

January 10, 2022 (REGULAR MEETING)

Minutes of the regular meeting of the Mayor and Board of Commissioners of the Town of Elkin, January 10, 2022, 6:00 p.m. at Town Hall.

Present: Mayor Sam Bishop, Commissioners Cicely McCulloch, Robert Ball, Jeff Eidson, Will Gwyn and Tommy Wheeler.

Also present: Town Manager Brent Cornelison, Assistant Town Manager/Recreation Director Adam McComb, Town Attorney Raymond Parker and Town Clerk Cathie Tilley.

Mayor Bishop welcomed everyone and called the meeting to order. He asked Police Chief Monroe Wagoner to lead our Pledge of Allegiance.

### **CONSENT AGENDA**

The following items were presented for the consent agenda:

- Minutes of December 10, 2021 (Recessed Meeting)
- Minutes of December 13, 2021 (Regular Meeting)
- Approve BA#2022-14 in the amount of \$1,000 to appropriate a contribution from the Yadkin Valley Chamber of Commerce for the purchase of audio-visual equipment for the Heritage Center (included as Exhibit A)

There were no questions regarding the consent agenda. A motion by Commissioner McCulloch to approve the Consent Agenda was seconded by Commissioner Wheeler and was unanimously approved.

### **SPECIAL RECOGNITIONS**

- Police Captain Josh Tulbert – Town Manager Cornelison
  - o Presented a framed certificate to Captain Tulbert in recognition of fifteen (15) years' service with the town.

### **PUBLIC COMMENTS**

- Mayor Bishop opened the public comments period.
- There being no public comments, Mayor Bishop closed the Public Comments period.

### **MAYOR AND BOARD COMMENTS FOR STAFF**

- Commissioner Ball:
  - o Expressed appreciation to Sarah (Harris) and the Planning Board for working so hard on the New Unified Development Ordinance (UDO).
- Mayor Bishop:
  - o Stated he looks forward to adoption of the UDO.

### **REGULAR MEETING**

#### **1. Review Proposed Future Land Use Map (FLUM) (Sarah Harris)**

- The Town of Elkin Land Use Plan that was adopted in 2000 and readopted in 2010 included a FLUM that showed current development trends:

- Commercial districts concentrated in downtown and along major roads.
  - Office and institutions concentrated around the hospital complex.
  - Industrial areas along the Yadkin River and I-77.
  - Residential areas throughout the rest of the planning areas.
  - Our FLUM is the primary visual guide to future planning and is used by the Planning Board and Board of Commissioners as a guide for future land development.
  - Changes in our new FLUM include going from six (6) categories to twelve (12) categories (based on zoning and development trends).
  - Categories in our Comprehensive Master Plan are referenced as nodes and are:
    - *Rural* – low density residential/agricultural uses/open spaces
    - *Suburban Neighborhood* – large to medium size lots with detached single-family residential development
    - *Residential Neighborhood* – small single family residential lots close to civic and institutional services
    - *Mixed Residential Neighborhood* – variety of housing options close to commercial and retail services
    - *West End* – gateway into town with mixed land use—office, commercial and residential developments
    - *North Elkin* – light industrial uses/focuses largely on infill commercial/office development
    - *Neighborhood Center* – retail, office and institutional use that can be accessed by foot or bicycle...primarily serves surrounding residential uses
    - *Highway Corridor* – big box retailers and commercial development
    - *River Front* – pedestrian scaled retail, restaurants and recreational opportunities
    - *Historic Downtown* – match and preserve the architecture, aesthetics and scale of existing downtown while promoting business, retail and mixed-use options
    - *Commercial/Industrial* – large scale industrial/commercial developments
    - *Medical Center* – capitalize upon the presence of Hugh Chatham and surrounding medical facilities through office, medical and other support services
  - There will be a public hearing next month where the proposed UDO, Zoning Map and FLUM will be considered for approval.
2. *Lassiter Property Pictures (Town Manager Cornelison)*
- Jeff (Eidson), Adam (McComb) and I along with Joe Mickey and Bob Hillyer recently hiked part of this property.
  - Presented pictures of some of the property to give the Board an idea of the landscape.
  - Reminded the Board that the EVTA will manage the property and trails for the Town.
  - Noted this property is currently not open to the public.

### 3. *Discuss Potential Partnership with Resource Institute (Town Manager Cornelison)*

- Resource Institute helps with projects associated with streams/rivers/wetlands restoration.
- Charles Anderson (Project Developer/Funding Liaison) and Dick Everhart (Consultant) of Resource Institute help find grant funding for stream bank restoration.
- Resource Institute, working with the Town, County, Watershed NOW and North State Environmental, has recently completed a project on Big Elkin Creek.
- Want to know how the Board feels about entering into a five-year agreement with Resource Institute.
- We would work with Watershed NOW and EVTA to look at individual projects for each group.
- Projects would be discussed with Resource Institute for consideration.
- This group has gotten a lot of funding for Mt. Airy.
- Following discussion, it was the consensus of the Board for staff to enter into an agreement with Resource Institute.

### **COMMISSIONS AND BOARDS**

- Minutes Included:
  - o Yadkin Valley ABC Board (November 2021)
  - o Recreation and Parks Advisory Board (November 19, 2021)
  - o Elkin Main Street Advisory Board (November 16, 2021)

### **MANAGER UPDATES**

- Heritage Center:
  - o Audio Visual equipment installed.
  - o Installation of blinds will be completed this week.
- Active Shooter Threat:
  - o Brent met with the Police Chief, Fire Chief and Elkin City School personnel to discuss everyone's role in this type situation.
  - o Discussion provided insight into everyone's responsibilities, locations, etc.
  - o Police Department was very helpful.
  - o The school plans to hold a mock active shooter drill for school personnel.
- Recovery Funds:
  - o We received better news concerning the recovery funds (ARP/CSLFRF monies) in the Final Rule that gives local governments an option to use a default minimum lost revenue growth amount of \$10 million (standard allowance).
    - We expect to receive approximately \$1.2 million.
  - o The standard allowance may be spent on any general government services.
  - o All other grant requirements still apply.
  - o Reporting requirements did not change.

- Retreat:
  - o Room at the Heritage Center is reserved for March 4<sup>th</sup> and 5<sup>th</sup> (in case two days are needed).
  - o Let Brent know of any topics you want to discuss.
  - o Staff will focus on bigger projects; then the Board will rate them.
  - o We will look at how the projects are rated, how much money we have and decide what we want to spend these funds on.
  - o We have a lot of projects to talk about.
  - o We have to figure out the best way we can spend this money.
- Also, the Watershed NOW and Wine displays are finished.
  - o Encourage you to go by and see them.

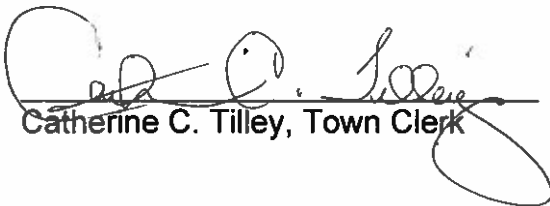
There being no further business, Commissioner Gwyn made a motion to adjourn. Upon a second by Commissioner McCulloch, the motion was unanimously approved. The meeting adjourned at 6:25 p.m.



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Sam Bishop, Mayor

Attest:



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Catherine C. Tilley, Town Clerk