

## **MINUTES**

### **Town of Blowing Rock**

### **Board of Commissioners**

**June 19, 2007**

The Town of Blowing Rock Board of Commissioners held a special meeting on Tuesday, June 19, 2007 in the conference room at Town Hall. Those attending were Mayor J.B. Lawrence, Commissioners Terry Lentz, Rita Wiseman, Keith Tester and Tommy Klutz. Commissioner Bobby Ball was out of town and unable to attend. Others in attendance were Town Manager Scott Hildebran, Planning Director Kevin Rothrock, Building Inspector Jesse Horner, Finance Director Margaret Pierce, and Town Clerk Sharon Greene.

#### **Call to Order**

Mayor Lawrence called the meeting to order at 9:00 a.m. Town Manager Hildebran advised that Commissioner Ball requested that she be called during the meeting. After reaching Mrs. Ball, it was decided that Mr. Hildebran would call her when the meeting ended with an update.

#### **Discussion Item**

Town Manager Hildebran presented Council with Ordinance #2007-09 directing the demolition of property located at 120 Yonahlossee Road owned by Tri Bal Holdings, LLC. Mr. Hildebran stated he had spoken with the Institute of Government, League of Municipalities, the City of Greensboro and the Town of Winston-Salem regarding this process. Mr. Hildebran advised the owners had been given notice that the Town Building Inspector planned to do an inspection of the property on March 12, 2007. Inspector Jesse Horner did inspect the property and posted it as condemned. Notice of a hearing to be held March 26, 2007 regarding this issue was sent to Tri Bal Holdings, LLC. The Town received a request from the owners asking to defer the hearing until April 5, 2007 if possible. The Town conducted the hearing but agreed to defer the order until April 5, 2007. At the April 5 meeting, no one from Tri Bal Holdings, LLC attended. After the hearing, the Chief Building Code Official ordered the demolition of

the property on June 14, 2007. Mr. Hildebran stated Tri Bal Holdings, LLC had not complied with the demolition order as of this date and official action was needed by Council to review and approve *Ordinance #2007-09 Directing The Chief Building Code Official To Demolish and Remove A Structure At 120 Yonahlossee Road.*

Mr. Hildebran also stated that an asbestos inspection was scheduled before the demolition was to be done. He advised that Town Attorney Allen Moseley had suggested the following process for demolition stating the Town should approach contractors who have permits and are bonded for this type of work and request bids for this project. Mr. Moseley also advised that all salvageable materials should be assessed and credited toward the lien that would be placed on the property. Mr. Moseley advised a demolition landfill was to be used for demolition materials. He then stated the Town should send notice to the local newspaper, to Tri Bal Holdings, LLC, Mr. Leo Balestrieri, and to Mr. Charles Clement who is representing Tri Bal Holding, LLC regarding the demolition. A motion was given by Commissioner Lentz, seconded by Commissioner Klutz to accept Ordinance #2007-09 as written. Unanimously approved. **Ordinance #2007-09 Attachment A**

Town Manager Hildebran also conveyed the Town had spoken with Watauga County regarding foreclosure proceeding if taxes were not paid in the near future on the property in question.

Mr. Hildebran advised he had received complaints from area residents regarding property located on Morningside Drive known as "the Kinnard house" owned by Mr. Leo Balestrieri. He stated the entrance to the home and several windows were open. Mr. Hildebran advised that he had requested the police department to check the status of the home and while there, they had secured the home.

## **Other**

Finance Director Margaret Pierce gave a brief explanation regarding letters that were sent to Council from Town Auditors.

During the most recent Intergovernmental Retreat hosted by Watauga County, which included the Town of Boone Board of Commissioners, Watauga County Board of Commissioners, and the Town of Blowing Rock Board of Commissioners, improvements and enhancements to Hwy. 421 from Hwy. 194 to Hardin Street were discussed. A letter of support for this project was requested from the Town of Blowing Rock to be sent to N.C.D.O.T. Town Manager Hildebran presented the letter of support to Council for their review. **Hwy. 421 Letter of Support Attachment B**

Town Manager Hildebran stated that Commissioner Klutz had been approached regarding the Moody property that was for sale which adjoined town property. Mr. Hildebran inquired if Council had any interest in this parcel. Based on the asking price, it was consensus of Council that it would not be feasible to purchase this property at the present time.

Mr. Hildebran requested that Council authorize the moving of approximately \$5,000 - \$6,000 in unexpended FY 2006-2007 capital outlay funds from Fund 30 to Fund 50 Water/Sewer Reserve Fund to be used for future water/sewer capital projects. He stated a budget amendment would be presented for recognizing the revenue and expense in early FY 2007-2008. The Board concurred with this transaction.

Mr. Hildebran also conveyed the Blowing Rock Ruritan Club had voted during a recent meeting to relinquish ownership of their property to the town with a vote of 8 to 4. Mr. Hildebran stated that the Club would follow-up with the Town and this could possibly take place in July or August of this year. He stated the building may be in need of minor repairs.

Mayor Lawrence asked about the status of the water situation due to the ongoing drought. Mr. Hildebran stated the Town continued to be in Stage II Water Shortage Advisory, as were other surrounding areas such as Caldwell County, Ashe County, Watauga County, etc. Council requested that town staff continue to monitor water use violations.

Council also briefly discussed the Hanna Family Building project on Main Street.

At 9:35 a.m. at the conclusion of the agenda items, a motion that Council convene in closed session to discuss a personnel matter by authority of North Carolina General Statutes 143-318.11(6) was made by Commissioner Wiseman, seconded by Commissioner Lentz. Unanimously approved

Upon reconvening in open session at 9:45 a.m., a motion was made by Commissioner Tester and seconded by Commissioner Klutz to grant Town Manager Hildebran the authority to modify the salary of the finance director position to meet area market conditions effective July 1, 2007. Unanimously approved.

## **Adjournment**

With no further business to discuss the meeting adjourned at 9:45 am.

**Mayor** \_\_\_\_\_

**J.B. Lawrence**

Attest: \_\_\_\_\_

**Sharon Greene, Town Clerk**

**Attachments:**

**A) Ordinance #2007-09**

**B) Hwy. 421 Letter of Support**