

December 13, 2021 (REGULAR MEETING)

Minutes of the regular meeting of the Mayor and Board of Commissioners of the Town of Elkin, December 13, 2021, 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 November 8, 2021 (Regular Meeting)
- Tax Releases and Discoveries—there were none
- Approve 2022 Board of Commissioners' Meeting Dates (included as Exhibit A)
- Approve BA#2022-10 in the Amount of \$822 to Appropriate 50% Reimbursement Grant from the Department of Justice for the Purchase of Bullet Proof Vests back into the Uniforms Expense Line Item (included as Exhibit B)
- Approve BA#2022-12 in the Amount of \$6,000 to Appropriate Monies from a Reimbursement Check for Overpayment of a Fire Department Invoice from FY21 to Fire Department Vehicle Maintenance Expense Line Item (included as Exhibit C)
- Approve BA#2022-13 in the Amount of \$15,714 to Appropriate MSD Fund Balance from 2020-21 Audited Financial Statements to MSD Project Expenditures Restricted for MSD Projects (included as Exhibit D)

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

SPECIAL RECOGNITIONS

- Fire Department Recognitions - Chief Kevin Wilson
 - o Green Cross Award (Jaws of Life)
 - Ethan Baker
 - Walker Wilkins
 - Kevin Wilson
 - o Awards from Surry County EMS:
 - David Woodall
 - Ethan Baker
 - Kevin Carter
 - John Hogan
 - Walker Wilkins
 - Kevin Wilson

- Firefighter of the Year – John Hogan

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

- Entire Board:
 - Expressed appreciation to the Fire Department for the work they do.
- Mayor Bishop:
 - Expressed appreciation to all who helped with the Christmas Parade.

Mayor Bishop called a two-minute recess at 6:05 p.m.

Mayor Bishop reconvened the meeting at 6:07 p.m.

PUBLIC HEARINGS

1. *Conduct a Public Hearing to Review the New Unified Development Ordinance Draft (UDO) (Sarah Harris)*

- The Steering Committee members have worked extremely hard on this project.
 - We appreciate their work.
 - Hope they will be at next month's meeting to be recognized.
- This public hearing is to hear more comments before this ordinance is adopted.
- We had a really good turnout at the question-and-answer session last Friday (December 10th).
- Planning Board approved recommendation of the draft UDO at their last meeting on November 29th.
- Public Hearing was advertised in *The Tribune* November 24th and December 1st.
- This is a legislative hearing, and anyone may speak.
 - State your name and address for the record.
- Daniel Rauh of WithersRavenel is here to answer any questions.
- Following presentation, Mayor Bishop opened the Public Hearing for comments.
 - There being no comments, Mayor Bishop closed the Public Hearing.
- This concluded the public hearing.
- Town Manager Cornelison:
 - Some people who own property on Johnson Ridge Road that received letters notifying them of this public hearing came to the question-and-answer session last Friday.
 - Because of some of the changes in our ordinances, they are interested in bringing their properties into the Town limits.
 - We appreciate everyone's feedback.

REGULAR MEETING

1. Consider Approving the Decommissioning Plan for the Partin Solar LLC (Sarah Harris)

- Prior to discussion of this topic, Commissioner Eidson asked to be recused from this portion of the meeting due to a conflict of interest. Mayor Bishop requested consideration of this request. Commissioner McCulloch made a motion to recuse Commissioner Eidson from this agenda topic. Upon a second by Commissioner Ball, the motion was unanimously approved.
- Ms. Harris presented the following information:
 - o A decommissioning plan for Partin Solar LLC has been submitted for consideration by this Board.
 - o The property is to be restored to the state/condition it was found prior to the installation of the solar energy system.
 - o Planning Board has considered this Plan.
 - o A bond is not required.
 - o Attorney Parker noted:
 - In the estimate given, the Estimated Salvage Value of Project Components (\$3,897,298) is greater than the cost to decommission the project (\$3,040,987). Therefore, no bond is required.
 - The matter now is, how much faith do you put in a 35-year estimate.
 - These costs must be updated every five (5) years.
 - If the costs change, they can be required to have a bond.
 - This report, once approved, must be filed with the Surry County Manager (or designee) prior to the issuance of building permits.
 - The plan shall be updated every five (5) years and upon the change in ownership of the solar energy system.
- Ms. Harris read the following, "The property shall be restored to its condition prior to the installation of the solar energy system within three (3) months of the occurrence that triggered the need for decommissioning.
- Other discussion included but was not limited to:
 - o What would happen if the company walked away from the project?
 - Property owner would be responsible for decommissioning.
 - o If a bond is necessary, it would be for the difference between the estimated value of the recyclable materials and the cost of decommissioning.
 - o Attorney Parker emphasized the 35-year period.
- Following discussion, Commissioner McCulloch made a motion that the Partin Solar LLC Decommissioning Plan as submitted tonight meets the requirements of the Town of Elkin Zoning Ordinance. There were no

questions. Upon a second by Commissioner Wheeler, the motion was unanimously approved (copy of plan included as Exhibit E).

Mayor Bishop welcomed Commissioner Eidson back to the meeting.

2. Consider Approving a Donation of \$7,150 and approving BA#2022-11 for a New Tennis Backboard at the Municipal Park – (Adam McComb)

- Requesting approval of budget amendment #2022-11 to appropriate a donation (\$7,150) from Friends of Elkin Tennis to replace the tennis backboard and net.
- Recreation Department will do the work (removal and replacement) for this project.
- There will be a small difference of \$74 in the donation amount and the actual cost of the project.
 - o Difference will be taken out of Recreation Tennis Funds.
- This comes as a recommendation from the Recreation and Parks Advisory Board.
- Commissioner McCulloch made a motion to approve Budget Amendment #2022-11 in the amount of seven thousand, one hundred, fifty dollars (\$7,150) and seventy-four dollars (\$74) from Recreation Tennis to use to replace the tennis court backboard and net. There were no questions. Upon a second by Commissioner Ball, the motion was unanimously approved (copy included as Exhibit F).
- Commissioner McCulloch asked if this could have happened during the earthquake; Adam answered, "Possibly."

3. Accept the Lassiter and Chatham Forest Tracts from Piedmont Lands Conservancy and Approve a Conservation Easement for Both Tracts (Brent Cornelison)

- Reminded the Board of the two properties the Piedmont Land Conservancy offered to the Town.
- Executing the following documents: Deed of Conservation Easement, Report of Present Conditions and North Carolina General Warranty Deed will allow the Town to accept these tracts of land and approve a conservation easement for both tracts.
- EVTA will manage the property and trails for the Town.
- Told Board that he and Adam plan to walk this property Thursday afternoon.
 - o Invited Board members who wanted to go on this hike to meet at Town Hall at 1:00 p.m.
- Commissioner Gwyn made a motion to approve execution of the abovementioned documents. There were no questions. Upon a second by Commissioner Wheeler, the motion was unanimously approved (copies included as Exhibit G).

4. Consider Approving a Letter of Support for YVSA to Apply for FEMA (BRIC) Grant Funding (Brent Cornelison)

- The Yadkin Valley Sewer Authority is applying for a FEMA BRIC Grant (Building Resilient Infrastructure and Communities).
- This is funded 70% federal and 30% non-federal.
- YVSA has requested a letter of support from the Town.
 - o If approved, Mayor Bishop will sign the letter.

- Commissioner Wheeler made a motion to approve a letter of support for the YVSA to apply for a FEMA BRIC Grant. There were no questions. Upon a second by Commissioner McCulloch, the motion was unanimously approved.

COMMISSIONS AND BOARDS

- Consider an Appointment to the Main Street Advisory Board (Sarah Harris)
 - o Advisory Board recommends appointment of Christa Rendino to fill the seat left vacant by Brittany Russell.
 - o Commissioner McCulloch made motion to appoint Christa Rendino to serve on the Main Street Advisory Board. Upon a second by Commissioner Ball, the motion was unanimously approved.
- Consider Reappointments to the Planning Board and Board of Adjustment (Sarah Harris)
 - o Terms are up for Elizabeth Randleman and Alfreda Abrams.
 - Both are willing to continue serving on the Boards.
 - o Commissioner Ball made a motion to reappoint Elizabeth Randleman and Alfreda Abrams to the Planning Board and Board of Adjustment (3-year terms each). Upon a second by Commissioner McCulloch, the motion was unanimously approved.
- Minutes Included:
 - o Elkin Main Street Advisory Board (September 21, 2021, October 19, 2021 and November 16, 2021)
 - o Recreation and Parks Advisory Board (October 22, 2021)
 - o Elkin Tourism Development Authority (September 16, 2021)
 - o Yadkin Valley ABC Board (October 2021)

MANAGER UPDATES

- Utility Assistance Fund is up and running.
 - o Have one person donating \$50/month.
 - o Have one application.
 - o We have to have money before we can help them out.
 - o Explained different ways you can donate.
 - o Call Kelly Hembree if you have questions.
- There is a Federal Low Income Household Water Assistance Program (LIHWAP) that became available December 1st that will continue through September 2023 (or until funds run out).
 - o This is a temporary emergency program to help eligible households pay for water and wastewater services.
 - o If someone qualifies for this assistance, the county will provide a one-time payment directly to the utility company.
 - o Once these funds run out, there are no plans for reauthorization of this program.
 - o Dina is working with the county on this.
- ARP funding bill has passed the senate.
 - o These funds are more flexible than the CARES Act.

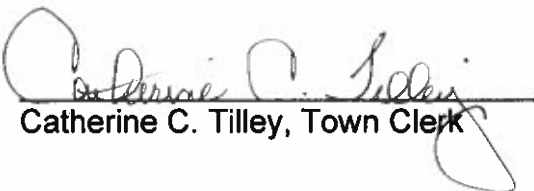
- We can choose any way we want to spend these funds.
- We should have several possibilities by March.
- Surry-Yadkin Works.
 - This program places students in businesses to complete internships.
 - There is a student that wants to work with the town.
 - We met with him.
 - Adam knows him and thinks he would be a big help.
 - This will be similar to Danielle Key's internship.
 - Will work fifteen (15) hours a week from the middle of January until the middle of May.
 - Can use funds from Recreation and Parks.
 - Expect cost to be approximately two thousand, five hundred dollars (\$2,500).
 - There was consensus among the Board to hire this student as an intern.
- Christmas Breakfast
 - Will be next Tuesday (December 21st) from 7:00-9:00 a.m.
 - This will be for all town employees.
 - Adam will be helping me cook.
 - Board members are invited.

There being no further business, Commissioner Wheeler made a motion to adjourn. Upon a second by Commissioner McCulloch, the motion was unanimously approved. The meeting adjourned at 6:40 p.m.



Sam Bishop, Mayor

Attest:



Catherine C. Tilley, Town Clerk