

Town of Hot Springs
Board of Alderman
Regular Meeting
July 11, 2016

Present:

Mayor: Sidney Harrison
Alderman: Jeanne Gentry
Alderman: Vaughn Barnett
Alderman: Jimmy Moore
Clerk: Nancy Thomas
Tax Collector: Clara Ramsey
Attorney: Ron Moore

Mayor Harrison called the meeting to order and welcomed everyone.

Alderman Barnett made the motion to accept the minutes and financial statements.
Alderman Gentry seconded the motion.

AGENDA:

Sherrie Gladden asked the Board about approving her application for a business building she wished to place on her property. She said she had already talked to Zoning Administrator Jonathan Woods, and he had told her she was approved.

Mayor Harrison said he had not talked to Mr. Woods, but the Planning and Zoning Board would have to make their recommendation first. Mayor Harrison said they could not approve her application today, and asked Ms. Gladden to talk to Libby Staude. Ms. Staude said Mr. Woods was out of Town.

Marty Greenspan introduced himself to the Board, and stated he owns the property on 1421 River Road, and he is contemplating putting rental cabins on that property. He said several years ago he came to the Board and asked about joining the Towns Septic System. He said he currently has two septic systems on his property, and wishes to build four cabins, and place two cabins on each system. He is interested in the Policy that determines if the Town can maintain his systems.

Mayor Harrison said he was not sure Mr. Greenspan would even have the option to pay sewer charges in return for the Town taking responsibility to maintain the systems. That option was available at one time, but currently a new policy is being put in place.

Mr. Greenspan said he came to the meeting to make sure he was on the right path to move forward with his plans.

Alderman Moore asked Mr. Greenspan if he had talked to Ryan Cody, who does inspections for the County. He added if Mr. Greenspan got the clearance he needed from Mr. Cody, he could then move forward with the Town Board. Alderman Moore told Mr. Greenspan he would have a water bill for each individual cabin.

Mayor Harrison said it sounded like Mr. Greenspan was in compliance so far, and he could work with Mr. Woody on moving forward.

Mr. Greenspan said at this time he just wanted to introduce himself, and explain his intentions to the Board, and find out what procedures he needed to follow.

Mayor Harrison said Mr. Greenspan can work with Alderman Barnett also to determine what his septic needs will be.

Mr. Greenspan said he would continue working on his plans and come to the Board if it is determined

he needs two more septic systems, and will address that if he gets to that point.

Public Comment

Frankie McGaha first asked if there were any Planning / Zoning meetings that he should be informed about. He had a letter that he wanted to talk about, which had not been mailed to him, but he had gotten access to. The letter was dated mid June, so he wanted some issues cleared up. He read the letter to the Board. *(letter will be obtained if possible to attach)* and then asked if anyone could show him in the Zoning/Planning Board notebook any of the ordinances relating to the fines they threatened to impose on him in the notebook.

Mr. McGaha asked if the letter was supposed to have been mailed to him.

Libby Staude replied it should have been mailed.

Mr. McGaha pointed out it was dated 21 days ago, and he would have come in the mail by now. He then stated due to time limits he didn't know if he would be able to present his issue with the Planning/Zoning Board adequately.

Mr. McGaha read from a copy of a North Carolina publication which addressed "Rules of Conduct" for Municipal Boards.

(Letter will be obtained if possible)

Mr. McGaha went on to say he has seen a conflict of interest with this particular Zoning Board when it came to applying for permits, and talked about his permit not being addressed in a timely manner.

He said he was previously planning on overlooking that, as he was moving very soon, until he saw the letter. He said he brought some gear home, and a member of the Zoning Board saw it and jumped to conclusions. He said his business was shut down at the time this letter was written, and he may have been seen taking out friends and family, but there was no law against that.

Mr. McGaha asked if there was a permit available for operating a business on private property.

Ms. Staude replied yes. Mr. McGaha asked where it was. Ms. Staude said the application was on the clipboard. Mr. McGaha asked if he would need this permit to operate a business if he was across the street. Ms. Staude said yes, Ms. Harrison said "we don't have to answer him".

Ms. Staude said she didn't understand the question.

Mr. McGaha said if he wanted to set up a stand right across the street at the Wash Tub, would he need a permit. Ms. Staude said she would have to go back and read about it.

He said one day after he had a stand in place, a member of the Zoning Board questioned of friend of his, asking if they had a permit for the stand. Mr. McGaha said he was going to let all that go, but he was tired of the intimidation. He could not see what he was looking for in the Zoning notebook, but he did have State Statutes with him, and said he would like to make a request that any Zoning Board member who owned a business, and in particular a vacation rental business, resign. He added that when he tried to get a permit to operate his business he was immediately shut down when he mentioned he was interested in starting a vacation rental. He said at this time that was what he wanted to recommend, and that was all he had to say.

Fire Chief Josh Norton said their rescue truck went out of service on Thursday, and they needed tires replaced. He said they had a fire extinguisher that needed to be replaced. He added the extinguishers were inspected on a yearly basis, but once they were used they had to be replaced or re-serviced.

Mr. Norton then told the Board the HSVFD would be writing a check for the fireworks display, but would subtract the \$500.00 the Town agreed to pay from the amount.

Alderman Gentry said that was ok.

Mayor Harrison said there will be some motorcyclists coming to Town on the 30th. He said there would be about 100 bikes arrive around 11:00, and they were going to eat in Hot Springs. Mayor Harrison asked if perhaps some members of the HSVFD could be present to assist with parking, and ensure they depart safely around 12:00. They plan on eating at all establishments in Town.

Christine Harrison said they had regular Planning Board meetings, and the dates are posted on the bulletin board. She said people should come to these meetings to address their issues.

She added they always put a notice on the door at Town Hall whenever they had a call meeting.

Alderman Moore wanted to reply to the issue brought to the Board by Mr. McGaha. He said this Board needed to be real careful when someone puts in an application and it gets shut down, if there is a conflict of interest, they should be concerned about a possible legal issue. Alderman Moore added they should look closely at the Zoning Board, and stressed if there is any conflict of interest with an applicant and a member with a similar business, that member should excuse themselves from the room and from making any decision, before the Town gets sued.

Alderman Moore asked the Board if they wished to ask Attorney Moore his thoughts on the subject. Mayor Harrison said they would give Attorney Moore time to think about that before they would ask him to comment.

Mayor Harrison said they have talked about changing to LED Streetlights. He said they would cost about \$4500.00, but they will pay for themselves in about a year and one half. He added this expense is included in this fiscal year budget. Mayor Harrison asked for a motion.

Alderman Moore made the motion to allow Duke/Progress Energy to change the Streetlights over to the LED lights.

Alderman Barnett seconded the motion.

All approved.

Mayor Harrison said they had a large generator at the two wells belonging to the Town, and it is about 20 years old. He said it needed a panel that would cost about \$8000.00, but it was vital. He also said they would need an electrician to let them know exactly what they will need to ensure the pumps continue working in the event of a power outage. He asked the Board to be thinking about that.

Mayor Harrison said they have on hand the application for the \$215,000.00 loan for the Forest Service property on Serpentine Road. He said it was in the hands of a person helping us with it. With the Boards of Alderman approval, they are moving forward with that.

Mayor Harrison then asked the Board if the Community Center at Laurel Elementary School can have permission to dispose of about 500 gallons of waste water into our sewer system on a Monthly basis. He added he had talked to Randy Joseph about it, and Randy said that small amount should not be a problem.

Alderman Moore made the motion to allow the Community Center at Laurel Elementary School to dispose of the 500 gallons of waste water as long as it doesn't cause a problem.

Alderman Barnett seconded the motion.

All agreed.

Mayor Harrison said he would contact Mr. Davis, and let him know that as long as we don't run over our limit, and as long as there are no problems, the Board agreed to allow.

Town Business

Mayor Harrison said now that the money was received from the USFS, they would work out any Maintenance expenses with Mr. Norton, and he asked Mr. Norton to stress to Ashley, (secretary, HSVFW) to keep meticulous records of how these funds will be used.

Fire Chief Norton told the Board there were vehicle maintenance expenses some of these funds needed to go to, such as oil changes on two trucks, and more.

Mayor Harrison then reminded everyone there was a new Water and Sewer Policy that was passed at the last meeting, concerning rate increases, two residences policy, and business rates, which will go into effect the first of August.

Fire Chief Josh Norton said they would probably begin testing the Town Fire Hydrants soon, which may cause some residence water to temporarily look murky.

Mayor Harrison spoke about the "ghost" leak the maintenance department had been working on, and it seemed to have fixed itself, but at this time our water lines, and water supply is in good shape. He added there is some graffiti on our tanks that the Sheriff Department will be sending some Community Service workers to help with that.

Attorney Moore looked over some of the Zoning Board ordinances.

Alderman Gentry asked Mr. McGaha if that was how the notebook was when he was looking at it. Mr. McGaha said that was exactly how he found it.

Ms. Staude said what was not in the notebook should be found in the filing cabinet drawer, and they were still editing some of it.

Attorney Moore asked if there was a time frame regarding the application to get the loan for the USFS property.

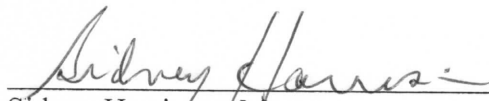
Mayor Harrison said not at this time, but they were working on it. They would let him take a look at it at a later time.

As there was no other business at this time,

Alderman Gentry made the motion to adjourn.

Alderman Barnett seconded the motion.

Approved _____



Sidney Harrison, Mayor

8/1/16

Date

Other _____