

Edenton Town Council Minutes  
May 14, 2019

The Edenton Town Council met in regular session on Tuesday, May 14, 2019 at 6:00 p.m. in the Council Chambers. The following members were present: Mayor Roland Vaughan, Councilman Samuel Dixon, Councilman Craig Miller, Councilman Roscoe Poole and Councilman Jimmy Stallings. Absent were Councilman Steve Biggs and Councilman Elton Bond.

Mayor Roland Vaughan called the meeting to order.

All present stood and recited the Pledge of Allegiance.

Councilman Poole gave the invocation.

The minutes from the regular meeting of April 9, 2019 and the special meetings of March 25, 2019 and April 25, 2019 were presented for approval.

Councilman Miller made a motion to approve the minutes as presented. Councilman Stallings seconded the motion. The motion carried unanimously.

Rand Williams with The Sorin Group was present to give a presentation to the Council on the employee health insurance plan. Mr. Williams reviewed the renewal option where they would not increase rates from First Carolina Care and also the offer that came from CIGNA insurance. Mr. Williams stated that since these two offers have come in there have been two large claims that have come in and he is concerned that this could impact renewal rates.

There was discussion amongst the Council and all agreed that there was a good relationship with First Carolina Care and employees seemed to be happy with the service and coverages they are receiving.

Mr. Williams stated that he was going to go back to CIGNA to see if these new claims would impact the rates that they submitted and would report back to the town.

Councilman Stallings made a motion to renew healthcare coverage for town employees and dependents with First Carolina Care pending an adjustment in proposed rates from CIGNA. Councilman Dixon seconded the motion. The motion carried unanimously.

Mr. Williams reviewed the dental coverages and life insurance coverages for town employees. He stated that there would be a cost savings to switch these plans to Guardian.

Councilman Miller made a motion to approve the switch for dental and life coverages to Guardian. Councilman Dixon seconded the motion. The motion carried unanimously.

Next on the agenda was the annual presentation from Destination Downtown Edenton. Executive Director Jennifer Harriss was present to give the annual update to the Town Council.

Next on the agenda was Public Hearings.

The first public hearing was for Case No. TA 19-02-A text amendment application from April & Craig Garman requesting to add Miscellaneous Retail Sales as a Conditional Use in the CN, Neighborhood Commercial zoning district.

Elizabeth Bryant, Planner gave Town Council the staff report for this text amendment.

Mrs. Garman gave a brief overview of the proposed retail store at the North Oakum Street location.

Mayor Vaughan opened the floor for public comment.

There being no comments the Mayor closed the public hearing.

Councilman Dixon made a motion to approve the text amendment. Councilman Stallings seconded the motion. The motion carried unanimously.

Mayor Vaughan administered the oath to anyone who wanted to speak about this rezoning application request.

The second public hearing was for Case No. CURZ 19-01-A conditional use rezoning application from April & Craig Garman requesting to rezone property located at 1111 North Oakum Street from R-5, Residential to CU-CN, Neighborhood Commercial, for the operation of an "overstocked items resale shop." (PIN 7805-16-83-8453)

Mayor Vaughan opened the floor for public comment.

Lori Ann Curtain gave comments about this rezoning requests. She asked if shipping containers would be located on site for storage? Ms. Garman stated no that she has off site storage.

The public hearing was closed.

A motion was made by Councilman Miller and seconded by Councilman Dixon that the request will not endanger public health or safety. The motion carried unanimously.

A motion was made by Councilman Stallings and seconded by Councilman Miller that the request will not injure the value of adjoining or abutting property. The motion carried unanimously.

A motion was made by Councilman Dixon and seconded by Councilman Stallings that the request will be in harmony with the neighborhood in which it is surrounded. The motion carried unanimously.

Councilman Miller made a motion that the request is in conformity with the Land Use Plan, Thoroughfare Plan and any other plan adopted by the town. Councilman Dixon seconded the motion. The motion carried unanimously.

Mayor Vaughan read the consistency statement which is located in the staff report.

Councilman Miller made a motion to approve the consistency statement as read by Mayor Vaughan. Councilman Dixon seconded the motion. The motion carried unanimously.

Councilman Dixon made a motion to approve the Conditional Use Rezoning with the condition that no storage container be located on site. Councilman Miller seconded the motion. The motion carried unanimously.

The last public hearing was for Case No. TA 19-01: A comprehensive text amendment to the Unified Development Ordinance (UDO) amending Article I, General Provisions; Article II, Basic Definitions and Interpretations; Article III, Administrative Mechanisms; Article IV, Permits and Final Plat Approval; Article V, Appeals, Variances, Interpretations; Article VI, Hearing Procedures for Appeals and Applications; Article VII, Enforcement and Review; Article XI, Supplementary Use Regulations; Article XVI, Signs; Article XIX, Screening, Landscaping and Trees; and Article XX, Amendments to comply with NC General Statute revisions and provide general updates.

Elizabeth Bryant, Planner gave summaries of these items.

Dale Holland with Holland Consulting Planners was present and also discussed the text amendments, which are largely due to changes in legislation approved by the General Assembly. The UDO Amendments will keep the Town consistent with the legislative changes.

Mayor Vaughan opened the floor for public comment.

There being no comments the public hearing was closed.

Councilman Stallings made a motion to approve the text amendments as presented. Councilman Miller seconded the motion. The motion carried unanimously.

Next on the agenda was committee reports.

The Administrative Committee had one item on the agenda.

It was recommended that Council approve participation in the Lead NC Fellowship Program as presented. Councilman Miller made the motion to approve the Town's participation in the Lead NC Fellowship Program. The motion was seconded by Councilman Stallings and carried unanimously.

The Finance Committee had five items on the agenda.

Councilman Dixon stated that the first item was a recommendation that Council approve Budget Amendment for General Fund Fuel & Oil Purchases as presented. Councilman Dixon made motion to approve the Budget Amendment as presented. The motion was seconded by Councilman Miller and carried unanimously.

Councilman Dixon stated that the second item was a recommendation that Council approve Debt Management Policy as presented. Councilman Dixon made the motion to approve the Debt Management Policy as presented. The motion was seconded by Councilman Miller and carried unanimously.

Councilman Dixon stated that the third item was a recommendation that Council consider condemnation of 116 East Gale Street. Ms. Knighton reported the owner requested additional time for

her and her family to get proposals from contractors to repair and restore the house. Ms. Knighton said she has provided the owner with a list of contractors and engineers in the region and that 60 days should be ample time for the owner to receive proposals. A motion was made by Councilman Dixon and seconded by Councilman Miller to grant the property owner until July 14, 2019 and postpone beginning condemnation proceedings until after July 14, 2019. The motion carried unanimously.

Councilman Dixon stated that the fourth item was a recommendation that Council approve Building Reuse Grant for Daedalus Yachts as presented. A motion was made by Councilman Dixon and seconded by Council Miller to approve the grant agreement as presented. The motion carried unanimously.

Councilman Dixon stated that the last item was a recommendation that Council approve travel request for Councilman Biggs to attend NCLM Annual Meeting as presented. Councilman Dixon made the motion to approve travel request as presented. The motion was seconded by Councilman Miller and carried unanimously.

The Public Works Committee had one item on the agenda.

Councilman Stallings it was recommended that Council approve installation of sidewalk on east side of South Granville Street to the north side of West Water Street to Dock Street as presented. Councilman Stallings made the motion to approve the sidewalk project as presented. Councilman Miller seconded the motion and it carried unanimously.

Next on the agenda was New Business.

Ms. Knighton stated that the first item was approval of Application to USDA-Rural Development for financing street repairs and resurfacing. A motion to approve submittal of application for funding was made by Councilman Miller and seconded by Councilman Stallings. The motion carried unanimously.

Ms. Knighton stated that the second item was approval of Application to USDA Rural Development for financing for the purchase of Fire Mobile Command Unit and Three Police Vehicles. A motion to approve submittal of application was made by Councilman Stallings and seconded by Councilman Miller. The motion carried unanimously.

Ms. Knighton reviewed the resolution requested by Councilman Dixon supporting NC House Bill 399, Historic Preservation Act of 2019. Councilman Dixon explained this proposed legislation would extend the State Historic Preservation Rehabilitation Tax Credits which are scheduled to expire at the end of the this calendar year. Councilman Dixon made the motion to adopt the resolution. Councilman Miller seconded the motion and it carried unanimously.

Ms. Knighton stated that the fourth item of new business was a Budget Amendment to the FY 2018/19 Powell Bill Fund. Councilman Miller made the motion to approve the budget amendment as presented. Councilman Dixon seconded the motion and it carried unanimously.

Ms. Knighton stated that the last item of new business was a Resolution approving the designation of Acting Town Manager. Ms. Knighton stated she would be on medical leave for approximately 3 weeks beginning May 16 and an acting town manager would need to be designated. Ms. Knighton asked Town Attorney Hood Ellis to review the resolution with Council. Mr. Ellis reviewed the statute that calls for

the Manager to name an acting manager with approval by the Town Council. Ms. Knighton has designated Tammy Woodley, Assistant to the Town Manager to be the Acting Town Manager.

Councilman Stallings made the motion to approve the resolution as presented. Councilman Miller seconded the motion and it carried unanimously.

Mayor Vaughan asked Council members if they had items to report on under Timely and Important Matters. Councilman Miller asked for update on the Brewery project. Ms. Knighton stated staff has been in touch with architect working for Mr. Glover to review the application process for Board of Adjustment and Historic Preservation Commission.

Councilman Miller asked about the status of the 313 East Church Street and compliance with minimum house code. Director of Planning Elizabeth Bryant reported the property owner has been correcting deficiencies noted by the Building Inspectors.

Councilman Stallings asked if the Town staff can work on adding more trash cans along sidewalks in the North Edenton neighborhood.

Mayor Vaughan commended the Edenton Fire Department for the work they did to burn the two dilapidated houses on N. Oakum Street.

Mayor Vaughan opened the floor for public comment. Mrs. Pat Grother asked if any streets in the Mill Village were on the list to be resurfaced. Ms. Knighton responded she would review the list and provide information to Mrs. Grother.

Joe Leotta asked for an update on the Hotel Hinton project and the Water Treatment Plant Upgrade and Renovation project to reduce TTHMs in the water system. Mayor Vaughan reported the owners of the Hotel are working closely with a bank that has expressed strong interest in financing the project. Ms. Knighton reported the contractor is working on the upgrades and renovations to the Beaver Hill Water Treatment Plant and it is expected the renovations will be completed in the early fall on this plant and the water produced will be in compliance with state rules.

There being no further comments, a motion was made by Councilman Dixon and seconded by Councilman Miller to adjourn the meeting. The motion carried unanimously and the meeting adjourned at 8:15 pm.