

REGULAR BOARD MEETING
Town of Sylva Board of Commissioners
June 16, 2016

The Town of Sylva Board of Commissioners held a regular meeting on June 16, 2016 at 9:15 a.m. in the Board Room of Municipal Hall, 83 Allen Street, Sylva, N.C.

MEMBERS PRESENT: Mayor Lynda Sossamon and Commissioners Harold Hensley, Mary Gelbaugh, Greg McPherson, and David Nestler.

MEMBERS ABSENT: Commissioner Barbara Hamilton.

STAFF PRESENT: Paige Dowling (Town Manager), Dan Schaeffer (Public Works Director), Davis Woodard (Police Chief), and Eric Ridenour (Town Attorney).

VISITORS PRESENT: None.

CALLED TO ORDER: Mayor Sossamon called the meeting to order at 9:17 a.m.

APPROVAL OF AGENDA: *Commissioner Hensley made a motion to approve the agenda. The motion carries with a unanimous vote.*

PUBLIC COMMENTS: None.

MAYOR'S REPORT: Mayor Sossamon noted she attended a Southwestern Commission Mayors meeting. She also told the board that the NC League of Municipalities is organizing a mayors group for NC rural mayors.

COMMISSIONER'S REPORT: Commissioner Gelbaugh thought the Pump Track demonstration went well. Commissioner Hensley noted that Clyde Bumgarner passed away.

MANAGER'S REPORT: Manager Dowling reminded everyone of the July 4th fireworks and bands at Bridge Park starting at 4:00 p.m. She thanked the Chamber and Julie Spiro for their hard work on this celebration. The Town has contributed \$1,000 to the band and reserved three port-a-potties for approximately \$300. Dowling noted that this celebration is a wonderful thing for the community. Dowling reminded the board that Monday, June 20th, would be the next Economic Development Steering Committee meeting and members need to rsvp. The group is going to work on a community assessment and asset mapping. The Town is providing pizza. The Town is running an ad for garbage truck bids so that a bid can be made on the truck after we have received financing in July for the truck and backhoe. Dowling told the board that letters had been distributed to retailers downtown about the Main Street conference August 10-12. Plans will be finalized for this event in the next two weeks. The MSSA retreat will be held from 9-2 next Tuesday, June 21st, in the library conference room. MSSA will develop their work plan for the upcoming year. Dowling mentioned she would be out of the office next Thursday and Friday for the NC City & County Manager's summer seminar. The conference will be held in Asheville. The next board meeting will be held July 14th at 5:30 p.m. since the meetings will now be held the 2nd and 4th Thursday.

PUBLIC WORKS REPORT: Dan Schaeffer met with Johnathan Woodard to update the wayfinding project and cite signs. They are also working on the encroachment agreement and need a detail of the base.

POLICE DEPARTMENT REPORT: Chief Davis Woodard updated the board on training the officers are attending. He noted the Moral Monday event went well and it was nice to work with the Sheriff's Department. Woodard also noted that the department was relieved the Wal-Mart bombing case has been solved and thanked the SBI and ATF for their assistance. Officer Dezarn has been promoted to sergeant and Officer Moore moved to the day shift.

FIRE DEPARTMENT REPORT: An installation dinner for the 2016-2017 officers will be on July 11, 2016 at 7:00 p.m. at the Fire Department.

MAIN STREET REPORT: The Main Street Committee held their retreat on June 21, 2016. The Main Street Manager's Conference is August 10-12th. Hotels are booked for this event. Russ Harris and Dana Smith resigned from the MSSA, however Bernadette Peters rejoined the committee. Harris will still chair the promotions committee.

QUASI-JUDICIAL HEARING: Mayor Sossamon opened the public hearing for the Board of Adjustments for a quasi-judicial matter on a conditional use permit request from Bedrock Rentals at 9:30 a.m. Manager Dowling reviewed the staff report for the conditional use permit. Exhibits are attached to the staff report. Commissioner Gelbaugh suggested that the Zoning Administrator approve the building design. Commissioner McPherson has concerns with a driveway and would like to see a community area with a basketball court. Attorney Ridenour noted that the building can be subject to board approval. Commissioner Hensley expressed that the community was not opposed to this church.

Being no further comment, Commissioner Gelbaugh made a motion to close the public hearing. The motion carries with a unanimous vote and the hearing closed at 9:44 a.m.

BOARD OF ADJUSTMENT: Mayor Sossamon opened the Board of Adjustment meeting at 9:45 a.m. *Commissioner Gelbaugh made a motion to vote on the Conditional Use Permit from Bedrock Rentals, LLC, with the landscape plan approved by ordinance 38-45(3)(g) and the building design approved by the Zoning Administrator according to ordinance 38-43 and reference the B-2 and B-3 design standards. The motion carries with a unanimous vote.*

Conditional Use Permit-Bedrock Rentals, LLC.-- Mayor Sossamon read the following for approval by board:

- a. The use will not materially endanger the public health or safety if located, proposed and developed according to the plan as submitted and approved. The motion carries with a unanimous vote.*
- b. The use meets all required conditions and specifications. The motion carries with a unanimous vote.*
- c. The use will not substantially injure the value of adjoining or abutting property or, in the alternative, the use is a public necessity. The motion carries with a unanimous vote.*
- d. The location and character of the proposed use will be in harmony with the area in which it is to be located and in general conformity with the development of the Town and its environs. The motion carries with a 4-1 vote. Voting in the affirmative were Commissioners Gelbaugh, Hensley, McPherson, and ETJ Representative Betty Allen. Voting in the negative was Commissioner Nestler.*

Commissioner Gelbaugh made a motion to approve the CUP with the attached conditions of landscape design and building design approvals. The motion carries with a 4-1 vote. Voting in

the affirmative were Commissioners Gelbaugh, Hensley, McPherson, and ETJ Representative Betty Allen. Voting in the negative was Commissioner Nestler.

Commissioner Gelbaugh made a motion to close the Board of Adjustment Meeting 9:50 a.m. The motion carries with a unanimous vote.

NEW BUSINESS

FY 2016-2017 BUDGET ORDINANCE: *Commissioner Nestler motions to approve the ordinance. Commissioner Hensley noted that he felt that he could not approve the budget. Commissioner Gelbaugh added that the cemetery had been rebid at his request. The motion carries with a 3-1 vote. Voting in the affirmative were Commissioners Gelbaugh, McPherson, and Nestler. Voting in the negative was Commissioner Hensley.*

FY 2016-2017 FEE SCHEDULE: *Commissioner Hensley made a motion to approve the schedule as presented. The motion carries with a unanimous vote.*

FY 2016-2017 FIRE DEPARTMENT OFFICERS: *Commissioner Gelbaugh made a motion to approve the 2016-2017 Fire Departments officers as presented. The motion carries with a unanimous vote.*

ABC BOARD BUDGET (REVIEW ONLY): No comments.

ADJOURNMENT: *Commissioner Hensley made a motion to adjourn the meeting at 9:56 a.m. The motion carries with a unanimous vote.*

Lynda Sossamon
Mayor

Amanda W. Murajda
Town Clerk