

September 11, 2023 – REGULAR MEETING

Minutes of the regular meeting of the Mayor and Board of Commissioners of the Town of Elkin, September 11, 2023, 6:00 p.m. at Town Hall.

Present: Mayor Sam Bishop, Commissioners Will Gwyn, Cicely McCulloch, Robert Ball and Jeff Eidson. Commissioner Alvin Hayes was absent.

Also present: Town Manager Brent Cornelison, Finance Director Dina Reavis, Fire Chief Kevin Wilson, Police Chief Monroe Wagoner, Public Works Director Travis Butcher, Economic Development Leslie Schlender, Planner Sarah Harris and Town Clerk Darla Parker.

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

A motion was made by Commissioner Eidson to excuse absent Commissioner, Alvin Hayes, seconded by Commissioner Gwyn and passed unanimously.

Consent Agenda

- Approve minutes of the August 14, 2023 Board of Commission meeting.
- Approve tax releases and discoveries.
- Approve BA#2024-6 to appropriate grant money received from FEMA for protective equipment for the Fire Department.

A motion was made by Commissioner McCulloch to approve the consent agenda in its entirety, seconded by Commissioner Eidson and passed unanimously.

Special Recognitions

Mayor Bishop read the Proclamation for Hispanic Heritage Month that runs from September 15th through October 15th, and presented it to Mr. & Mrs. Tirzo Ortiz, valued citizens of the Town of Elkin and owners of the Hispanic restaurant, The Mango Peel.

Public Comments – no comments

Mayor and Board Comments – no comments

Public Hearings

Conduct a Public Hearing and consider approving proposed text amendments to the Temporary Use Ordinance.

Mayor Bishop opened the public hearing at 6:07 pm and Planner, Sara Harris presented to the board a recommendation from the Planning Board, text amendments to the Unified Development Ordinance to Chapter 2 Zoning Districts and Supplemental Standards, Section 2.4 Temporary Uses. The proposed amendment would outline all

allowed temporary uses in a chart with additional standards, permitted districts, maximum frequency, and maximum duration.

Having no public comments, Mayor Bishop closed the public hearing at 6:09 pm.

After a brief discussion, the following motions were made and voted on by the Board of Commissioners.

1. The application is consistent with all of the objectives and policies for growth and development contained in the Town of Elkin Land Use Plan. Motion was made by Commissioner McCulloch, seconded by Commissioner Ball and passed unanimously.
2. The application is both reasonable and in the public interest. Motion was made by Commissioner Ball, seconded by Commissioner Eidson and passed unanimously.
3. A motion was made by Commissioner Eidson adopting an ordinance amending Chapter 2 Zoning Districts and Supplemental Standards, Section 2.4 Temporary Uses of the Unified Development Ordinances of the Town of Elkin, NC. Motion was seconded by Commissioner Ball and passed unanimously.

Regular Agenda

1. Consider contracting with Attorney James Freeman for legal services for closing proceedings related to the USDA loan for the hook-lift truck with leaf vacuum system. We need a neutral attorney to help us since Raymond Parker is the attorney for both the Town of Elkin and Surry-Yadkin Electric Co-op. Attorney James Freeman's rate will be at \$150.00 per hour. After a brief discussion a motion was made by Commissioner Eidson to approve the contract with Attorney James Freeman, seconded by Commissioner Ball and passed unanimously.
2. Receive update on property foreclosures. An updated list of the proposed properties for foreclosure was presented to the Board showing how many property owners had responded to the demand letter mailed out in July 2023. Of the (22) demand letters mailed, (6) have paid in full, (7) have signed a payment agreement, and the remaining (9) have not responded. After a brief discussion a motion was made by Commissioner Eidson to turn over the remaining (9) properties to the foreclosure attorney the Town has contracted with, The Kania Law Firm, P.A. The motion was seconded by Commissioner McCulloch and passed unanimously.
3. Review Front Street parking lot plan. Town Manager, Brent Cornelison presented to the Board new plans as to how the parking lot at the corner of Front Street and West Main Street will look once completed. The cost of the project, \$140,000 was approved previously in the 23/24 Budget. The updated plan includes additional curbs and sidewalks along West Depot Alley. If the cost of the project

exceeds the \$140,000, then Powell Bill monies can be used to pay for the additional sidewalks. After the project is completed, the transferring of deeds between Virgil and Mitzi Settle and the Town of Elkin will be legally recorded. Increased lighting for this area will also be addressed at some point in the near future. Brent Cornelison will be checking with Duke Energy about the need for new updated lighting.

Commissions and Boards – Minutes attached

MANAGER UPDATES

Brent thanked Commissioner Eidson for the gifts from Explore Elkin.

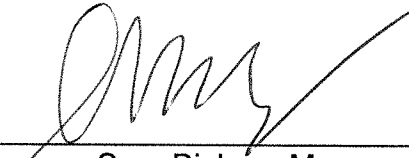
Brent announced that the Board needed to go into closed session according to NCGS 143-318.11(a)(5)(6). A motion was made by Commissioner Eidson to go into closed session, seconded by Commissioner McCulloch and passed unanimously at 6:33 pm.

Returned to Open Meeting at 6:49 pm.

Commissioner Will Gwyn asked to be recused from the vote due to being closely involved with this suggested sale of property. Commissioner Eidson made a motion to recuse Commissioner Gwyn, seconded by Commissioner McCulloch and passed unanimously.


After a brief discussion a motion was made by Commissioner Eidson to approve, that it is the Town's intent to accept the offer of \$5,000 and including a 1-year due diligence period from Mr. Dillon Neaves for partial acreage of Parcel #495113233669, (old water plant) for development. Motion was seconded by Commissioner McCulloch and passed unanimously.

There being no further business to discuss, a motion was made to adjourn the meeting by Commissioner McCulloch, seconded by Commissioner Gwyn and passed unanimously.



Sam Bishop, Mayor

Attest:



Darla S. Parker, Town Clerk