

MINUTES

Blowing Rock Board of Commissioners

Tuesday, January 8, 2002

The Mayor and Board of Commissioners for the Town of Blowing Rock met in regular session on Tuesday, January 8, 2002 at 7:00 p.m. Present were Mayor J. B. Lawrence, Barbara Ball, Terry Lentz, Keith Tester, Rita Wiseman, and David Wray. Also present were Town Manager Don Holycross, Town Attorney Allen Moseley, Town Engineer Marion Rothrock and Town Clerk Barbara Beach. Other staff members attending the meeting were Director of Public Works Johnny Lentz, Police Chief Owen Tolbert, Planning Director Kevin Rothrock, Building Inspector John Warren, and Recreation Director Kim Oberle.

Approval of Minutes

Mayor Lawrence suggested that the minutes of the December 11, 2001 meeting be amended to reflect his statement that Wayne Green's suggestions would be taken under advisement. Ms. Wiseman made a motion that the minutes are approved with this change, and Mrs. Ball seconded. It was approved unanimously.

Public Hearing

1. Ryback Development Request to Construct Townhouse Units – CUP 2001-12

Curt Ryback, president of Ryback Development was present to request a conditional use permit to construct 24 two and three bedroom condominium units on property currently used for the New River Inn and Navelli's Restaurant on Highway 321 North. He plans to remove the existing inn and restaurant, and use the existing motel office as a construction office and then as a leasing office.

Mayor Lawrence opened a public hearing on the matter and Mr. Ryback and Benjie Thomas, engineer, were sworn to speak. They answered questions from the Council about the project, and then upon motion of Mr. Wray, second by Ms. Wiseman, Council voted unanimously to close the public hearing.

Ms. Wiseman moved that the draft conditional use permit be approved as submitted, with addition of a condition requiring the developer to bond the demolition of the existing structures on the property. Mr. Wray seconded the motion. Mr. Moseley suggested that Council might wish to mandate a time frame for the developer to perform the demolition and

to complete the infrastructure.

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Ryback Development Request– CUP 2001-12 Continued

Ms. Wiseman amended her motion to require a bond or letter of credit for the demolition and removal of the existing structures within six months of the start of the project. Town Staff will determine the amount of the bond, usually cost plus 125%. Mr. Wray seconded the amended motion, and Council voted unanimously to approve the draft CUP with the amendment as noted.

CUP 2001-12 Attached as Exhibit A

Old Business

1. Bids for Construction of North Main Street Sidewalk

Town Engineer Marion Rothrock reported on the bid opening for the construction of the North Main Street sidewalk. C. Neil Shepherd of North Wilkesboro submitted the low bid, in the amount of \$274,855. Other bids received are as follows:

Young & McQueen \$282,217.00

Iron Mountain Construction 289,615.20

R & G Construction 365,772.50

Crawford Construction 456,290.60

Taylor & Murphy 472,425.00

The new bid represents a saving of \$52,000, compared to the low bid that was submitted last year by another company. Construction is expected to begin around the end of March, depending on weather. Mr. Lentz made motion that the bid from C. Neil Shepherd be accepted. Mrs. Ball seconded the motion, and all members voted in favor of the motion.

Council then discussed the allocation of the cost of the project, and Ms. Wiseman moved that the Town use the full amount of the \$41,440 cash bond paid by Tanger Shoppes on the Parkway for sidewalk improvements and street trees. This would allocate the cost as follows:

Tanger Shoppes on the Parkway \$ 41,440

NC Department of Transportation Grant 130,000

Town of Blowing Rock 103,415

Total \$274,855

Mr. Tester seconded the motion, and it was unanimously approved.

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Mayor Lawrence ordered a five-minute recess and then reconvened the meeting at 7:50 p.m.

New Business

1. Blowing Rock Garden Club Beautification Proposal – South Main Street Trail

Mr. Lowell Thomas presented plans from the Blowing Rock Garden Club to remove dead trees and brush from the bank of the historic South Main Street trail. Mr. Thomas explained that this would make the trail more attractive and contribute to the preservation of the wall and walkway. Garden Club and BRAAC volunteers will provide labor for the project and BREMCO will trim trees under the power line. Mr. Thomas requested that the Town handle traffic control during the tree removal and as well as providing some labor in removing trimmings that will not be done by BREMCO. All members of the Council expressed appreciation to the Garden Club and the Appearance Commission for their commitment to beautifying the Town.

2. BRAAC Request for Town Gardener

Mrs. Linda Campbell, chairperson of the Blowing Rock Appearance Commission, presented a request for the Mayor and Board of Commissioners to approve funding for a new position of town gardener. Her presentation included current conditions of Town landscaping, an appearance plan for the Town, and a proposed job description for the new position. Mrs. Campbell requested funding of the position beginning in Spring, 2002. Ms. Wiseman suggested that the Council consider the matter at the Council retreat to be held in late January. Members agreed to table the request to the January 24 meeting.

3. Adoption of 1997 Local Water Supply Plan

Mr. Holycross reported to Council that the NC Department of Environment and Natural Resources had notified the Town that the Water Supply Plan submitted in 1998 had been approved. The supply plan was based on information from the 1997 calendar year and was referred to as the 1997 Local Water Supply Plan. NCDENR requests that a resolution be approved to formally adopt the 1997 Plan. Mr. Lentz made motion that the attached resolution be ratified. Mrs. Ball seconded the motion, and it was unanimously approved.

Resolution No. 2002-01 Attached as Exhibit B

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4. Closed Session

Mr. Tester moved that the Council convene in closed session to consult with the Town Attorney by authorization of NCGS 143-318.11(5) concerning real property acquisition. Mr. Lentz seconded the motion and all members voted in favor.

After reconvening in open session, there was no further business, and the meeting was adjourned at 8:55 p.m.

J. B. Lawrence,
Mayor

Barbara G. Beach, Town Clerk