

Town Council Meeting - Tuesday, December 13th, 2022

Thu, Jan 05, 2023 8:38AM • 1:23:11

The Town of Blowing Rock Town Council met for their regular monthly meeting on Tuesday, December 13, 2022, at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street Blowing Rock, NC. Present were Mayor Charlie Sellers, Mayor Pro-Tem Doug Matheson and Council Members Albert Yount, David Harwood, Melissa Pickett and Pete Gherini. Others in attendance were Town Manager Shane Fox, Town Attorney Allen Moseley, Town Engineer Doug Chapman, Police Chief Aaron Miller, Planning Director Kevin Rothrock, Public Works Director Matt Blackburn, Emergency Services Director Kent Graham and Town Clerk Hilari Hubner who recorded the minutes.

SUMMARY KEYWORDS

sewer line, town, project, year, special use permit, replace, staff, usda, included, line, area, leaks, rumple, council, retreat, planning board, wallingford, funding, zoning districts, move

SPEAKERS

All, David Harwood, Aaron Miller, Doug Matheson, Matt Blackburn, John Calvin, Shane Fox, Albert Yount, Kevin Rothrock, Melissa Pickett, Pete Gherini, Charlie Sellers, Doug Chapman, Rick Parsons

Charlie Sellers

Calling this Town Council meeting to order this December 13, 2022. Thank you very much for joining us this evening ladies and gentlemen. Roll call for attendance - All present. Alright if you would Let us please stand for the Pledge of Allegiance. Approval of minutes, from November 9, 2022. Do I have a motion?

Pete Gherini

So moved.

Charlie Sellers

Do I have a second.

Melissa Pickett

Second.

Charlie Sellers

Any discussion?

All

All in favor of the motion.

Charlie Sellers

Do I have a motion to approve the regular agenda.

Doug Matheson

So moved.

Charlie Sellers

Second?

David Harwood

Second.

Charlie Sellers

Any discussion?

All

All in favor.

Charlie Sellers

Okay regular agenda is adopted. Consent Agenda adoption, do I have a motion?

Pete Gherini

So moved.

Charlie Sellers

Do I have a second?

Melissa Pickett

Second.

All

All in favor of the motion.

Charlie Sellers

Mr. Todd Todd Castle thank you for joining us this evening. This is one of our new county commissioners. Thanks for coming, Todd. Appreciate your support. Braxton will be making as well. Public comments now please keep in mind your public comments can not be pertaining to anything under the public hearing section. And please keep your time down to three minutes. Rick Parsons

Rick Parsons

I don't know what you dread more winter coming or me coming back. My name is Rick Parsons I live at 1500 block of Green Hill Road. And I'm just back again, to remind you that the problem that we've faced for the last six years that I've been coming here is still present. And that's the constant speeding on Green Hill Road, from the parkway to the first curve at the 1500 block. Now, in the last six years, we've had multiple studies, three, at least that I can count, the most recently one conducted by Rainey Kemp, which I'll show and demonstrate a problem, where in the last counts, more than 15% of the traffic was traveling in excess of 10 miles per hour over the posted speed limit, with recorded speeds of up to 64 miles an hour. Now, those were the same speed ranges that were reported in the other times. And it doesn't happen all the time. It doesn't happen as bad in the winter. Certainly not as bad in the summer, but it still happens. And I'm back just like I do every year to remind you that we haven't solved this problem. We have had many suggestions of solutions. But as of yet, there's been no action. And I'm here again to encourage the Town Council to take this problem seriously. Take it seriously before there is someone killed on the street and do something about the chronic problem that exists on the straight stretches of Green Hill Road. Thank you.

Charlie Sellers

Rick, thank you, and I do greatly appreciate your consistency. For those like Rick that are concerned about speeding, that is something that will be a once again, discussed during our winter retreat. And, you know, we're always going to have speeders. But anything we can do to decrease the speeding is definitely a must. So thanks again, Rick, is there anyone else that would like to speak for the three minutes? Okay Mr. Shane Fox has a special recognition.

Shane Fox

Recognized Town Employees for their years of service:

5 years

Tasha Johnston - Finance/Admin
Thomas Gunnells - Blowing Rock Police
Adam Lentz - Blowing Rock Police
Alex Price - Blowing Rock Fire Department
Jason Roten - Blowing Rock Fire Department
Colby Whitt - Blowing Rock Fire Department
Brandon Trivette - Blowing Rock Fire Department
Hunter Shook - Public Works

15 years

Nicole Norman - Finance/Admin
Aaron Miller - Blowing Rock Police
Sterling Lewis - Public Works
James Townsend - Water Plant
Amanda Lugenbell - Tourism Development Authority

25 years

Sharon VanDyke - Blowing Rock Police

Charlie Sellers

You know, I'll have to say, even before I was Mayor, traveling through town, we'd see the town crews working at night fixing water leaks. Anytime something needs to be done, they were doing it. Since I've been Mayor, I've been amazed at how our town employees jump up to the plate. And so we have a great town because of our public works, all our town employees and our citizens. So thank you guys. Thank you so much. All right. Moving right along. Okay, this next is a public hearing it's a SUP for Rumble. Now, this is a quasi judicial. So if you would like to speak, I do need you to step over, see Hilari, get sworn in, you can go in and as a group, if there's more than one of you. If there's two of you, you can still go as a group. And if you would get sworn in if you would like to speak and then we'll move forward from there.

Doug Matheson

Mr. Mayor

Kevin Rothrock

Yes, sir.

Doug Matheson

I'd like to ask the Mayor and Council that I'd be recused for this as Rumble is one of my customers.

Charlie Sellers

Yes, you may Doug. All right, Mr. Rothrock. I'm gonna leave it in your hands.

Kevin Rothrock

Good Evening Mayor and Council I want to present a special use permit to you on behalf of Rumble Presbyterian Church for their fellowship hall edition. They are requesting a special use permit. To add this the property is zoned Town Center and office institutional the front part is zoned Town Center. The rear is office institutional and is just partially located in the watershed and it really the front part of the front of the property. This new fellowship hall they will also repurpose some other areas of the existing church facilities. And new entryways are proposed and relocated playground. I'll walk through the the architectural plans and renderings in just a moment. You've probably noticed that the Rumble House has been under construction and renovation. But that's not part of this application that was all interior or some exterior stuff, but no additions in that. This property, if you notice from the site plan and the staff report is actually four properties. And so one of the requirements in the special use permit is that they combined those four properties before they get a CEO for the new addition. This is the existing property as it is with the sanctuary and the education building the keys chapel, the Rumble House here, and what did y'all call this? The youth cottage, it's already been demolished. The playground was in this area. And then this is where the fellowship hall is going to be located. They're adding some walkways here, in between the buildings, and then some new drainage to pick up the drainage inside this and carry around his backside. And for this new addition, I think I explained it in this in the staff report, there'll be adding some stormwater detention in this lower parking area before it releases to Wallingford. As proposed, they're not proposing any new parking for this project. This will serve their

existing congregation. The rationale and there was an attachment in your in your report that much of the existing parking at the church is used by the public during the week. And the public parking is widely available in downtown during Sunday church services. And so there's some sharing going on. And so that narrative explains that in the planning board, as they reviewed the project, they recommended that the parking requirement for a church, you have one parking space for every four seats in the sanctuary, and then additional one space where every 200 square feet of the remainder of the building. And so the planning board, through their review, they recommended that that additional section of one space for 200 square feet be eliminated from our parking standards. So if that's the feeling of Council, I will draft an ordinance to amend that if that's your feeling on it is separate from this but I want to point that out the planning board and their review. That was their recommendation. I did mention stormwater management and how they'll be handled for the additional impervious areas being added that'll be collected here and slow that water down before it leaves, it's emptied into Wallingford in the storm drainage not into the street. This is from the front yard of Rumble, you see the construction on the Rumble House. This is looking at that same view with the new covered walkways being added. This is from the rear of course, as I mentioned, this has gone and this is the addition they're proposing with a new entryway into that fellowship hall and then bringing this one out. And then showing the additions and everything the stones and the beams and everything ties into the existing structure as it is today. An overhead view showing the Rumble House and then the fellowship hall being added back here and the playground being moved back into that corner over near the property line with Town Tavern. So everything is complimentary in their design, what they've laid out and in the design of the building. The Planning Board recommendation was to approve the special use permit with the condition that the parking be sufficient and what they currently have and in the arrangement that they have in other places and having the public parking available on Sunday. Provided is a draft special use permit for your review the plans that you you've looked at here, so I'll be glad to answer your questions. members of their team are here to answer questions that maybe I can't but that's it. Any questions for me?

Charlie Sellers

Council? This public hearing is open so

John Calvin

Since I'm sworn in, my name is John Calvin, I'm chairman of the building committee. And with us tonight is Kathy Beech, who most of you know is our pastor. Alan Crease is our civil engineer, Scottie Smith is our architect out of Charlotte, and they kind of concentrate on church issues and designs. And that's Billy Worsham, who some of you know, and he's a elder liaison. Don't want to take any amount of your time. But this is a really exciting project for us. The good news is the financing. We did a capital campaign during the COVID, and we have the money to do the project. We're going to do it in phases, so not to disrupt the operation of the church. As Kevin mentioned, on the parking that was kind of an anomaly that we ran into, we meet the parking space requirements for the pews, but if you had an extra square foot of the church, we don't, but you know, when you think about it, when they're in the church, they're not in the other parts of the area, of the buildings when they're in the other parts of the building, they're not in the sanctuary. And one last thing our sanctuary has not been changed that is going to remain as is it was built in 1912 and we're going to keep it that way. This will just give us some more operating space. So be happy to answer any questions if you have any.

Charlie Sellers

Okay, is there someone else that would like to speak on this project? Any questions Council? David

David Harwood

Yeah, Kevin can you outline the conditions?

Kevin Rothrock

Sure, the ones in the special use permit?

David Harwood

Yes sir.

Kevin Rothrock

Anything specific or

David Harwood

I guess are we losing any parking that we currently have?

Kevin Rothrock

Might be one space where dumpster areas proposed if you're familiar where everyone walks through, parks and walks through to Town Tavern, right and that area is that place that they would like if they need a dumpster that's where they're looking to put it.

David Harwood

So we're not losing any of those spaces behind Keys Chapel?

John Calvin

The handicapped spaces, that are behind Key's Chapel and are really located to the main parking area.

David Harwood

So is there a net difference?

John Calvin

We will lose one space due to the dumpster

Aaron Miller

Which is looking at trying to put it in right here. Right where the enclosure

David Harwood

So where's the where's the dumpster going?

Kevin Rothrock

Right there.

David Harwood

Okay.

Kevin Rothrock

Currently they have got rollouts stuck in the hedge.

David Harwood

Ok and mechanical units, HVAC compressor? Yeah, just you know what we struggled with the museum?

John Calvin

Yes.

David Harwood

Actually, you were you were the chair on both sides of that street for both projects.

John Calvin

One of the things, and this is just a comment that I would just like to bring it up. Right now everybody that parks during the week walks through the between the sanctuary and the Rumble House and we thought well, the building is going to go right up against Keys Chapel. So we added a new sidewalk where people will still access Main Street. Even though you didn't ask that question.

David Harwood

I think it's a really attractive design. Mr. Smith.

Charlie Sellers

Do I have a motion to close the public hearing?

Melissa Pickett

So moved.

Pete Gherini

Second.

Charlie Sellers

Any additional discussion? Do we have a motion?

Albert Yount

Motion to approve.

Charlie Sellers

Okay do we have a second?

Pete Gherini

Second.

All

All in favor of the motion.

Charlie Sellers

These next two items, the USDA application to apply is a public hearing, but it's not quasi judicial. So I will let Mr. Doug Chapman lead us off.

Doug Chapman

Thank you, Mayor and Council. We've talked about making a number of improvements to the town's water and sewer systems. I want to go ahead and start we've talked about work at the water treatment plant we've done upgrades in the past, we did electrical upgrades. We did some backwash water upgrades. We upgraded a filter. We've done a lot of different things at the wastewater plant with aeration and sludge and fixing basins and leaks and that kind of thing. In 2014, we did bonds with projects and replace water lines, sewer lines that included Sunset. The next big project identified was the Main Street water and sewer lines replacement. We were fortunate that the town received state funding for that project. So that that's a real immediate need. But that project is moving forward. Well, we've talked about that before. But the real issue that remains that we had talked about doing with the Main Street project were improvements at the water plant improvements at the wastewater plant. So we talked about what are the funding opportunities? Well, in the past, we've gotten clean water and drinking water SRF funds for both of those plants. In the past. We've looked at what kind of ARPA funds are available through different resources. And we looked at USDA for loans. This town isn't eligible for grants through USDA, but would be eligible for loans. And we look we did this actually probably a year and a half ago. Well, maybe a little more now when we talked about USDA and payback and alone and what that would do for us. So in looking at the identified problems that still remain that might be eligible for funding and looking specifically at USDA. We've looked at adding the maybe lift station to that project to that process. And we're going to replace the pump station pretty much completely in the general footprint of where it's at, not in the same spot but nearby. So They'll still be a pump station there, it'll look a little different. When we get done with it better, I will say. And then we'll replace the section of force main, from there up to Wallingford, and Pine Street. Some of that will be done, discuss it as the next item on the agenda. But we would submit this as part of a package. So we package this, maybe lift station, along with improvements at the water plant. That includes, as we've looked through the whole plant, we're replacing the flocculator equipment, we're replacing the high service pump and valve, we're replacing a finish water pump and the other, there's two of each of those, the other ones have been rebuilt. So in an effort to try to save some money, we're taking the ones that are recently redone, and keeping those and replacing the older ones, we're going to replace and relocate the turbidity meters, so they can be easier to access a little more operator friendly, there's a lot of valves, piping, bolts, etc, that are very rusty that need to be repaired, some of the bolts will be replaced, all it'll be cleaned up and painted. We've talked about that project for, I guess, 17 years now, we've taken the most critical pieces first. There are a few electrical things that we're going to do and we're going to add a portion of SCADA to the facility. So it can be monitored remotely, when there are problems. At the wastewater treatment plant, there's a similar list of issues, the bar screen that's been

in for a while now needs to be replaced, we need to we'll put a new aeration system in the digester going with diffused air instead of the floating digesters, we're gonna do some improvements to the implement pump station. Those parts I don't think have been replaced, they've been maintained over the years, but I think they're original to the 1988 construction. Okay, the operations building, roof will be repaired, and, you know, electrical improvements associated with all of those and some SCADA installation at the wastewater plant as well. So those are the things that have been identified to go into a project that we would submit a USDA funding application for. So we prepared an engineering report, we had to prepare some environmental information to get a categorical exclusion, proof all of that has been done, the next step is submitting everything to the funding application online. So after tonight, after the the approval to apply, for the funding will finish the application, once that's considered by USDA, they'll come back and make a funding award announcement to the town that gets accepted, then we will begin the design work, all the permitting bid the project and do construction. So that's sort of the process of the next steps to happen.

Charlie Sellers

Questions?

Pete Gherini

Doug what do you think the time frame for all of that is?

Doug Chapman

The variable is probably the USDA piece of it. I would hope that we would hear back from them probably in the spring, they don't have a set schedule, like some of the funding programs. It's more of a it rolls all the time. So I suspect that it will probably be mid late spring before we hear back. And then this project's probably got about six months worth of design and permitting. And then there's a bidding process. The USDA is involved in all of that. So all of that takes a little bit longer. I would expect it will probably be about the end of '23 or the beginning of '24 when we would go to bids it's something like that.

Doug Matheson

I know it's probably a little off the wall, but do you have any idea with the work you've done approximately what kind of price we may be looking at?

Doug Chapman

You know that's a question I should have been prepared for. I believe yes, I do. I just don't know it off top my head. I believe that final amount is \$4.6 million. If I may, so we have estimated the lift station about \$1,000,004 with everything included in it and then the plants were right at \$3 million I think give or take \$3.2 is what we're estimating without knowing full cost within. So about \$4.5 or \$4.6 million within that number Can we elaborate on obtaining the interim financing. So what happens with the USDA funding project is they agree to funding, but they don't give you the money until everything's closed out. They don't technically give you the money. So you will go to a bank, well you'll advertise for interim financing. And you'll get it basically like a construction loan, where you pay the interest. I don't know, if you pay the interest all along the way, you do, okay. All along the way, during the project, and

then when it caught when you finish and they approve everything, you end up converting to some type of permanent sometimes with the same institution sometimes not.

Shane Fox

If I may elaborate a little bit further, we began this conversation without the knowledge of our general assembly allocation within that. So if you if you kind of recall about two years ago, we started the conversation with the updates that were needed Main Street water, Main Street sewer, and then our plan upgrades. And we talked about phasing in our planet upgrades along with the lift station last year at the retreat, having knowledge of the fact that we were able to move forward with our Main Street project, we then pushed this to our USDA loan application side, which allows us to extend out the terms of this for 40 years. And so this is what we're applying for is a 40 year loan, which allows us to extend out and essentially smooth out that debt service, our current rates that we put in, increases in the water and sewer this past year, was put in place because of this loan. So not to say that we won't have additional increases going forward. But the increases that we put in were absolutely with this particular loan and this amount in mind. So that doesn't necessarily say that you have to move forward with it. But we have put rates in place to offset the debt service in order to be able to account for the \$4.5, \$4.6 million number over the 40 year term. So that was part of the consideration that we talked about last year during the retreat when we talked about our debt capacity within that kind of what our appetite was. So we have put in place the rates that are needed. If we were to go forward with this and move forward with this process within that some of the unknowns we didn't know about the timing of some of the permitting and things of that nature that have taken a little bit longer. Towards the end of tonight, I'll give you updates on the other bids, and they're all set to go to bid in the next seven to 10 days. So this one not going to be until maybe later this year. Our urgency that we talked about earlier was what that sewer line, especially with the leaks that are happening with that. So that topics coming up in a little bit. Don't want you think that delaying this is going to be critical? I think we've got some things that we can do in the interim that like the sewer line and some other stuff that we may need to do a little bit sooner than that. But that overall project, it taking a little bit longer. And allowing us to go through this process and allowing us to go through USDA and that 40 year term does allow us to smooth over that debt service a little bit better, without having to raise rates necessarily anymore to do that.

Doug Matheson

Is a sewer line included in this then?

Shane Fox

It was originally included, it will be excluded as long as it's approved later tonight.

Doug Matheson

Right? But I mean, we're still looking at recouping it through this?

Shane Fox

It would not be recouped. We would not apply for the sewer line portion of that as part of that. And I'll talk about that in just a little bit about how we plan on paying for that it's actually going to be out of leftover bond money from 2014.

Doug Matheson

I'll wait until we get to there. And my second part of the question.

Charlie Sellers

This public hearing is open. If you would like to speak on this particular issue. Okay, motion to close the public hearing.

David Harwood

So moved.

Charlie Sellers

Do I have a second?

Melissa Pickett

Second.

All

All in favor.

Pete Gherini

I'll move that we approve the application moving forward.

Doug Matheson

Second.

Charlie Sellers

Any further discussion?

All

All in favor of the motion.

Charlie Sellers

Moving right along. Before we go to the change of use table, I would like to welcome Braxton Eggers another county commissioner that just came on board, congratulations. Once again, thank you, gentlemen for joining us and taking this time out of your busy schedule. This is change of use table, Kevin Rothrock.

Kevin Rothrock

I believe it was last month I was before you with this initial request. And so to update and discuss the draft ordinance. So single family with accessory apartment uses. They're allowed in all residential zoning districts except R15 and RMH, RMH being the mobile home zoning district. They're allowed with the approval of a zoning permit in the residential districts. And they're also allowed in the non residential zoning districts but with a special use permit. Duplex and other two family uses are allowed in the multi-family residential zoning districts and the non-residential zoning districts with a special use

permit. One and two family construction in North Carolina is exempt from regulation by local jurisdiction architectural design standard. However, duplex construction is still subject to other provisions of land use ordinance. Include landscaping, watershed, stormwater detention, and some and several others that are listed in land use code. In November, Council asked the planning board to evaluate the use table and determine if it's appropriate to require only a zoning permit for these types of uses. So in November, the Planning Board reviewed this and discussed the implications. And at that time recommended that single family with accessory apartments and duplex and two family uses be permitted through a zoning permit in the zoning districts where they're currently permitted through special use. I included some definitions of the different various uses duplex, residential multifamily single family single family and accessory apartment. Two family residences townhouse in two family conversions. Also attached is a draft ordinance that was highlighted that would show those areas of the use table that would change if you decide to approve this where the special use would be dropped from these type of users and just be amended to a zoning permit. These uses are not being introduced into any new zoning districts. They're still in the use of zoning districts that they're currently allowed with special use. But zoning permit is is the recommendation from Planning Board. In the draft ordinance. There are two specific comprehensive plan policies that are addressed. Policy LC 3-4 and LC 3-5 the first one says that the encourages the expansion of housing choices through allowing accessory apartments and associated single family dwellings in appropriate zoning districts. Again, we didn't expand that into any new districts. But in the non residential Town Center in General Business, allow those uses to be approved by a zoning permit and then LC 3-5 of the Comprehensive Plan allows multi-family use by right. In additional base zoning districts, now we didn't do that either. But it encourages greater housing diversity and it lowers the barrier to entering the housing market by making the process easier and simpler for those that are wanting to add those types of uses to their property. So I'll be glad to answer questions and this comes on the recommendation from the planning board.

Charlie Sellers

Okay, the public hearing is open, is there anybody in the audience that would like to speak on this change. Okay, do I have a motion to close this public hearing?

Pete Gherini

So moved.

Charlie Sellers

Do I have a second?

David Harwood

Second.

Charlie Sellers

Any further discussion?

Doug Matheson

I make a motion that we adopt this changing in use table.

Pete Gherini

Second.

David Harwood

I have question, Kevin, how often are we? I mean, what's the frequency of the request we have

Kevin Rothrock

It is not very frequent. But in the last couple of years, we've had a few more make this request on a particular piece of property in general business. And so my explanation Well, if you want to do this type of use, you have to go through that special use process. It has come up more in the last three or four years, but still not that common. Because those properties are already developed a lot of these properties this would be an option. There are some that they already have a single family home on. And they want to add the accessory apartment in maybe downtown. And so the process has special use. But to answer your question, not that often.

David Harwood

But not in general business or central business.

Kevin Rothrock

Well, when I say town center, central business and general business too out on 321.

Charlie Sellers

We have a motion we have a second. How do you all vote?

All

All in favor.

David Harwood

Thank you to the planning board for their hard work.

Charlie Sellers

Regular agenda disposal of town assets. Unfortunately, Mr. Norman is under the weather so we're gonna defer to Shane Fox.

Shane Fox

Thank you Mayor and Council for allowing me to speak tonight towards surplus equipment. So exciting topic. I'll read a few things here that are required to read to you pursuant North General Statute 160A 270C. Town Council is authorized to sell personal property by electronic auction upon adoption of a resolution authorizing an appropriate town official, myself, to dispose of personal property belonging to the town by public auction. Resolution 2022-01, which I'll show you in just a few moments authorizes the town manager or his designee to sell the property via electronic auction on gov deals.com. items to be sold include a 1997 Chevrolet C8500 leaf/dump truck and a 2006 Freightliner class M2 garbage truck. These vehicles have been removed from service and can no longer be used by the town and therefore we would like to sell them via govdeals, auction. Gov deals will be compensated 7.5% of the

total gross sales price for the sale the auction proceeds to sign a contract that gov deals on July 10, 2007 for disposal of surplus items utilizing electronic auction method. And so you'll see here behind me a copy of the resolution. I also want to point out so you allowed by resolution and 2017. A resolution 2007-03 to allow the town manager to authorize sale of equipment under \$30,000. The reason we're here tonight is because we believe in today's market. Neither of these trucks are operational, but the parks themselves very well could exceed \$30,000. Therefore, we thought we played safe before we received any potential bid that would exceed \$30,000 is going to come before you tonight and receive permission to move forward with this. We're in hopes of receiving as much as obviously we can. But just our sense of caution. We're here tonight to hopefully receive approval on the resolution to move forward with listening these deals. Mr. Blackburn is here. These vehicles are both have both operated under public works. And if you've got any questions towards the history of these vehicles, I'm sure Blackburn would be more than happy to answer that. I'll be happy to answer any questions for the process.

David Harwood

I had one question just to clarify the commission earned by Gov deals it's paid by the seller or the buyer.

Shane Fox

The Town is paying for that cost out of the proceeds. These vehicles have been out of service for a number of years, is that correct?

Charlie Sellers

Do we have a motion?

Melissa Pickett

So moved.

Pete Gherini

Second.

Charlie Sellers

Any further discussion?

All

All in favor of the motion.

Charlie Sellers

Okay, great moving right along. Laurel Drive sewer line replacement. Back to Mr. Fox.

Shane Fox

Again, thank you, Mayor and Council for allowing me to speak tonight. I'll ask Mr. Blackburn and Mr. Chapman, if they would come into the room in case you have any technical questions. With this particular project we mentioned a few moments ago about our lift station in Mayview, Mr. Yount

mentioned that we hope to have some type of celebration or morning of the lift station. Unfortunately, our sewer line that extends from Pine Street down Wallingford and Laurel Drive into this lift station has had a number of issues here so if you will allow me I'll read the staff report. The Town of Blowing Rock currently owns and maintains a six inch pressure sewer line that extends from Pine Street to the Mayview lift station along Laurel Drive, the sewer line, unfortunately has falling into a state of disrepair with over eight occurrences of failures just in the past several years. Replacing the line has been included in the upcoming Mayview lift Station project or the USDA project that you just heard Mr. Chapman talk about the moments ago. After the most recent failure was determined. The timeline for replacement for the line was immediate. The USDA proceeds will more than likely process will more likely take upwards of a year and you just heard that timeline from Mr. Chapman. Staff is working with McGill and just obtained a quote from Iron Mountain Construction to replace the line for the \$58,070. The repair will hopefully take place hopefully within the next month, I believe and would not have any negative impacts on the overall lift station project. The monies for the replacement will be sourced from unspent sewer monies related to the 2000 bond issuance and the upgrading the sewer lines related to the upgrade of the sewer lines along 321. That resulted in a favorable budget outcome. The monies will be spent from fund balance to cover the cost of this project. The request is to allow town staff to move forward with the replacement approximately 500 feet of pressure sewer line to rely on the six inch Pine Street to approximately close to the Mayview lift station and utilize existing authorized but unspent bond money that occurred due to favorable budget outcome funding. I do have a map here that may be a little difficult to see the details the purple line, so this particular area on Pine Street was replaced three years ago. So we're really talking about from the corner here. And now on to Laurel Drive, which is a gravel road. Here's Rumble, here's the parsonage from this corner, down 90 degree turn on Laurel Drive. And I think we're talking about ending it somewhere in the middle of the woods right now. Is that correct Matt? Lt's about 500 feet, the full length of what we're planning on replacing from here to the lift station is about 700 feet. So the 500 feet that we're talking about the most critical piece within the last 200 feet, it's kind of a tie in portion. Fair to say within that. So what we're asking tonight is permission to move forward with just that 500 foot section that we've had continuous issues with I think everyone would agree a number of occurrences this over the past few years that have had an unfortunate results. This is a quote we obtained from Iron Mountain Construction \$58,070 kind of detailed approach here. And then we did include, if you do allow for us before with this approval of the budget amendment to move some of those unspent bond monies. So as part of the upcoming year, we do have phase four of the bonds that were issued, or allowed or authorized in 2014. To move forward with. Part of that reconciliation process Ms. Norman has worked through did find that we did have some unspent bond money related to sewer, specifically along the 321 expansion and upgrade within that. So what we're proposing is to move those unspent bond monies that are left over because of the favorable outcome within the 321 sewer project over to this project allow us to then move forward with that. From a technical standpoint, I think Mr. Chapman or Mr. Blackburn would be more than happy to jump in and answer your questions. But I'll be also happy to answer any questions if have any.

David Harwood

Is all of this underground?

Doug Matheson

I've got probably a two part question one, the \$200 one will replace the lift station. Correct?

David Harwood

Yes sir.

Shane Fox

Correct, yes, sir.

Doug Matheson

While we have got the road dug up down through there, why don't we replace that old two inch galvanized water line goes down through there.

Matt Blackburn

We talked about that as a possibility. We're not 100% sure. We don't think that line loops all the way around. We think there's one that comes out Wilmont and one that goes down Laurel Drive, sort of kind of figure out a way to see what our options are with that. With that being a gravel road it be a little bit easier to go back if we need to later.

Doug Matheson

I just know that we have so many leaks on it all the time.

Matt Blackburn

Yeah, and the majority of the leaks that we've had on that road have been sewer line. I went back with Mark, I think we've had to water leaks on it compared to 10 water main breaks. So I think a lot of them get called in as water leaks originally. But yeah, the waterline is something we've talked about and hopefully we can address.

Charlie Sellers

And we have to report a leak, a sewer leak when it exceeds what quantity?

Matt Blackburn

1,000 gallons or reaches surface waters.

Shane Fox

And unfortunately, this is seems to be both in that particular area within that. So without giving away too much of some of the thunder at the retreat, we also have been able to find, so to speak some extra water monies that we had not spent during the first and second third phase of the bond issuances as well. And so part of the discussion that we're having internally as a staff right now would be the prioritization of those unspent bond monies. And the two inch lines, the galvanized lines we have within the town definitely have come up recently, as needing to be replaced this particular area, and we didn't look at this is not a looping. So it's essentially a two inch runs here from the corner, we have made a tap recently to the parsonage, so we have tapped this into the line of Wallingford above the two inch line that does run along Wallingford. I think about right here and stops. And there's a gap here and then it picks up here and comes back and it ties in. If we were to do that, then obviously we've played on looping that back around. I'm not sure the purpose, why it wasn't looped in during these days within

that. But we did plan on bringing to council during the retreat, some thoughts on how to maybe move forward with spending some of that unspent bond money for 2014, 2017 and 2019. And this very well may be one of those projects that we bring along with a couple other options within that. We unfortunately didn't think through that didn't have some of those numbers when we started this process with Iron Mountain and moving forward with that. It kind of felt like there was an urgent need right now to go ahead and move forward with replacement this line and then talk during the retreat about potentially going onto that 2 inch line as well if that satisfactory Council during that conversation.

Doug Matheson

Anything we can do to reduce Matt and the guys have been out at midnight.

Charlie Sellers

Do we have a motion?

David Harwood

I'll make a motion to accept the proposal for the Laurel Drive sewer line replacement.

Albert Yount

Second.

Charlie Sellers

We have a first and a second any further discussion?

All

All in favor.

Charlie Sellers

Thank you. Well, ladies and gentlemen, just a few comments from me. I would like to thank the Walker family, Brandon Walker, they purchased turkeys for every town employee is that correct? We thank you so much, Council, thanks you, our Town employees really appreciate it. And secondly, the Walker family also led the way and donated shields to our police department. How many shields? Yeah, two ballistic shields, these are bulletproof shields. Brandon approached us, as he has before and offered to help support a project. And the projects that we were thinking through how they're going to finance was the replacement of ballistic shields at Blowing Rock Elementary School. So Brandon was on board with that project and we certainly appreciate that very much so we're looking at purchasing two ballistic shields. Very good thank you. I want to say Merry Christmas to all of our citizens. Merry Christmas and Happy New Year to all of our town employees to the Council. done a great job. And I hope everybody's holidays are safe. If you travel be careful. Hope everybody stays in good health.

David Harwood

Yeah, I have two things. First, I really enjoyed myself at the town of Blowing Rock employee Christmas dinner, I want to thank everybody on town staff that was involved in planning that and executing that. It was very memorable. And it really showed what the family, the Town of Blowing Rock is. So thank you for including me in that. And I really appreciate my new swag. The second thing is I want to thank Chief

Miller for jumping off a building literally, in Raleigh. If you don't know it, my daughter My oldest daughter works for Special Olympics North Carolina. And had she been aware that you were going to be in Raleigh, she would have been in attendance at an event. She covers the school systems based on old school systems from Greensboro to the Tennessee border. And but if you don't know, Chief Miller participated in a fundraiser for Special Olympics. In honor of a very special friend of his and you had to repel from what floor helped me.

Aaron Miller

The tallest building in Raleigh, which is 300 feet. It was a lot of fun for a good cause.

David Harwood

So thank you for doing that. Especially was meaningful for the Hardwood family.

Melissa Pickett

I would also say that I highly enjoyed our town Christmas party it's hanging out with staff is amazing. It proves to me the town that we live in. I've seen our staff together as a family and just so proud of our staff and the hard work that they put in. It's great to see them all together and enjoying themselves for change and not in a hole at 2 am on a Friday night. It's nice to see everybody relaxed and having a good time. So and I hope they have the best holidays with no issues. Fingers crossed for you. If not, you can call me come bring you coffee. Probably don't want me running equipment but I'll bring coffee.

Doug Matheson

I'll start off with the good and go to the bad, the good is the Christmas party was great. My wife said it was the best one we've had yet. Thoroughly enjoyed that. thank the staff always thanked the employees for everything they do. I thank Mr. Braxton and Mr. Castle out there, they will now go and find out more real job it is? How many hours that you can spend in this so good luck, gentlemen. And thanks so much for coming over here to Blowing Rock, it meant a lot to this Council to see ya'll out in the audience tonight. A little bit of the bad news, I just got done with risk management meeting in Raleigh. And it doesn't look good for the insurance this year. So one of the things is you can't let Aaron be on the garbage truck. I can already tell you, that's a no, no, that's not no more. But it looks like with discussions that we've went through that it's going to be a double digit increase on insurance this year, a lot of it has to do with Hurricane Ian is probably gonna go down as one of the most costly catastrophes that we've ever had. In one day, it costs more than what funding can really handle. They had to dip into their reserves. That and they say some of the more outrageous jury awards that we're seeing anymore, has really driven the price of insurance. That was the bad news of it. But I do wish everybody a Merry Christmas.

Pete Gherini

Thank you. I have a couple of things. First of all, Todd, and Braxton, congratulations. I know, you know, because you've been briefed about the ambulance situation. And, you know, we've been kicking this can down the road for some time. And it's really time to get some resolution on this. So we'd appreciate any help you guys can bring to that. Because, you know, it's not a good situation. So we'd appreciate anything you can do to help that. If you need any information, Mr. Fox is a Encyclopedia of everything that's been going on. So secondly, we had our TDA retreat, and went through a lot of stuff, five hours.

And I'll just highlight a couple things. And I'd like to acknowledge because a couple of meetings ago, I acknowledged the ABC contribution and I say we need to acknowledge TDA's contribution to so that's one thing. Tracy did mention, you know, the scheduling issue, which we've talked about, and we've agreed to put that on the retreat so we can get some continuity and clarity on that to kind of clean that up. We made some approvals on the wayfinding we approve \$78,000 to move forward with that project. Destination by Design, I think is going to be the lead company that's going to do that those are the people that have done it down in Boone and I think Boone looks really good with that. So that's moving forward. We also approved an RFQ for the branding discussion. And that will I guess we can talk about that at the retreat too. And so I think that was about it. And it was a good meeting we got a lot done and thanks to Shane and Nicole for all their input

Shane Fox

I have a few updates tonight so bear with me. I'll start back what feels like a while ago with our lighting of the town and the parade took place. Thanksgiving the Friday and Saturday. Thank you all departments and staff that helped out the lighting of the town, I want to thank Parks and Recreation staff, they always do a tremendous job. Without a headcount, I would venture to guess this was the best or the largest one that we've had, we'll say a couple 1,000 folks in attendance for that the parade on Saturday, the weather could not have been better. Thank you to all town staff truly that pitched in. During that process this year, we did things differently. So of course, last year was the first year of not having cars on Main Street. So that was continued on this year. This year was really the first year that we put full effort into blocking all intersections with large vehicles, dump trucks, fire trucks, things that nature. So that took a tremendous amount of staff to be on hand to be able to move those and attend to that all police staff, including our reserves were on that morning as well. Thank you to ASU and the Town of Boone for participating in assisting us with some of the police protection that was in attendance that day. Again, thank you to everyone that participated with the parade and lighting up the day on I don't think it could have gone off any smoother than when it was Christmas party. Again, thank you to the staff, most notably, park recreation, again, did a tremendous job. Those two weeks were busy weeks for them putting together all of these activities for the town for the tourists, and then concluding with our town Christmas party, which I thought was fantastic. And thank you to the Council for coming and participating in that. Public works, I think we call it water leak season, I think that's a fair call. So we've had three water leaks since our last meeting. They always happen on a weekend. And they always happen at night, if you've noticed within that. So we have one on 11-19 and other 11-29 and then one last Friday, at Chetola. So our peak hours there seem to be around six or seven, eight o'clock in the evening until about two in the morning. Thank you public work staff for always jumping in and taking care of the needs of the town. I've worked in many places. And I've shared this before, where that's not always the case. So on a Saturday night, like never have the night teeth when a call comes in. I think at six o'clock we have a water leak on Main Street. That same repair was done by 10 o'clock that night on the Saturday so thank you to public work staff. And thanks to the fire department. On November the 20th, we had a pretty expensive fire in the BlackBerry area that's outside of town that does include all of our fire personnel that worked a full day to be able to attend to that fire. And appreciate the fire staff within that projects, couple updates on some projects Laurel Lane is complete. So that was a FEMA funded project. That's now complete. So we'll leave it at that. Luckily, it was fully funded by FEMA. And I think the outcome is good just took a little while to get there. So we're appreciative of the staff and all the work that went into that. We talked earlier about some of the bids

that are coming up, we'll say in the next 10 days. To be fair, maybe less than that, we'll have a number of bids going out. The largest being our Main Street project that does have a water line bid a sewer line bid, a underground utility line bid and a sidewalk line within that. So that will go out within the next seven days. I think that's fair to say. And those bids are going to be back prior to the retreat. And we'll open those and then we'll utilize the retreat to have those conversations about what those bid outcomes look like, are PARTF bid again, similar timeframe. So we're looking to have those bids back. That's our parks and recreation grant funds that we received or more of a park upgrades and includes expansion of the bathrooms retrofitting the current bathrooms or upgrading the bathrooms, additional sidewalks ADA accessibility walkways into the park, new pickleball courts, refurbishing the tennis courts, along with some additional lighting, seating, additional picnic area for the playground. And then one additional feature to the playground. Again, I didn't mention on the Main Street project, the \$4.8 million from the general assembly. Thank you again to Ray Indiana for assisting us within that the part of Project is a combination funded, we hope fingers crossed between the \$500,000 part of grant that we received this past year 2014 bond issuance which has about \$450,000 left that will issue this spring, along with contributions from the TDA as Mr. Gherini said, and ABC that was mentioned within that so hopefully that project as our fingers are crossed will be funded of using those mechanisms and not require any additional funding to move forward with that. But again, we'll utilize the retreat to walk through the results of those bids. And discussion. last project that we are planning to bid out in the next seven to 10 days would be our AMI water meter project. Again, that will go out and we're hoping to have bids back prior to the retreat and we can discuss options that we will have moving forward with potentially replacing our current manual read system with AMI technology, which will allow much improved and much needed customer service benefits along with allowing us to fully understand our water system a little bit better loss, water etc. Within that, we do have some funding options for you to present. We talked a little bit about this last year including potential bond money, and then some unspent monies as well that we're gonna discuss within that. So their treat is going to be fun and exciting times to talk about all of these projects and all the details. For everyone. Just a reminder, the retreat is scheduled for January 30, 31 and February 1st, three days at the American Legion a couple of dates I'll bring up as I finish up our January Town Council meeting. We are planning on discussing paid parking, not asking for decisions to be made. We are hoping to leave you with questions during that timeframe that we'll be answered a little bit more in depth during the retreat as well. So you can start putting together a picture of the agenda of the retreat as I go through some of this stuff. Our Town Hall is closed for Christmas on Friday, the 23rd and Monday the 26th and Tuesday the 27th. And just a reminder as we're getting into snow removal season as well. We do have our signs posted on Main Street and Sunset that reminds individuals not to park along those two streets between 1am and 9am when we have snows excessive of two inches because of snow removal within that so we put those signs up now a few weeks ago with the anticipation of snow so far we haven't had any so maybe that's good luck that it's not there. Be more than happy to answer any questions other than that, just wishing the staff and everyone a Merry Christmas.

Charlie Sellers

Thank you Okay, ladies and gentlemen, we will be going into closed session but first will take a break to say hello to Braxton and Todd and tell the Walker family once again. Thank you. So we're gonna take a 10 minute break. We will be going into closed session afterwards and they possibly would be a decision made hackery come out of closed Session

MINUTES
Town of Blowing Rock
Town Council
December 13, 2022

Town Council returned to open session at 7:42 p.m. Council Member Gherini made a motion to approve the interconnect settlement agreement with the Town of Boone, Mayor Pro-Tem Matheson seconded the motion. Unanimously approved.

Council Member Pickett made a motion to adjourn the meeting at 7:45 p.m., seconded by Council Member Gherini. Unanimously approved.

MAYOR _____
Charlie Sellers

ATTEST _____
Hilari H. Hubner, Town Clerk