

BOARD OF ALDERMAN

March 01, 2021

The Board of Aldermen of the Town of Connelly Springs met at 7:00 pm at the Town Hall Board Room in Connelly Springs, North Carolina. The following board members were present: Mayor Johnny E. Berry, Alderman Terry Childers, Alderman Steve Smart, Alderman Josh Phillips, Alderman Ramona Duncan, and Alderman Carroll Turner. Also, in attendance were: Attorney Redmond Dill, Town Administrator Tamara Brooks, Deputy Brian Sigmon and Planning Board Members Joe Dempsey, John Herman and Debbie Pelick. Alderman Kimberly Sigmon was absent, excused. The Board meeting was recorded in accordance with North Carolina General Statute 160A-72, 171.

CALL TO ORDER AND WELCOME: Mayor Berry called the meeting to order at 7:00 pm and welcomed all in attendance.

INVOCATION: Alderman Turner offered an invocation and Mayor Berry asked those in attendance to rise and give the Pledge of Allegiance.

APPROVAL OF AGENDA: Alderman Smart made a motion to approve the agenda as presented. Alderman Duncan seconded the motion and the vote was unanimous.

APPROVAL OF BOARD MINUTES: Alderman Phillips made a motion to approve the minutes from the Board of Aldermen's regular meeting on February 01, 2021 as presented. Alderman Turner seconded the motion and the vote was unanimous.

PUBLIC AND BOARD COMMENTS AND ANNOUNCEMENTS: None.

NEW BUSINESS:

ANNEXATION / WAHL & THOMAS PROPERTIES:

Attorney Dill said Administrator Brooks had completed the investigation for both the Wahl and Thomas properties. She has submitted a Certificate of Sufficiency for the Board's review and approval. Alderman Childers made a motion to accept the Certificate of Sufficiency for the Wahl and Thomas properties as presented. Alderman Turner seconded the motion and the vote was unanimous. A public hearing is scheduled for April 5th at 6:30 pm, prior to the regular Board of Aldermen meeting.

CHAPTER 160D ZONING:

Administrator Brooks made a request to the Board of Aldermen to contract with WPCOG to assist with NCGS Chapter 160D zoning updates. She explained the legal requirements and deadlines, as well as the consequences municipalities might face if those are not met. WPCOG offered two (2) options: the first option would be to assist with meeting the Chapter 160D changes only for a contract cost of ten thousand dollars (\$10,000.00); the second option would be to assist with meeting the Chapter 160D changes and rewriting the town's zoning ordinances to bring them up to date for a contract cost of sixteen thousand dollars (\$16,000.00). Alderman Smart made a motion to contract with the WPCOG to assist with Chapter 160D changes and rewrite the town's zoning ordinances to bring them up to date for a contract cost of sixteen thousand dollars (\$16,000.00). Alderman Turner seconded the motion and the vote was unanimous.

Administrator Brooks said the second major deadline for Chapter 160D would be July 1, 2022, which would require municipalities to have an updated comprehensive plan or land use plan. The town's land use plan is ten (10) years old and will need to be renewed to meet the new standard for Chapter 160D. WPCOG gave an estimate of sixteen thousand dollars (\$16,000.00) to write a new land use plan or twenty-one thousand dollars (\$21,000.00) to write a new comprehensive plan. Another future requirement will be to meet ADA Standards (Americans with Disabilities Act of 1990) within town limits. This would be a transitional plan that WPCOG could provide at the cost of two thousand eight hundred twenty-one dollars (\$2,821.00). After a brief discussion, the Board agreed to discuss the comprehensive plan, land use plan and ADA standards as budget items at a later time.

ADMINISTRATOR'S REPORT:

1170 TOMLINSON LOOP PROPERTY: Administrator Brooks read a letter from Joyanne Downing regarding the town's property at 1170 Tomlinson Loop. She asked if a gate or barrier could be placed preventing people from parking on the property. Alderman Smart made a motion to place concrete barriers and "no trespassing" signs on the property. Alderman Childers seconded the motion and the vote was unanimous.

ATTORNEY’S REPORT:

Previously stated – Annexation

MAYOR’S REPORT: Mayor Berry reported that he attended a WPCOG Executive Committee Meeting and an Executive Committee Meeting for VEDIC on February 23rd. Due to COVID, all meetings were held virtually.

FINANCE: Alderman Smart said income received is at one hundred three percent (103%) for the year. He said there is still money available in the contingency fund if needed for a project. There is a budget workshop scheduled for Tuesday, March 16th at 6:30 pm.

GOVERNMENT SERVICES:

POLICE: Alderman Childers asked Deputy Sigmon to give his report for February 2021.

Larceny – 1	Domestic Disturbance – 2	Breaking and Entering – 1	Investigation – 1
Suspicious Vehicle – 1	Order for Arrest – 1	Warrant for Arrest -- 1	Criminal Summons -- 3

TOTAL CALLS FOR SERVICE: 89

WATER/SEWER: Administrator Brooks presented the preliminary cost estimates from West Consultants for water line extensions to the RL Icard property on Cannon Lane and Shade Tree Apartments. Each estimate had two options for a 2” line for single residential service only and a 6” line for multiple residential services that would also allow for a fire hydrant. For the RL Icard property, the 2” extension is estimated to cost thirty-thousand nine hundred fifty dollars (\$30,950). The 6” extension would cost fifty-one thousand six hundred dollars (\$51,600.00). For the Shade Tree Apartments, the 2” line extension is estimated to cost nineteen thousand four hundred fifty dollars (\$19,450.00). The 6” extension would cost twenty-six thousand two hundred fifty dollars (\$26,250.00).

After a brief discussion, no action was taken. Administrator Brooks will contact each property owner with the estimates.

PARKS AND RECREATION: Alderman Duncan said the planning for the concerts is going well. The bands have been booked and food trucks are being contacted.

PERSONNEL: None.

PROPERTY:

OUTDOOR BUILDINGS: Alderman Phillips and Alderman Smart discussed replacing the outdoor buildings behind town hall. No action was taken.

TRANSPORTATION: Alderman Turner said the water tank road had been resurfaced with milling at a cost of twenty-one thousand three hundred sixty dollars (\$21,360.00). Evans Construction has completed the work.

ADJOURNMENT: With no further business before the Board of Aldermen, Mayor Berry called for a motion to adjourn. Alderman Phillips made a motion to adjourn with Alderman Turner seconding the motion. The vote was unanimous.

Johnny E. Berry, Mayor

Tamara Brooks, Town Administrator/Clerk