

## **Regular Meeting**

Town of Cooleemee

July 15, 2024

### Minutes

(open session)

Mayor Smith called the meeting to order at 6:00PM.

Mayor Smith gave the Invocation.

Mayor Smith led the room in the Pledge of Allegiance.

Mayor Smith welcomed a room full of attendees.

Seeing no necessary changes to the Agenda.

Mayor read a new conflict of interest statement to ensure no board member had any conflicts they should withdraw from at tonight's meeting, seeing none

Motion made by Commissioner Reavis to adopt the Agenda along with the Consent Agenda which includes the June Finance Report, and minutes from June 17, 2024 meeting.

Seconded by Commissioner Ferrell; motion carried (4-0)

**Public Comment:**

Mike Spry from Midway St. spoke on getting a letter from Code Enforcement thanked the Town for hiring a contractor to start on this and he has no issues with getting a letter only the letter did not quite explain what his violations were for. Hoped in the future just for better clarity in those notifications, he had talked to the Clerk already and the letter was for his neighbor they wrong address was written down due to the address yard marker in the corner of the lots.

Ron Bivins updated the Town on the River Park seeing 15,000+ visitors from June 28 to current date, the Park is almost overwhelmed due to social media coverage the Park has had recently not specifically from the Park but Park goes. Touched base on the overcrowded roads for the 4<sup>th</sup> they expected crowds and were prepared for crowds but nothing like what showed up. They had Rowan Sheriff Office involved State Highway Patrol as well trying to correct the situation as best as possible and hope to be better prepared during future Holiday events.

Commissioner Almond gave the Law Enforcement Updates, they Logged 549 hours of the contracted 400 the past month, with 72 total events being recorded including store and school checks, traffic violations, and routine paperwork being delivered.

The Clerk an update of Town Hall happenings, Zoning book had been complete and ready for approval and was on the agenda later tonight, Code book all updates had been sent over as they continue to review and update as needed, once completed we would have a public hearing for adopt the updated version, but could still be a few months before we get books as they make revisions and we speak back and forth they will not begin printing books until we have approved the changes/updates. But we are OK moving forward with Code Enforcement and Citations.

Powell Bill reporting has begun 2 of the 3 reports are complete once the 2<sup>nd</sup> is approved, I will have until Dec 1 to complete the last one. LGC semi annual report was completed this past week, due July 15 for Jan-June and due Jan 15 for July-Dec.

We are in preparations to complete our 23/24 Audit on time looks to take place August 20, 2024 We got our notice that we were granted the County Rec Grant of \$5800. The only stipulation they had was keeping the Pickleball courts north/south verses turning east/west. We have until May 25 (report day) to spend these funds. Gave the board notice that next couple months invoices would include many different items that only come around annually including NCLM Insurances, Membership dues for NCLM and PTRC and other various items please feel free to ask questions when you see something unfamiliar.

Lastly he noted Tyler Chadwick has started as Code Officer for the Town has 12 cases open folks are already beginning to make improvements not at all locations but most, Clerk did add that the notices that have gone out are just that notice not violations so it did hit a broad area of what the Town is looking for to clean up, once actual violations go out they will be more detailed and specific and detail what actions would need to take place in order to abate the violation.

Mayor Report, parade was hot but very successful many turned out to be in watch and support the event very thankful for the Oneal Family for stepping up where and when needed to make everything run smoothly. Has collected evaluation sheets from County and other Towns for employees to determine how things are going and when raises should be considered. Newsletter is coming out soon much work is going into that, Clerk stated this would be mailed out by the following week. The auditor coming up, Mayor Smith would like to take part in that and run ideas of control process through him to be sure we are staying on top of any potential situations.

Motion made by Commissioner Tippett to post for Planning Board members.  
Seconded by Commissioner Ferrell; motion carried (4-0)

Motion made by Commissioner Reavis to adopt the new Interlocal agreement with Davie County, this includes current services being extended such as Tax Collection, Library, and Consulations, adds services to provide Zoning assistance as needed.  
Seconded Commissioner Almond: motion carried (4-0)

The Finance Officer presented the board with a copy of the required FPIC Response for the 22/23 audit being late. This form is required by the LGC to answer questions pertaining to the actions taken. The majority of the Board just needed to sign.

Motion made by Commissioner Reavis for a \$300 Budget Transfer to finish paying for streetlights on line 10-560-13.  
Seconded by Commissioner Almond; motion carried (4-0)

Motion made by Commissioner Ferrell to allow the Clerk to attend a School of Government training in Sept-Oct-Nov and allow for up to \$2000 for the \$1380 class and motel stays.  
Seconded by Commissioner Reavis; motion carried (4-0)

Opening of the RFQ responses for Architect services had 2 provided responses one from Ken McDanial with Micheal Graves and John Fuller with Fuller Architect Services.

It was determined to allow 2 weeks for reviewing these responses and meet back on Monday July 29, at 6:00PM to further discuss and award the Services out.

Motion made by Commissioner Tippett to open a Public Hearing for Zoning Updates.  
Seconded by Commissioner Reavis; motion carried (4-0)

No one chose to speak on the Zoning Updates during the Public Hearing, the Clerk gave a small presentation to the board on the changes.  
Most of the Changes are required by State Law to be updated with a small exception for wording on Parking Regulations for retail businesses it currently stated the business must provide 4 spaces per 1000sq ft of gross area, a few properties were not actually meeting that regulation including the new Family Dollar but if we change that to 4 spaces per 1000sq ft of retail selling space it would take care of that situation. The clerk has reached out to SOG, PTRC (who performed the Zoning Updates), other Municipal areas in the area and they all agreed there would be no rea reasoning to provide parking for storage, office, or even restroom areas only selling areas. (see attached for further changes)

Motion made by Commissioner Tippett to adopt the newly updated Zoning ordinances for 160D and the parking regulations.  
Seconded by Commissioner Ferrell; motion carried (4-0)

Board Comments: Commissioner Tippett asked about the Rec Grant how we would move forward, the clerk explained you must apply for this Grant for particular items and must spend if awarded on those very items. We can add items to be covered at our cost, we can take away something that was asked but must return those portions of the funds back to the Rec or submit a change form for approval.

Motion by Commissioner Ferrell to enter closed session pursuant 143-318.11 (3) Attorney Client Privilege.  
Seconded by Commissioner Reavis; motion carried (4-0)

Motion by Commissioner Ferrell to enter open session.  
Seconded by Commissioner Reavis; motion carried (3-0) Almond absent due to recusing from Civil Case closed sessions. Tippett was excused from closed session by Mayor for time conflict, Mayor Smith vote was counted for quorum purposes.

Motion by Commissioner Ferrell to adjourn meeting.  
Seconded by Commissioner Reavis; motion carried (3-0) (Same note as previous vote)

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Mayor, Jeff Smith

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Clerk, Steven Corriher