

DRAFT
MINUTES
Town of Blowing Rock
Board of Commissioners
Regular Meeting- August 13, 2013

The Town of Blowing Rock Board of Commissioners met in regular session on Tuesday, August 13, 2013 at 5:30 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock. Present were Mayor J.B. Lawrence, Commissioners Albert Yount, Dan Phillips, Tommy Klutz, Doug Matheson and Jim Steele. Others in attendance were Interim Town Manager Bob Shepherd, Town Attorney Allen Moseley, Town Engineer Doug Chapman, Police Chief Eric Brown, Finance Director Nicole Norman, Public Works Director Mike Wilcox, Parks & Recreation Director Jennifer Brown, Emergency Services Director Kent Graham, and Town Clerk Sharon Greene.

CALL TO ORDER

Mayor Lawrence called the meeting to order at 5:30 p.m. and welcomed everyone.

APPROVAL OF MINUTES

A motion was made by Commissioner Matheson to approve the minutes for the July 9th, 24th, and 29th, 2013, seconded by Commissioner Steele. Unanimously approved.

NEW BUSINESS

1. Alternative Fuel Vehicles –Educational Presentation

Interim Town Manager Shepherd stated that he had received a request from a Councilmember wanting more information about alternative fuel vehicles (AFV). Mr. Shepherd then introduced Mr. Bill Eaker, Director of Environmental programs for Land-of-Sky Regional Council in Asheville, NC.

A power point presentation was given by Mr. Eaker. He stated the Land-of-Sky Clean Vehicle Coalition (CVC) was created in 2004 to promote alternative fuel vehicle adoption in the Asheville Metro Area. Types of alternative fuel mentioned in the presentation were Biodiesel, Electricity, Natural Gas, Propane, Ethanol and Hydrogen. Benefits of alternatives were fuel economy, energy security and fewer emissions. Mr. Eaker also reviewed CVC services such as educating policy makers and fleet managers, etc. about alternative fuel technology and benefits, conducting fleet assessments, developing policies, etc.

Mr. Eaker further explained how the different alternative fuels were utilized and he also spoke about the different types of vehicles such as plug-in hybrids and battery electric vehicles that could be used.

Upon completion of the presentation, Mayor Lawrence thanked Mr. Eaker for his presentation.

2. American Legion Building Plans

Planning Director Kevin Rothrock advised that Mr. David Patrick Moses, AIA was present to update Council regarding the architectural plans for the American Legion Building.

Mr. Rothrock stated the main focus was to evaluate the proposed design of the facility and reach a consensus on how to proceed. However, there were some concerns regarding cost and whether the project could exceed the amount budgeted from the PARTF grant and Town Funds.

Interim Town Manager Shepherd also reiterated that the plans being presented by Mr. Moses were for Council's review to see if they were interested in moving forward and to indicate whether they liked or disliked the design. Commissioner Steele stated without costs estimates, he was not prepared to discuss the plans at great length.

At this time, Mr. Moses explained the different plan variations to Council. Commissioner Phillips thanked Mr. Moses for his work on the project, but felt the windows on the rear wall facing Broyhill Lake were too small. He also felt the proposed bathrooms were too large and the space could be utilized more efficiently. Mr. Moses explained the proposed bathrooms were designed to meet building code specifications and the windows were small in order to adhere to the budget for the renovations of the building.

Audience member Barbara Wright stated that tearing the American Legion Building down would be totally unacceptable.

Mr. Don Hubble stated according to the Town Survey, constructing another community center was not important to the citizens of Blowing Rock.

Commissioner Steele explained that before the survey had been sent; grant funding had been awarded to the Town for this project that needed to be used within a 3-year period. If the Town chose not to move forward with the project, the grant money would be forfeited.

Commissioner Steele stated the American Legion Building was used by many people and renovations were needed. However, the renovations would need to be done in phases due to cost.

Commissioner Steele also commented that Council was responsible for three things, 1) the Town Budget; 2) Town Infrastructure, (water/sewer and roads), and 3) Town Management in which Council was currently in the process of hiring a Town Manager. Commissioner Steele continued to state that he felt the American Legion project should be placed on hold until more important issues were dealt with such as the hiring of a Town Manager.

Commissioner Klutz asked if Mr. Moses had looked into placing the restrooms downstairs. Mr. Moses stated that he would like to see renovations done to the downstairs area, but due to budget constraints, this had not been discussed. Commissioner Matheson stated the bathrooms needed to be handicap accessible. He also agreed the bathrooms should be placed away from the back wall.

Commissioner Steele asked about the physical education area that was needed in order to comply with the grant funding regulations.

Audience member Richard Gooseman commented that showers would be needed if there was going to be a fitness area. Mr. Gooseman also felt the Town would be competing with private enterprise should this facility be used for weddings, etc. after the renovations were completed.

Commissioner Yount asked Building Inspector John Warren about building code compliance should renovations be done on the exterior of the building. Mr. Warren stated that a certain percentage of work could be done exteriorly to comply with the grant regulations. Any additions or structural changes had to meet State building code requirements; however, maintaining the existing bathrooms could be done.

Mr. Kent Tarbutton stated there was not a lot of land to work with at the American Legion and he didn't think there was adequate room for a fitness area in the building. He stated that he would like to see the Town utilize the property to its' fullest potential and he wasn't sure another public meeting area was needed.

Mr. Steve Irace also stated there were several facilities in town such as BRAHM, the EMS building, etc. that were used for community meetings, etc. he also felt if the American Legion Building was renovated it would compete with other businesses in town.

Commissioner Klutz made a motion to table this issue until further discussion could be held, seconded by Commissioner Phillips. Unanimously approved. **American Legion Building Plans – Tabled**

3. Streetscape Phase IV (a) - Bids

Town Engineer Doug Chapman stated two (2) bids for Phase IV of the Streetscape Plan had been received. A low bid of \$54,470 had been submitted by Mountain Crest, LLC which was below the budgeted amount of \$60,000 for this project. Phase IV would begin at Storie Street and proceed to Morris Street in front of the Fig Leaf.

Mr. Chapman stated that Mountain Crest, LLC was appropriately licensed with the North Carolina General Contractor Board and had successfully completed projects of this nature in the past. He advised that staff recommended the bid be awarded to low bidder Mountain Crest, LLC in the amount of \$54,470. A motion was made by Commissioner

Phillips to award the bid to Mountain Crest LLC, seconded by Commissioner Klutz. Unanimously approved.

4. Landslide Investigation – Wonderland Trail & Quail Hollow

Town Engineer Doug Chapman gave a brief history regarding the landslide area on Wonderland Trail. He stated this area had collapsed in 1994 and had been repaired. Mr. Chapman stated that Council had viewed the landslide recently and inquired as to what options were available for fixing the problem.

Mr. Chapman advised that ESC Carolina, Inc. (ECS) a geotechnical consulting service had been contacted regarding the roadway slope failure on Wonderland Trail and Quail Hollow. A number of possible options had been discussed and a comparison of alternatives had been prepared. Mr. Chapman presented Council with potential solutions, cost estimates, etc. regarding the landslides on Wonderland Trail and Quail Hollow.

At this time, Mr. Chapman began a power point presentation. In the presentation, the following eight (8) options were reviewed:

1. Close the section of 110-foot roadway completely.
2. Close the east-bound land of the 110-foot section of roadway. The north land will remain open, with a guardrail to the south. The subject section of roadway will become a dual-direction, single lane that is sign or signal controlled.
3. Installation of a drilled shaft secant wall on the outside edge of the subject section of the roadway. The drilled shafts, likely 24 to 48 inches in diameter, will act as a cantilevered retaining wall.
4. Stabilization using conventional soil nailing and shotcrete facing. The soil nailing and shotcrete facing may include just the upper 10 feet of the lower slope or as much as 30 feet of the lower slope. This option may also include some regarding of the lower slope.
5. Stabilization using "launched" soil nails.
6. Rock excavation on the north side of the roadway with the intention of moving the centerline of the roadway to the north.
7. Installation of a drilled shaft supported roadway bridge section.
8. Installation of a rock anchored section of reinforced or post-tensioned concrete mat.

Mr. Chapman reviewed estimated cost as well as pros and cons of each of the eight (8) options. After further discussion, it was the consensus of Council for Mr. Chapman to further investigate Option #4 and #6. Mr. Chapman agreed that Options #4 and #6 seemed to be the best solutions for the problem.

Council thanked Mr. Chapman for his work on this matter.

SPEAKERS FROM THE FLOOR

Mr. Melvin Goulds spoke regarding a drainage problem occurring on Ransom Street that was affecting his property since the construction of a new home across the street. He asked that the problem be fixed in a timely manner.

Mr. Kent Tarbutton encouraged Council to take the time to study and investigate projects such as the American Legion and future projects before making their decision.

Mr. Bob Hege of 291 Ransom Street also spoke regarding the drainage problems occurring on Ransom Street. He stated that a ditch was needed on the upper side to carry the water.

Next, Mr. Richard Gooseman spoke regarding a wash-out that had occurred near the Meadowbrook Hotel property. He stated the problem area was not part of his property and wanted to know who was going to repair the problem.

It was the consensus of Council for Town Engineer Chapman to assess the area and for Town Attorney Moseley to research who owns the property.

At 7:10 p.m. Commissioner Steele and Matheson were excused from the meeting.

At 7:15 p.m., a motion was made by Commissioner Phillips, seconded by Commissioner Klutz to move into executive session to discuss a personnel matter. Unanimously approved.

ADJOURN

Council re-entered their regular meeting at 7:30, there being no further business to discuss adjourned the meeting.

MAYOR _____

J.B. Lawrence

ATTEST _____

Sharon Greene, Town Clerk