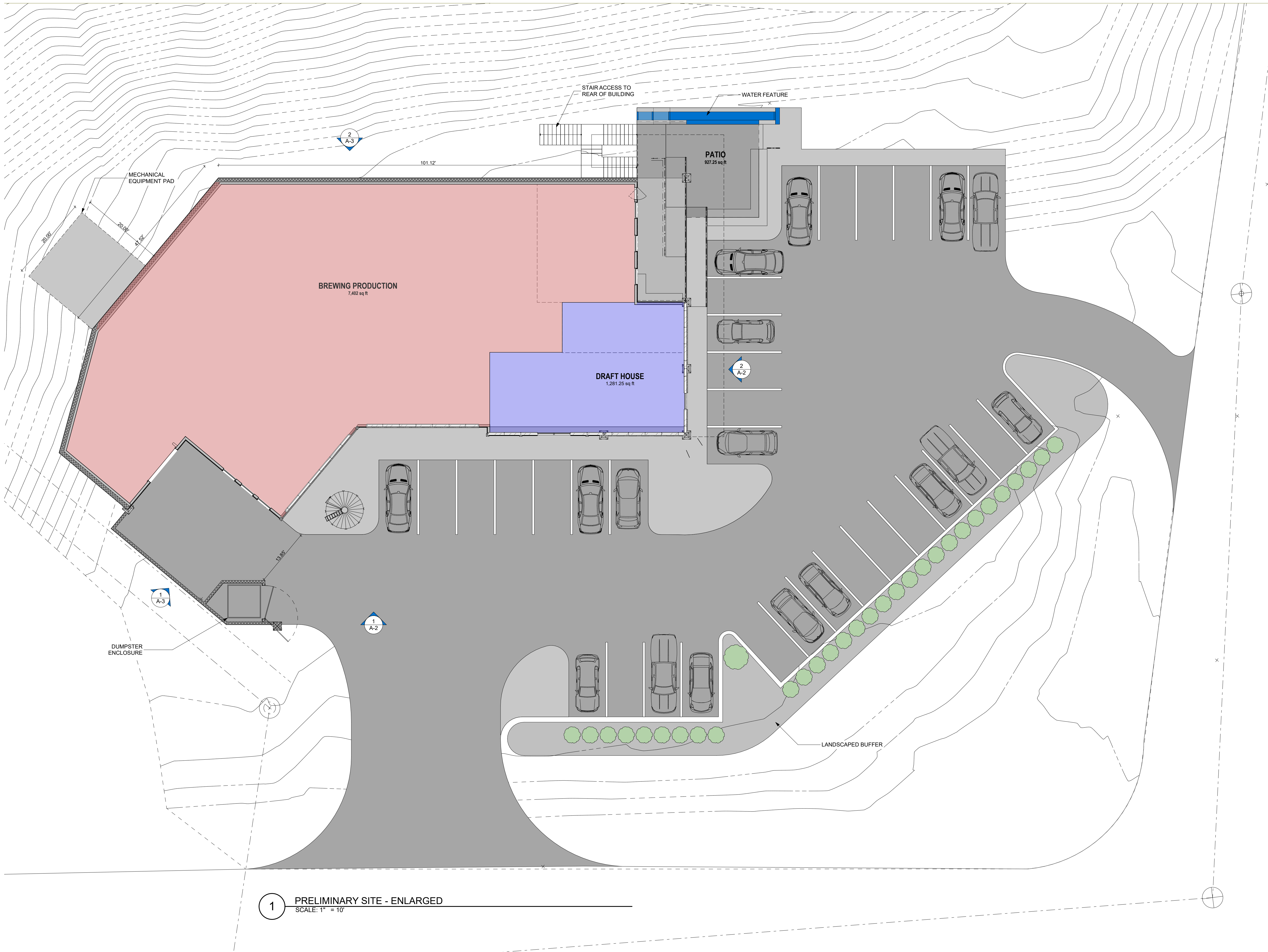
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SKETCHLINE
ARCHITECTURE, PLLC

SKETCHLINE ARCHITECTURE, PLLC
PO BOX 1926
BLOWING ROCK, NC 28605
WWW.SKETCHLINEARCHITECTURE.COM
CONTACT: ADRIAN TAIT
EMAIL: ADRIAN@SKETCHLINEARCHITECTURE.COM
PHONE: 828-545-1323

CLIENT:
BLOWING ROCK BREWING COMPANY
JEFF@BLOWINGROCKBREWING.COM

**BLOWING ROCK
DRAFTHOUSE**
US HWY 321/221 AT EDMISTEN
ROAD
BLOWING ROCK, 28607

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

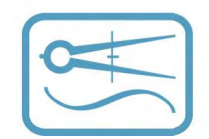
ISSUED: ZONING APPROVAL

PRELIMINARY SITE -
ENLARGED

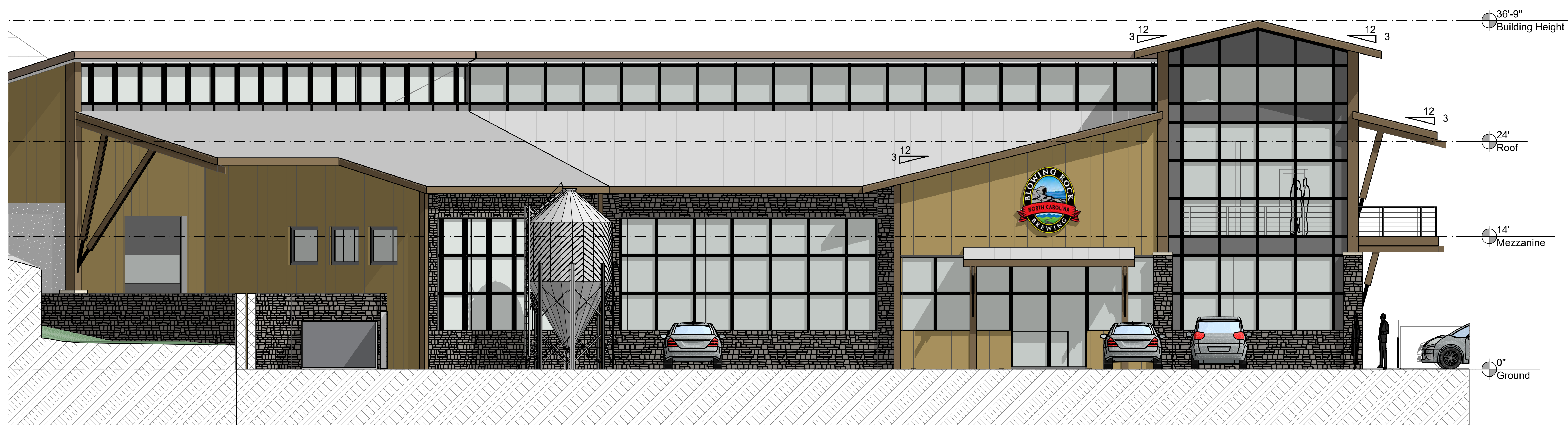
A-1

PRINTED: 6/6/2022 1:51 PM
MODEL FILE: BR Brewing - 5/24/22.rvt

1 PRELIMINARY SITE - ENLARGED
SCALE: 1" = 10'






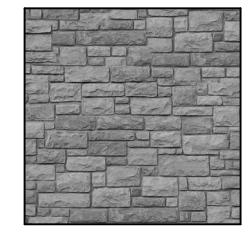
**BLOWING ROCK
DRAFTHOUSE**
US HWY 321/221 AT EDMISTEN
ROAD
BLOWING ROCK, 28607



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

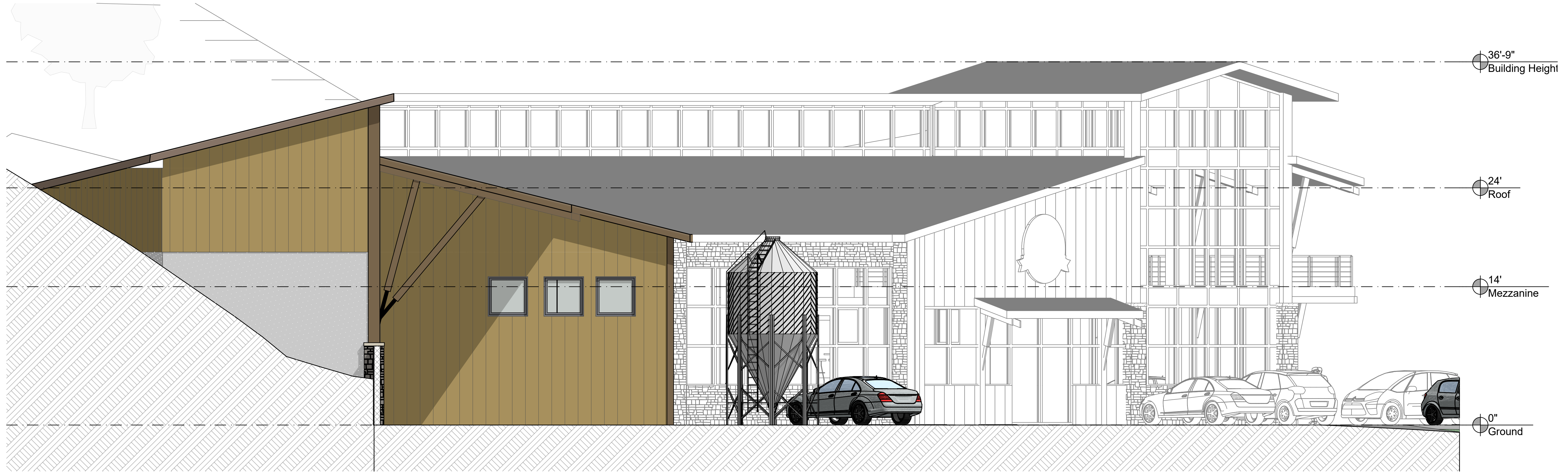
-  COMPOSITE WOOD SIDING
-  HEAVY TIMBER POSTS AND BEAMS
-  COMPOSITE PANNELING
-  CULTURED STONE
-  STANDING SEAM METAL ROOF

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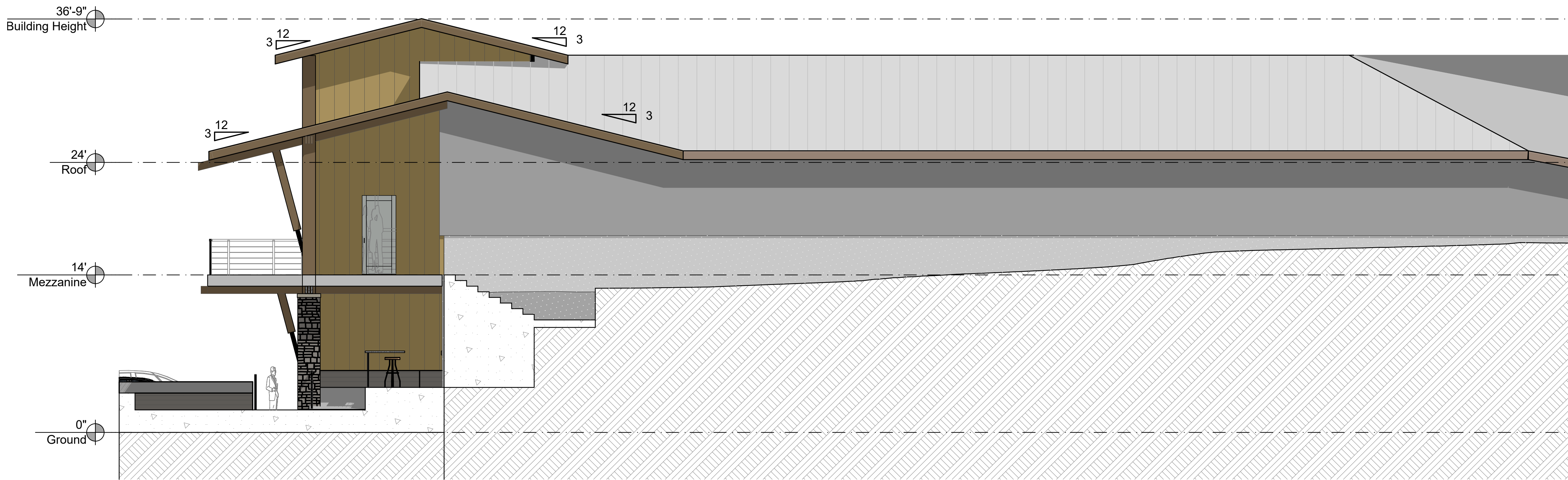
ISSUED: ZONING APPROVAL

ELEVATIONS

A-2



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

**BLOWING ROCK
DRAFTHOUSE**
US HWY 321/221 AT EDMISTEN
ROAD
BLOWING ROCK, 28607

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ISSUED: ZONING APPROVAL

ELEVATIONS CONT.

A-3

Staff Report –Regular Agenda

To: Mayor Charlie Sellers and the Blowing Rock Town Council

From: Shane Fox, Town Manager

Subject: Ice House request for bid and results

Date: October 11, 2022

Information: The Town of Blowing Rock owns the historic Ice House located at 140 Maple Street. On August 15, 2022, the Town of Blowing Rock publicly began soliciting bids for lease of the Ice House, receiving a total of two bids by the deadline date of September 2, 2022. The Town Council of Blowing Rock reviewed the two bids at the September 13, 2022 Town Council Meeting and decided to rebid the lease for review at the October 11, 2022 Town Council Meeting. The Town of Blowing Rock solicited bids via the Blowing Rocket with a deadline date of submittal of September 30, 2022. The Town received a total of two bids by the deadline date of the 30th. The first bid received on September 30, 2022, is from Maria Robert of Studio M Salon, the second bid received on September 30, 2022, is from Sherri Furman of Take Heart, LLC. Please see attached for the detailed proposals from each of the bidders. Town Council will discuss the details of the two proposals and make a recommendation that will include the lease terms at the October 11, 2022, meeting. Once consensus is gathered from the Town Council, the Town will issue a public hearing notice disclosing the details of the proposed lease and hold a public hearing on November 8, 2022, to gather any public input and formally vote to accept the terms of the lease. The public hearing is in accordance with NCGS 160A-272.

Attachments:

- 2nd - 2022 Ice House Bid Document
- 2nd Bid Notice – Public Notice – The Blowing Rocket
- Bid Results
 - Take Heart
 - Studio M



Town of Blowing Rock

1036 Main Street ★ Post Office Box 47 ★ Blowing Rock, North Carolina 28605

REQUEST FOR PROPOSALS FOR USE OF HISTORIC ICE HOUSE TOWN OF BLOWING ROCK, NORTH CAROLINA

Background:

The Town of Blowing Rock (hereinafter “Town”) owns the historic Ice House located at 140 Maple Street. The Town of Blowing Rock is interested in soliciting bids for lease of the Ice House. The current tenant has occupied a retail business at the location for the past several years.

Lease Period:

The Town is flexible regarding the lease term selected, but is seeking a lease agreement of at least one year and up to three years in length with the possible option to renew after the agreed upon term. The proposal should include a draft lease agreement including the proposed lease terms and notice of cancellation. Based on the RFP review and approval process, the building is expected to be ready for occupancy on or after December 31, 2022. Start date will be determined between the Town and the lessee.

Type of Business:

The Town is seeking proposals from interested parties desiring to utilize the historic Ice House building for retail/office/administrative purposes to operate during normal business hours (minimum 10 a.m. to 5 p.m., Monday through Friday during May-November season). Preference may be given to retail/office/administrative uses that are in operation throughout the entire year and those that operate on Saturdays and have extended hours of operation beyond 5:00 p.m.

The proposed uses must be allowed within the Central Business zoning district and require only a zoning permit for administrative approval.

Proposals Guidelines:

Proposals must include:

- Business name, address and contact information
- The type of business and hours of operation
- Number of employees
- Business history
- A proposed lease amount as part of a draft lease agreement. Note that proposed contract terms and conditions will be negotiated upon selection of winning bidder for this RFP. Terms may include monthly lease rate, parking designation, hours of operation, signage, utility fees, public use of restroom facilities, etc. Please note that the tenant will be responsible for all utility costs associated with the building.

Proposal Evaluation Criteria:

The following criteria will be considered when evaluating proposals:

- Compatibility of proposed use with downtown business environment
- History of business
- Consistency of proposed business operational hours with a preference given to those that offer operating hours into the evening (i.e. after 5:00 p.m.)
- Number of months of operation with a preference given to year-round operation
- Type of business with a preference given to retail
- Proposed lease rate

Submittal Process:

Written responses to this RFP are due by 2:00 PM on Friday, September 30, 2022 by email to:

sfox@toibr.us

RFPs may also be hand-delivered to:

Town Hall

1036 Main Street

Blowing Rock, NC 28605

Questions may be directed by phone to Shane Fox at 828-295-5200.

Submittals will be evaluated by Town Staff and will then be submitted to the Blowing Rock Town Council for their review, consideration, and approval. Current scheduling will allow Town Council to discuss a potential lease agreement on October 11, 2022, with a public hearing scheduled for the following month on November 8, 2022, with the building being available for occupancy on or after December 31, 2022.

STATE OF NORTH CAROLINA
WATAUGA COUNTY

TOWN OF BLOWING ROCK
PO Box 47
Blowing Rock, NC 286050047

AFFIDAVIT OF PUBLICATION

Before the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared Deuda Minton who being first duly sworn, deposes and says: that he (she) is an employee of ADAMS PUBLISHING GROUP, LLC, engaged in the publication of a newspaper known as **Blowing Rocket**, published in the city of **BLOWING ROCK** in said County and State, that he (she) is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached hereto, was published in **Blowing Rocket**, a newspaper meeting all of the requirements and qualifications of Section I-597 of the General Statues of North Carolina on the following dates:

HISTORIC ICE HOUSE BID 2
09/22/22

Deuda
→

The **Blowing Rocket**

P.O. BOX 1815, BOONE, NC 28607
828-264-6397

This 27th day of September, 2022

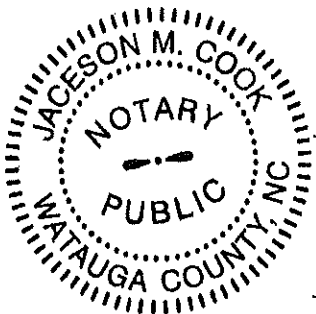
Deuda Minton

Signature of person making affidavit

Sworn to and subscribed before me on this 27th day of September, 2022

Jaceson M. Cook
Notary Public

My Commission expires: October 28, 2023





Town of Blowing Rock

1036 Main Street ★ Post Office Box 47 ★ Blowing Rock, North Carolina 28605

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*studio*M
SALON

PROPOSAL



ADDRESS

304 Sunset Drive
Blowing Rock, NC 28605

WEB:

studiosalonbr.com

HEY THERE! I'M MARIA



I first started out in this industry in 2008, as a licensed cosmetologist. I knew this was my passion and some day I wanted to own a salon of my own. In 2010 I opened Studio M Salon on Main Street and instantly knew this is where I wanted to be and the community I wanted to serve.

I currently live here in the village of Blowing Rock and enjoying walking to work everyday. I have participated in the Blowing Rock Leadership Program in 2015, have volunteered for the Blowing Rock Historical Society, am a current member of the Blowing Rock Chamber, and I am deeply vested in our community.



Studio M Salon opened its doors in October of 2010, and I am proud to say after almost 12 years the business continues to thrive. I've needed larger locations in the past to accommodate additional stylists. At this time in my business I want to switch gears and have a more intimate space with my clientele that I can give a better one on one experience. That is why I know the Historic Ice House would be the perfect location for the new vision of my business. I love Appalachian history, but especially our local history and want to enhance and bring attention to the Historic Ice House.

STUDIOMSALONBR.COM

OBJECTIVES

- 01 Studio M Salon would like to lease the historic Ice House for a minimum of 3 years up to 5 years with option to renew every 5 years at a monthly lease payment of \$1100.
- 02 Studio M Salon would operate as a hair salon with retail products pertaining to haircare, makeup, and tools for haircare.
- 03 The salon would be open all year with the days and hours of Monday through Friday of 10:00 am to 6:00 pm and Saturdays from 9:00 am to 1:00 pm. There would be one to two stylists working on alternating days with one receptionist/assistant.
- 04 On a monthly basis I have an average of 135-150 clients a month and the salon is open year round weather permitting. Clients come from surrounding counties such as, Avery, Caldwell, and Mitchell along with many seasonal clients as well from various states.
- 05 One shampoo bowl would be installed and hooked to the existing plumbing with little interruption to any surrounding areas. Upon leaving the premises at the end of the lease Studio M Salon will leave the Historical Ice House as it was found at the first of the lease.

I take pride and professionalism in the spaces I lease making them aesthetically pleasing and comfortable. It's important to me that the residents of Blowing Rock have a salon they can conveniently visit for their haircare needs within the village. Thank you in advance for your time and consideration and for the opportunity.

STUDIOMSALONBR.COM

Proposal for Historic Ice House

Town of Blowing Rock, NC
PO Box 47
Blowing Rock, NC. 28605

Representing **Take Heart** dba **Deeply Rooted**, I respectfully present our bid to The Town of Blowing Rock to continue being the tenants of the Historic Ice House, located on Maple Street.

Proposed Rent Payment: \$1251.00/monthly for 2023
\$1276.00 for 2024

Requested Length of Lease: 3 years

Proposed Hours of Operation: Monday-Saturday 10-6,
January -December. (Weather, staff and other restrictions permitting)

Number of Employees: 2-3

Number Impacted by our Presence: Countless

Years in Business: Take Heart exceeding 30 years; Deeply Rooted (formerly Heart of the Rock) over 5 years.

Purpose:

We are proud that we have been able to accomplish the following efforts within this small location and request the privilege to continue doing so by the reward of an additional 2 year lease.

The Ice House is our retail location for **Deeply Rooted**, a sister shop to Take Heart located at 1009 Main Street. Currently **Deeply Rooted** has been operating as a design studio for events, weddings, and re-establishing Take Heart by receiving shipment and inventory to be processed.

October 1, we will re-open the doors to the Ice House as our sister shop. We promote this location from Take Heart and it has proven to be successful partnership. Deeply Rooted has contributed up to 15% or more to the overall revenue of Take Heart, at the same time creating and supporting its own revenue according to our

business plan for this location.

Beyond its own successful retail endeavor and support to **Take Heart**, we effectively and efficiently use the Ice House in the following manner:

Office to **Sanctuary Stream**, a non-profit and revitalization project for a sustainable garden located at 431 Sunset being opened for our Blowing Rock Community and those who visit the High Country.

Office to **Project Hope**, a emergency relief effort created by Take Heart to respond to tragic current events in our community and across the United States.

Support to **Take Heart** by receiving shipments, hosting e-commerce site being released 2022.

Additional Information:

We have been the current tenant for several years. In 2020 and 2021; we were unable to operate the property as a formal retail establishment due to COVID restrictions implemented by the State of NC. However, even without that revenue generated we upheld our obligations to the Town of Blowing Rock by paying our rent in a timely manner and restructuring the use of the property to serve both the community and our business effectively. Still yet, the unfortunate required closing due to COVID restrictions did create an additional hardship and we are hopeful we are granted the opportunity to regain the time we lost.

The Historic Ice House was used in 2020 to early 2022 by Take Heart essentially as Camp Headquarters as we restored Take Heart. We have been most grateful for the Town of Blowing Rock and this particular location as we found it vitally important to be on-site for construction as well as maintain our customer base that has extended over 25 years in this community.

Take Heart has also recently acquired a garden at 421 Sunset Drive in Blowing Rock. This private garden has been registered with the State of NC as a non-profit called **Sanctuary Streams**. It is our desire to establish this garden as a peaceful sanctuary and restore a sustainable green space for our community and individuals to enjoy for decades to come. **Deeply**

Rooted, located at the Historic Ice House, will serve as the main office for **Sanctuary Streams**. A percentage of the sales from **Deeply Rooted** retail location will go to establish and restore this garden. We are excited to begin restoring this garden and giving back to our community as a gift.

Take Heart has also created and operated a emergency relief called **Project Hope**. In the past years, the Ice House was the hub to collect donations of food and clothing and maintaining information regarding our efforts. Because of the Ice House and **Project Hope**, we have been successful in the past to meet critical needs that not only serve our community but communities in other States. In 2017, along with the citizens of Blowing Rock, we sent 20,000 pounds of food and water to the victims of Hurricane Harvey. The following year, we used the Ice House to again collect items we personally delivered to the coast of North Carolina for emergency efforts responding to Hurricane Florence. In 2019-2020 the Ice House was used to serve our own personal emergency with the fire that occurred at Take Heart. In 2021, the Ice House was used to again collect items for the victims of the historic flooding that occurred in Kentucky. Maintaining occupancy of the Ice House is both critical and key for us to maintain **Project Hope**, and to continue to make great contributions both to our community and to others through our non-profit.

With this proposal, I am requesting our current lease on file with the Town of Blowing Rock be extended for two years and serve as part of this presentation. I find the Ice House essential in creating both economy and community which we have done since we have had the privilege to be the tenant. It is our desire to remain and continue to have an influence and a positive impact on our community and those who visit our lovely Village.

Thank you for your consideration.

Sheri Furman
Take Heart and Deeply Rooted
blessyourheartnc@aol.com
828-729-8424

