

**TOWN OF NORTH WILKESBORO
COMMISSIONERS SECOND REGULAR MONTHLY
MEETING JUNE 24, 2021**

5:30 p.m.

HELD AT THE STONE FAMILY CENTER FOR THE PERFORMING ARTS

Zoom online platform:

<https://us02web.zoom.us/j/81376431875>

And YouTube:

<https://www.youtube.com/channel/UC7NdWfFjwMjbLuarfqHDemg>

THERE WERE PRESENT:

Robert L. Johnson, Mayor
Andrew Palmer, Commissioner/Mayor Pro-Tem
Angela Day, Commissioner
Debbie Ferguson, Commissioner
Bert Hall, Commissioner
Michael Parsons, Commissioner

ALSO PRESENT:

Wilson B. Hooper, Town Manager
Debra Pearson, Town Clerk
Daniel Johnson, Town Attorney
Meredith Detsch, Town Planner
Interim NWP Chief Rob Thornburg
Connie Bauguess, Finance Officer

CALL TO ORDER

Mayor Johnson called the meeting to order at 5:35 p.m. and delivered the Invocation. Mayor Johnson asked Interim Chief Rob Thornburg to lead the Pledge of Allegiance.

IV. Additions/Deletions to the Agenda: There were four updates to the agenda. Town Manager Hooper advised an addition to Item V., naming it V.(a.) Awards and Recognitions: Oath of Office for new North Wilkesboro Police Officer Jordan Rodney Walsh. Another update to the agenda was adding Fiscal Year Closeout Amendments Item B.), updating wordage and Resolution #2021-09 to Charge off Utility Accounts Receivable "Insolvent Utility Accounts" Item C.) and lastly Item J.), Employee Comments has one addition.

V. Approval of the Agenda: Mayor Johnson called for a motion to approve the agenda as amended. Commissioner Michael made the motion to approve the agenda as amended, seconded by Commissioner Ferguson. Motion unanimously carries.

V. (a). The North Wilkesboro Police Department has a new Officer on the force. Officer Jordan Rodney Walsh took the Oath of Office delivered by Mayor Robert Johnson. Interim Chief Rob Thornburg held the Bible for Officer Walsh. The Board welcomed Officer Walsh and thanks him for his commitment to service.

VI. Public Comments: Mayor Johnson opened the floor for public comments. There was Ms. Rose Presnell who was actually there for Item G.) on the agenda. Town Manager Hooper thought it best to ask her to speak at this time as that Item G.) would come well into the meeting and she would not have to wait if she didn't wish to. Ms. Presnell requests the Town keep 102 and 108 Sycamore Street properties residential instead of these properties losing their "grandfather" status to commercial due to no one living in the properties for (6) months or more. This item will be heard in a Public Hearing later in this meeting. There was also Wilkes business owner Dr. Ron Cohn attending this meeting via ZOOM call in. He spoke briefly regarding Item H.). Dr. Cohn wishes to open a "kid-friendly" indoor recreation facility at 831 Main Street. This item will be heard in a Public Hearing later in this meeting. Citizen Tucker Taylor was also a call in via ZOOM, but did not wish to speak. With no other comments or requests from the audience, the Public Comment section of the meeting was closed.

VII. Consent (action)

All consent items may be approved in one motion. Items requiring further discussion will be pulled and voted upon separately.

- A.) Approval of Meeting Minutes (action) – Debbie Pearson
- B.) Fiscal Year Closeout Amendments (action) – Connie Bauguess
- C.) Utility Write-Offs (action)

Mayor Johnson called for a motion to approve the Consent Items as stated. **Motion to approve Items A, Approval of Meeting Minutes, B., Fiscal Year Closeout Amendments and C., Utility Write-Offs, was made by Commissioner Parsons and seconded by Commissioner Palmer. Motion unanimously carries**

VIII. Town Manager/Attorney's Reports:

- Town Manager Hooper reports the first panel interview was held today regarding the current open position for North Wilkesboro Chief of Police. North Wilkesboro Police Captain Robert Thornburg is acting as Interim Police Chief.
- The Smoot Park Splashpad colors and the contract have been approved. A payment schedule has been set and completion date is tentatively set for November, but could possibly be completed by the middle of September.

Attorney Johnson has no report at this time.

IX: Public Hearings:

D.) Public Hearing on Changes to Town Code Chapter 5, Buildings- Meredith Detsch- The floor was declared open for Public Hearing by Mayor Johnson. Planning Director Detsch briefly covered this item again as it had been discussed at the previous board meeting. With no comments or concerns from the Board or the public on this item, Mayor Johnson declared the Public Hearing closed. **Motion to approve made by Commissioner Parsons reading the consistency statement**, I Michael Parsons move to approve the edits as presented. The town of North Wilkesboro deems the proposed amendments to be consistent with the Town of North Wilkesboro's Comprehensive Plan dated June 5th 2018 and any other applicable plans. The proposed amendments are supportive of the following Plan's purposes: Establish the legal foundation for zoning and private-sector development. The proposed zoning amendment is

reasonable and in the public's interest because it supports the Comprehensive Plan. **Motion was seconded by Commissioner Day. Motion passed 4-1 with Commissioner Hall in opposition to the Changes to Town Code Chapter 5, Buildings.**

E.) Public Hearing on Changes to Floodplain Ordinance– Meredith Detsch- The floor was declared open for Public Hearing by Mayor Johnson. Planning Director Detsch briefly covered this item again as it was discussed at a previous board meeting. With no comments or concerns from the Board or the public on this item, Mayor Johnson declared the Public Hearing closed. **Motion to approve made by Commissioner Ferguson reading the consistency statement, I Debbie Ferguson** move to approve the edits as presented in the Zoning Ordinance Article V, Rules of Construction, Interpretation and Definitions, 5.3 Definitions and Article VI. Zoning Districts 6.5 Overlay Districts, (C) Floodplain Overlay District (FPO) as amended and rewritten in its entirety. The Town of North Wilkesboro deems the proposed amendments to be consistent with the Town of North Wilkesboro's Comprehensive Plan dated June 5th, 2018 and any other applicable plans. The proposed amendments are supportive of the following Plan's purposes: Establish the legal foundation for zoning and subdivision changes, guide future land-use related regulations, and provide predictability for private-sector development. The proposed zoning amendment is reasonable and in the public's interest because it supports the Comprehensive Plan. **Motion was seconded by Commissioner Parsons. Motion unanimously carries.**

F.) Public Hearing on Changes to Article III, Section B of Zoning Ordinance- Meredith Detsch. The floor was declared open for Public Hearing by Mayor Johnson. Planning Director Detsch briefly covered this item again as it was discussed at a previous board meeting. With no comments or concerns from the Board or the public on this item, Mayor Johnson declared the Public Hearing closed. **Motion to approve was made by Commissioner Parsons reading the consistency statement. I, Michael Parsons,** move to approve the edits as presented to the Town's Zoning Ordinance, Article III Administration, The Boards. (B) The Board of Adjustment with edits as presented. The Town of North Wilkesboro deems the proposed amendments to be consistent with the Town of North Wilkesboro's Comprehensive Plan dated June 5th, 2018 and any other applicable plans. The proposed amendments are supportive of the following Plan's purposes: Establish the legal foundation for zoning and subdivision changes, guide future land-use related regulations, and provide predictability for private-sector development. The proposed zoning amendment is reasonable and in the public's interest because it supports the Comprehensive Plan., **seconded by Commissioner Palmer. Motion unanimously carries.**

X. Policy:

G.) Proposed Rezoning for 102 and 108 Sycamore St. – Meredith Detsch
Commissioner Ferguson made a motion to call for a Public Hearing to be held July 22, 2021. Commissioner Day seconded this motion. Motion unanimously carries.

H.) Proposed Text Amendment to Zoning Ordinance to Allow Indoor Recreation Services Downtown – Meredith Detsch. **Motion to call for a Public Hearing on July 22, 2021 was made by Commissioner Ferguson, seconded by Commissioner Hall. Motion unanimously carries.**

I.) Full Economic Development Investment Policy– Wilson Hooper- **Motion to approve the Economic Development Investment Policy was made by Commissioner Parsons, and seconded by Commissioner Ferguson. Motion unanimously carries.**

J.) Hiring Bonuses and Part-Time Wage Increase – Wilson Hooper *After discussion from the Board, it is the decision of the majority that this item be tabled for the present time and be brought back after more research can be put into it.*

K.) Wilkes County Business Center Water Extension Project– Wilson Hooper **A motion to approve Capital Project Ordinance was made by Commissioner Palmer and seconded by Commissioner Hall. Motion unanimously carries.**

L.) Appointment to Wilkes County Joint Planning Board – Meredith Detsch **Motion to reappoint Mr. Charlie Sink to the Wilkes County Joint Planning Board was made by Commissioner Day and seconded by Commissioner Parsons. Motion unanimously carries.**

M.) Appointments to Board of Adjustment – Meredith Detsch **Motion to approve Mr. Danny Long as North Wilkesboro Board of Adjustment Alternate was made by Commissioner Palmer and seconded by Commissioner Ferguson. Motion unanimously carries.**

N.) Town Manager Evaluation- More discussion was held regarding the evaluation form to be used for Town Manager Hooper. A Closed Session may be held July 6th or July 22, 2021 to determine the evaluation process. The deadline is August 1, 2021.

XI. Mayor and Commissioner Topics:

Mayor Johnson stated he thought the Concert on the Deck featuring Sythian and Brother Oliver was wonderful and that Tourism Director Crystal Keener did a wonderful job with the first concert of the year and since Spring 2019. There was a good turn out and everyone seemed to have a great time. Mayor Johnson also said he was happy to see a Roses Department Store going in to the old Lowes Foods building at Midtown Plaza, and the locally owned IGA chain of grocery stores has acquired Just Save Food Store, formerly Lowes Foods on Hwy 18, North Wilkesboro just inside our ETJ.

XII. Closed Session if Necessary:

There was no closed session called at this meeting.

With no other discussion, comments or concerns, Mayor Johnson called for a motion to adjourn the meeting. **Meeting was adjourned 7:47 p.m. with a motion made by Commissioner Hall and seconded by Commissioner Parsons. Motion unanimously carries.**

Debra W. Pearson, Clerk

Robert L. Johnson MAYOR

Approved _____