

Town of Boonville
September 3, 2013 Regular Meeting Minutes
Harvey E. Smith Municipal Building

The following were in attendance at the 9/3 regular meeting: Mayor Rusty Hunter, Commissioners Bill Florence, Janet Matthews, William Paul Baity, and Gerald Brown. Also in attendance were Police Chief Greg Gibson, Finance Officer/Town Clerk Kim Wells, Public Works Director Jeff Jones and Zoning Officer Tony Roberts.

- I. Call to order and welcome:** Mayor Hunter called the 9/3 meeting to order.
- II. Conflict of interest issues and approval of agenda:** Finance Officer/Town Clerk Wells asked that the 8/6 closed session minutes be added to III. Commissioner Matthews motioned to adopt the agenda as amended. Commissioner Brown seconded, and the motion passed unanimously.
- III. Adoption of 8/6 regular session minutes and 8/6 closed session minutes:** Commissioner Matthews suggested changes to the 8/6 regular session minutes. Commissioner Brown motioned to adopt the 8/6 regular session minutes as amended and the 8/6 closed session as written. Commissioner Baity seconded, and the motion passed unanimously.
- IV. Public comments:** Richard Lasky, 511 N. Carolina Ave., asked questions regarding the Jonesville waterline project. Mayor Hunter assured Mr. Lasky that whichever direction the Board members chose, they would keep the public informed.
Tom Bastable, President of the BBDDA, commented on the waterline project. He referenced information from prior year engineering and Yadkin County reports.
- V. Business:**
 - A. Board decision on water project:** Mayor Hunter referenced his report from the last meeting and asked the Board for input on the waterline project. Mayor Hunter had informed Kevin Austin, Chairman of the Yadkin County Board of Commissioners, about Boonville's waterline options, and Commissioner Austin indicated there would be no hard feelings between the County and Boonville if the Town Board members decided to stay on their well water system. Discussion followed on Jonesville's unwillingness to work with Boonville. Public Works Director Jones answered some of the concerns stated by Mr. Bastable. Mr. Jones reminded the Board members that no matter what water supply the town had, the infrastructure issues must be addressed. Public Works Director Jones stated that the continued use of well water would be the cheapest source. He mentioned the possibility of a future interconnection with other towns in case of a water emergency. Discussion followed on the sewer Capital Improvement Plan (CIP) and ways to market these improvements to potential businesses. Discussion followed on the Town's communication with its citizens regarding the improvements completed monthly with a schedule of upcoming improvements. It was suggested that a report be prepared monthly and posted on the Town's website. All of the commissioners commented on the water line. There were concerns expressed that the Town of Boonville would be put in a position of not being able to control its water rates. The commissioners indicated that they were impressed with Iredell County's well water system. Commissioner Brown motioned that the Town of Boonville continue using ground water instead of pursuing a source of surface water from Jonesville. Commissioner Florence seconded, and the motion passed unanimously.
 - B. Authorize Public Hearing for Ordinance changes:**
 - i. Change in Fee for water cut-on for non payment**
 - ii. Remove Mayor as authorized person for ABC permits and replace with Ordinance passed authorizing Chief of Police**
 - iii. Change in animal ordinance as it pertains to chickens**
 - iv. Zoning:**

Mayor Hunter stated the reasons for changes 1-3. Commissioner Matthews stated that when the Board members adopted the latest Zoning Ordinance, duplex homes were accidentally listed in manufacturing only. She asked the Board members to consider changing it to all 3 residential sections of the Zoning Ordinance as Special Use. Discussion followed on the date and time of the hearing. Commissioner Baity motioned to have a Public Hearing on September 26th at 7:00pm. Commissioner Florence seconded, and the motion passed unanimously.

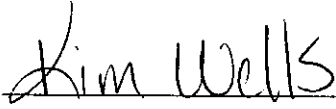
- C. **Create a Town Policy that requires any potential developers to relinquish a minimum of 1 acre of land per 20 homes, dwellings, apartments or residences to the Town of Boonville for a well site. This policy would be in effect for any development within the Town limits, the Town of Boonville's ETJ, or anywhere that the Town of Boonville supplies water to customers:** Mayor Hunter reported on the topic. Commissioner Matthews motioned to create a new policy that requires any potential developers to relinquish a minimum of 1 acre of land per 20 homes, dwellings, apartments or residences to the Town of Boonville for a well site. This policy would be in effect for any development within the Town limits, the Town of Boonville's ETJ or anywhere that the Town of Boonville supplies water to customers. Commissioner Brown seconded, and the motion passed unanimously.
- D. **Boonville Business and Downtown Development Association, Inc. Christmas Parade December 7th at 5:00pm:** Mayor Hunter informed the Board members of the time and date of the Christmas parade. He stated the BBDDA would like to collaborate with the Town of Boonville on this years event. Discussion followed on the work to be done by the BBDDA and what would be expected from the Town. Consensus was to allow Finance Officer/Town Clerk Wells to investigate the cost and liability for the Town if the event was covered under their insurance and discuss the topic at the next regular meeting.

VI. Reports and announcements:

- A. **Mayor's report:** Mayor Hunter stated that the new water meters were currently being installed. He stated that everyone had received a drafted copy of the changes he suggested on the Animal Ordinance pertaining to chickens.
 - B. **Finance Officer's report:** Finance Officer Wells reported that she expected to hear from Charles Scott before next meeting. Ms. Wells stated that discounts for 2013 taxes were \$1,160. She reported that the Town had received its final reimbursement check from the NC Rural Economic Development Center, which completed the STEP project.
 - C. **Public Works Director's report:** Public Works Director Jones informed the Board that the Public Works Department had installed 75 new water meters on the first day. Most of the meters installed on the first day were simple, but there will be less productive installation days since some meter changes will require additional work on the meter boxes. Public Works Director Jones stated that the Town had received two Notices of Violation (NOV's) this past month – 1 for a bad fecal sample that was due to high water flow during the rain and 1 for a sewer spill that happened back in July. Mr. Jones stated that a fecal resampling was performed and passed.
 - D. **Police Chief's report:** Police Chief Gibson had nothing to report.
 - E. **Zoning Officer's report:** Zoning Officer Roberts reported that the Family Dollar store representatives were still interested in Boonville but have to decide if they want to pursue the required EPA testing. He stated the gentleman building the duplex homes was currently getting all his information together for the Planning Board. Mr. Roberts reported that he had been contacted by a landowner regarding a potential tractor pull site in Boonville's ETJ. If the landowner meets all the requirements, Mr. Roberts will have to issue him a permit. Zoning Officer Roberts reported on issues he has encountered regarding bushes/trees hanging over into adjoining lots or into power lines. He informed the Board members that there was no current policy regarding this issue, and that the power companies would not tackle the issue unless a tree was damaged during a storm.
 - F. **Departmental commissioner's reports:** Commissioner Matthews reported that she had sent a letter two months ago to the Board of Adjustment (BOA) and Planning Board members asking each person if they wanted to continue to serve on these boards. She stated that two out of town BOA members and two in town BOA members requested to be removed. Commissioner Matthews stated that she had performed some research and discovered that Boonville had too many BOA members. She informed the Town Board members that she would obtain one in town resident interested in the seat and planned to have the name at the next Town Board meeting for the Board members to approve.
No other commissioner reports were made.
 - G. **Committee reports as needed:** Tom Bastable, President of the BBDDA, stated the BBDDA members were working on the plans for the parade and organizing the Association's structure.
- VII. **Recess:** Commissioner Matthews motioned to recess until 9/26 at 7:00pm. Commissioner Florence seconded, and the motion passed unanimously.



Russell (Rusty) Hunter, IV, Mayor



Kim Wells, Finance Officer/Town Clerk