

**Town of Pilot Mountain
Board of Commissioners Meeting
Monday, June 14, 2021
7:00 PM**

Members Present: Mayor Evan Cockerham, Commissioner Rachel Collins, Commissioner Donna Kiger, Commissioner Scott Needham via Zoom and Commissioner Dwight Atkins

Staff Present: Town Manager, Michael Boaz, Town Clerk, Holly Utt, Police Chief Robbie Jackson, Public Works Director, Bob Jones, Town Planner, Andy Goodall and Town Attorney, Ed Woltz

Call to order 7:00 PM

Mayor Cockerham called the meeting to order at 7:00 PM. After a moment of silence, Commissioner Kiger led the Pledge of Allegiance.

Adoption of Agenda

Mayor Cockerham asked to add Surry Medical Ministries to the agenda. Commissioner Collins made a motion to adopt the agenda as amended and it was unanimous.

Presentations

Nancy Dixon with Surry Medical Industries. She explained the ministry provides medical care for low income, un-insured residents of Surry County. With the pandemic, needs have increased in the community. In order to provide services to the citizens they will need to add one full time medical provider and one full time nurse medical assistant. The cost to run and maintain Surry Medical Ministries will increase to \$200K with \$100K already sourced. Mrs. Dixon asked that the Board consider a shared request with the county and other municipalities of \$2,000.

Charles Anderson with the Resource Institute gave an update on the Streambank Restoration Project. The easements have been obtained and submitted to the Clean Water Management Trust Fund and there should be some response within the next couple of weeks. Once approval is received from CWMTF they will continue with the final design, permitting and construction. The construction should take 3-4 months. Mayor Cockerham asked if construction would begin in the fall. Mr. Anderson said it should start in the fall but worst case scenario the construction could begin as late as March 2022.

FY 2021-2022 Budget – Public Hearing

Mayor Cockerham opened the public hearing for the Fiscal Year 2021-2022 budget. No comments were received and the public hearing was closed.

UDO Zoning Map Amendment Public Hearing

Andy Goodall explained that the rezoning pertained to a 1.35 acre property at the corner of Grassy Knob Road and Hwy 52 Bypass. The property is currently zoned RA and the applicant has requested to rezone to LI to accommodate a small towing service on that lot. The land use map calls for medium density residential. Andy explained that the property was zoned RA and it is located in a watershed and there could only be a maximum of one home on that land. The location on the bypass makes it more conducive

for an industrial use. The Planning Board reviewed the request in May and voted 4-0 to recommend approval of the request.

Jason Doss, applicant for rezoning was present to speak. Mr. Doss stated that he owns wrecker businesses in King and Winston-Salem. He explained that there would not be a lot of traffic in and out and very low turnover. They want to use the site for heavy equipment that would not be on site for more than 10 days. They will comply with ordinances to include the buffers and screening.

Gary Mills, attorney for Jason Doss, noted that the re-zoning is keeping the character of what is already on Old 52. There are stores, garages and gas stations right there in the immediate area and this request will fit with the area.

Kester Tresler, 1034 Grassy Knob Road, was present to speak. Mr. Tresler asked if the property was sold would the rezoning go with it. Mayor Cockerham stated that it would. Mr. Tresler asked who would be responsible for the lowering the water line. Andy stated that the developer would be responsible. Commissioner Kiger asked if the Board could put conditions on the property. Andy noted that the size of the property more buffer would not need to be added because of the watershed.

Mayor Cockerham closed the public hearing.

Public Comment

Frank Nichols, Nelson Street was present to address the Board. He stated that he had talked to people in the area of the Lynch property rezoning and he had been informed that they intended to put in a stone crushing plant or asphalt plant. He also stated that he was against the town giving money to the Armfield Center, they need to become self-sufficient.

Andy Goodall reminded the Board that the public comment on that rezoning was closed.

Daniel Lynch stated that there would be no stone crushing plant or asphalt plant on that property and he is more than willing to agree to conditions on the property.

Consent Agenda

- May 10, 2021 Regular Meeting
- May 20, 2021 Work Session

Commissioner Atkins made a motion to approve the consent agenda and it was unanimous.

Board & Committee Reports

April 2021 sales were \$181,091, an increase of 18.86% over April 2020 sales of \$151,583. May 2021 sales were \$186,212, an increase of 10.16% over May 2020 sales of \$167,640. On behalf of Billy Pell, Mr. Boaz commended the employees of the ABC Store for their hard work and especially store manager, Paula Jones.

Unfinished Business

UDO Amendment – 2021-REZ-01

Andy Goodall stated that he had spoken with Daniel Lynch and he has agreeable to conditional zoning. The recommendation is to rezone the property to GM CD. This would limit the allowable uses to operable vehicle storage, outdoor storage for construction materials and that a type 3 buffer yard be installed around the area used for storage. For any additional uses they would have to petition the town to add

those uses. Commissioner Atkins stated that he had some concerns with the consistency of the land use plan. He stated that the proposed rezoning did not encourage a diverse mix of industries and businesses and it did not seek a balance between the benefits of economic development and possible negative impacts that certain types of industry might have on the environment and overall quality of life of the residents. Commissioner Atkins made a motion to deny the rezoning. The motion did not pass. Commissioner Kiger stated that she was concerned with the negative impact on properties on Golf Course Road. Mayor Cockerham stated that there is a need for more affordable housing and there is no benefit to the overall community. Andy Goodall explained that since this is a large tract of land the Board is looking at the “what if’s”. There is 40 acres across the street that is zoned GM. He noted that it was highly unlikely that anyone would build medium to high density residential across from the parcel already zoned GM. Daniel Lynch also stated that he has spoken to people in the area and they had asked what they plans were for the property. The reality is that he has had no plans on doing anything with the property. The intent is to level the property but he has no immediate plans to use it for storage and there are no plans to sell the property. Commissioner Needham asked to abstain from voting due to being an adjoining property owner. Commissioner Kiger made a motion to table the vote on the UDO Amendment 2021-REZ-01 until the July meeting and it was unanimous.

Main Street Parklet Discussion

Main Street Coordinator, Jenny Kindy, presented cost for proposed parklets. This would be a great community space and help visitors feel welcomed in downtown. One public parklet would be located at Liv for Sweets and the area in front of The Tilted Ladder for street dining. Each parklet would take up two parking places. She noted that this is a good starting point to gauge the community reaction and benefits for downtown business. The total project cost for both parklet designs would be \$4,118. Commissioner Needham made a motion to approve the proposed parklet project and it was unanimous.

New Business

FY 2022 Budget Ordinance

Mr. Boaz stated that the Board would have to wait 24 hours to approve the budget since Commissioner Needham was attending by Zoom. Mayor Cockerham stated that the LGC wants to see the town in a better position with the enterprise fund and they believe the current budget ordinance and fee schedule will benefit the town.

FY 2022 Fee Schedule

Mr. Boaz explained that there was no increase in administrative fees. There is a 12% increase across the board to water and sewer fees and infrastructure fees. This will include the base rate and volumetric rate. Mayor Cockerham commented that it is important for the LGC to see that the town is getting their finances in order and capital improvements will be done. Commissioner Atkins made a motion to adopt the 2021-2022 Schedule of Fees as presented and it was unanimous.

ARPA Funds Discussion

Mr. Boaz stated that the town is scheduled to receive \$410K from the American Rescue Plan Act over the next 2 years. There are strict guidelines as to how this money can be spent. Staff has recommended the following: Assistance to non-profits - \$20K be allocated to the Armfield Civic Center, \$15K to the Civic Club and \$5K to Surry Medical Ministries. Assistance to Small Businesses – set up a fund of \$35K to give back to small business to recover from losses affected by the pandemic. Water/Sewer Infrastructure - \$335K to be used for infrastructure projects and engineering work. Commissioner Kiger asked that the town hold off on the Civic Club, give 5K to Surry Medical Ministries on the first round of funding. She asked for accountability from the Armfield Civic Center for any monies that has been received from the

town by way of financial statements. She would also like to know how many of the members are in-town residents. Commissioner Kiger made a motion to approve the first round of ARPA funds of deferring the Civic Club, \$10K to the Armfield Center, defer small business and the balance to go to water/sewer and it was unanimous.

FY 2021 Budget Amendment 4

This amendment is needed to insure that the budget for 2020-2021 is fully balanced by the end of year. Commissioner Collins made a motion to approve Budget Amendment 4 and it was unanimous.

On Call Engineering Services

Mr. Boaz explained that the state requires the statements of qualification for engineers to do design work projects. Often times there are smaller projects that need input from an engineer and it usually adds 3 months to the completion timeline. On Call Engineering would cover small projects or issues that arise on a regular basis and allow the start of design work on larger projects without having to repeat the selection process. Statements of qualifications have been received from several firms and Mr. Boaz recommended going with Withers Ravenel. They have been working on several projects with the town and are familiar with our needs. Commissioner Atkins made a motion to authorize the town manager to enter into an agreement with WithersRavenel and it was unanimous.

Administrative Reports

Town Manager's Report

- Mr. Boaz introduced Bob Jones as the new Public Works Director. Mr. Jones stated that he was glad for the opportunity to work in Pilot Mountain and he looks forward to tackling some of the town's issues.
- Previously the town had been having a difficult time making water/sewer taps in a timely matter. Since that time the town has contracted out a number of duties that the PW department had been doing. It is his recommendation that the town begin doing the water/sewer taps in house.
- A meeting was held with the LGC regarding funding applications. They answered question that the LGC staff had about the applications and they should be on the agenda in August.
- Construction has begun on the Mt. Airy Interconnect Project with a completion date scheduled for mid 2022.
- Construction on the Simmons/Sunset water line and the Sunset Sewer Project is nearly complete. Once completed Simmons and Sunset will be repaved.
- Event season is kicking off with the Food Truck Festival on June 26th with a concert will follow.

Mayor and Commissioners Comments

Commissioner Atkins: He asked about the parking situation on School Street and Swanson Street. Mr. Boaz stated that he had discussed it with Chief Jackson but he's not sure what the solution would be at this time.

Commissioner Kiger: She encouraged people to get involved with the town and events. Jenny is needing volunteers for the upcoming food truck rodeo and concert.

Commissioner Needham: It was nice to meet the new PW Director. He commended everyone involved with the events in town and he is excited that the events are happening.

Commissioner Collins: She has been approached about people speeding on Depot Street and the residents want speed bumps. Mr. Boaz stated that speed bumps were not the best traffic calming devices and they can get damaged by snow plows. They discussed other options for speed monitoring. Mayor Cockerham stated that people slow down when they see the speed trailer and recommended some type of electronic speed monitoring device.

Mayor Cockerham: Mayor Cockerham talked about getting back to unity. The board is made of up republicans and democrats and everyone has a different prospective. They put all that aside and do what is best for the community. He encouraged everyone to be kind to one another and regardless of your race, creed, gender or sexual orientation, you are welcome in Pilot Mountain.

Closed Session - § 143-318.11(a)(6)

Commissioner Atkins made a motion to go into closed session and it was unanimous.

Commissioner Kiger made a motion to come out of closed session and it was unanimous.

Other Business

No other business to discuss.

Adjourn or Recess

Commissioner Kiger made a motion to recess until June 16 at 1:00PM and it was unanimous.

Respectfully Submitted:

Attest:

Holly Utt
Town Clerk

Evan Cockerham
Mayor