

MINUTES
VILLAGE OF FLAT ROCK COUNCIL MEETING
ASSEMBLY ROOM – VIA ZOOM
JUNE 11, 2020
9:30 A.M.

Mayor Weedman presided over the June 11, 2020, council meeting at 9:30 a.m. Those present in addition to Mayor Weedman were Vice Mayor Jamerson, Council Members Carpenter, Coletta, Dethero, Gooch and Posey, Village Clerk Parker, and Village Administrator Christie.

MOMENT OF SILENT MEDITATION/PLEDGE OF ALLEGIANCE

Mayor Weedman led the group in a moment of silent meditation. He then led the group in the Pledge of Allegiance.

Public Hearing – Fiscal Year 2020-2021 Budget

Council Member Carpenter made a motion to go into a public hearing, seconded by Council Member Gooch. The motion carried by unanimous vote.

Budget Officer Jamerson presented and reviewed the proposed fiscal year 2020/2021 budget worksheet. The budgeted amount of \$74,000 is revenue neutral to support the Flat Rock Park Foundation. Ms. Jamerson has given the Foundation a request for reimbursement of \$42,160.54 for completed projects for the 2019/2020 fiscal year.

Previously, there had been discussions on whether to create a capital project fund for the N. Highland Lake Road project, Mr. Carl Shaw, Auditor, recommends not creating a separate fund but to create new accounts in the general fund.

It was suggested in the monthly budget reports that a separate spreadsheet showing revenue and expenditures for the N. Highland Lake Road project be included.

Council had agreed for the real property tax rate to remain constant at \$.13 per \$100 for the 2020/2021 fiscal year, which will be included in the budget message.

Village Clerk Parker had received no comments nor any inquiries on the proposed budget.

To comply with the legislative changes that require approval of the FY 2020/2021 budget 24 hours after the public hearing to accept public comments, a zoom meeting was scheduled for June 12, 2020, 11:15 a.m., to approve the budget. Council Member Gooch stated he would not be available for the zoom meeting, so he asked to be excused and stated he had no issues with the proposed budget.

Vice Mayor Jamerson made a motion to come out of public hearing, seconded by Council Member Coletta. The motion carried by unanimous vote.

Public Comments – Mayor Weedman reported that the Village received forty-four emails with comments on the proposed asphalt plant in East Flat Rock, with only four emails from Village of Flat Rock residents. The comments received were all in opposition to the proposed plant.

The Village of Flat Rock has no jurisdiction in this matter and comments should be directed to Henderson County.

AGENDA APPROVAL/CHANGES

The following items were added to the agenda: Under *Consent Agenda – 2019 Discoveries & Releases*, and under *New Business, Item #9 – Asphalt Plant*. Council Member Gooch made a motion to approve the agenda as amended, seconded by Council Member Coletta. The motion carried by unanimous vote.

Consent Agenda

1. The Consent Agenda consisted of the following:

- May 14, 2020 – Council Meeting Minutes
- 2019 Discoveries & Releases

Council Member Coletta made a motion to approve the Consent Agenda, seconded by Vice Mayor Jamerson. The motion carried by unanimous vote.

Special Reports

2. Administration – Village Administrator Christie

Administrator Christie reviewed the May 2020 zoning report dated June 4, 2020, and the Village Administrator report dated June 3, 2020 (see attached reports).

3. Park Update – Council Member Carpenter

Council Member Carpenter gave an update on the following;

Shelters Open – Mayor Weedman gave the okay to reopen the Staton Pavilion and playground shelter on June 6th with a maximum occupancy of 25 persons each. Pavilion reservations are permitted as well.

Bryan Playground Cargo Net - The installation of the replacement cargo net for the playground was completed on May 29, 2020.

Trail Improvement – To improve drainage Trace & Company added a mowable, walkable swale alongside the trail that runs between the playgrounds and Nature Center. They also added more granite fines to the trail.

Wildflower Meadow – The wildflower meadow is in bloom and looks spectacular.

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4. Foundation Update – Council Member Gooch

Council Member Gooch stated the Friends of the Park campaign is progressing and he will meet with Tracey Daniels for fundraising ideas.

5. Transportation Update – Council Member Coletta

Council Member Coletta reported she attended the French Broad River MPO online new orientation session on May 22, 2020.

PARTF update: The Village has contracted with WGLA Engineering to complete the site plan required by PARTF as part of completing the conversion process. WGLA discovered that there is a discrepancy between the Village's park survey and the NCDOT right-of-way designation. NCDOT is in the process of clarifying the right-of-way specs for the Park and they will notify Council Member Coletta once that has been researched.

The final report of the feasibility study looking at connecting Carl Sandburg with the Park has been submitted by the consulting group. Council Member Coletta will request hard copies for council members to review. No action taken.

The State of North Carolina has revised the state's Complete Streets policy. Council Member Coletta will review those changes and present to Council.

6. Tax Report – Mayor Weedman

Mayor Weedman reported that, as of June 10, 2020, the current fiscal year tax collections are at 99.92 percent with \$1,245,603.55 total collected (see attached report).

Old Business

7. Feasibility Study

Council agreed to delay discussing the feasibility study until the June 29, 2020, agenda meeting, giving council members time to review hard copies.

New Business

8. Resolution No. 220 – South Mountains Regional Hazard Mitigation Plan

Council Member Gooch made a motion to adopt Resolution No. 220 (see attached copy), seconded by Council Member Coletta. The motion carried by unanimous vote.

9. Asphalt Plant

There were discussions on what impact the proposed asphalt plant located in the County would have on the citizens located near the proposed property and on the rezoning of the property. After discussion, the Village Council decided to notify the County of their concerns.

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Council Member Coletta made a motion for the Village of Flat Rock to ask that Henderson County not rezone the property at the proposed location. The motion was seconded by Council Member Gooch and carried by unanimous vote.

Other Business

10. Mayor – Council Reports

Council Member Dethero mentioned he has spoken with John Connet, City Manager, City of Hendersonville Water & Sewer regarding providing sewer to the Half-Way Tree Mobile Home Park. There is a new owner of the park and the city is continuing work on eminent domain action.

Ms. Susan Gregory, a member of Historic Flat Rock, is working on a list of properties for the Historic Landmarks Commission.

Council Member Coletta gave a public health update on the number of COVID-19 cases and deaths in Henderson County.

Council Member Coletta suggested having some type of memorandum of understanding with Highland Golf Villas on shared maintenance for Highland Golf Drive from N. Highland Lake Road to the park entrance. After discussion, Mayor Weedman indicated that there was perhaps already an understanding in place, and he would look through his files for relevant documents.

Council Member Coletta expressed concerns with the population figures in the Village's Comprehensive Land Use Plan and would like to work with the Henderson County Planning Department on these numbers.

Vice Mayor Jamerson stated she will need to make an adjustment to the FY 2019/2020 budget. She is authorized to make any adjustments to the budget under \$10,000 and to inform the council of this by end of the month. This adjustment only requires moving funds between accounts.

Vice Mayor Jamerson had previously provided council members with the fee schedule. She recommends no increase in fees and asked council members to review and approve at the June 12, 2020, zoom meeting.

Council Member Posey gave the following report:

The Planning Board met Tuesday, June 2, 2020, 10:30 a.m. and concluded at 12:30 p.m.

Planning Board discussed the sign ordinance and made final edits. It was agreed that Bruce Holliday would contact Mayor Weedman about scheduling a meeting with Village Attorney Sharon Alexander. Once Mayor Weedman and Bruce Holliday meet with Sharon Alexander and the proposed changes are approved by the attorney, that document will be presented for Council review and hopefully adopted. Depending on meeting schedules and the timeline for public notice, look for this item on an upcoming agenda.

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Regarding short-term rentals, the sub-committee (Barbara Platz, Dennis Maloy, Pat Christie and Steve Jamerson) will be scheduling another meeting to discuss next action steps. There was a brief discussion regarding the constitutionality of such regulation and the increasing difficulty in implementing and enforcing policies, as well as the growing number of lawsuits brought by rental property owners.

Changes to the Transportation section of the Comprehensive Land Use Plan were discussed. Bruce Holliday and Michael Thompson are working to develop recommendations. They plan to have information to present at the July Planning Board meeting with the hopes that proposed changes would be included on the agenda for the July 9th Council meeting.

Regarding 160D – Amending Ordinances and Zoning Legislation – the timeline for those updates has been extended. Originally updating the ordinances and policies was to be completed by January 2021 but that new date is now set for August 2021. That date, however, may be in question and could be backed up to July 2021. So far there have been no resident volunteers

offering to help with the project.

Travel and Tourism Update:

The reformed Garden Jubilee was a big success with 15 nurseries and orchards participating. Two area hotels reported being sold out that weekend.

The visitor center reopened to the public on May 23rd. They will not be inviting volunteers back until the fall of the year.

Music and dances will return downtown in July. The first in the series of events at the Visitor Center stage will be the Monday Night Street Dance on July 20th featuring the band 28 Pages. For a calendar of all events, visit the website visithendersonvillenc.org.

Public Comments – None

Adjournment

With no further discussions, the meeting was continued to June 12, 2020, 11:15 a.m.

Michelle Parker, CMC
Village Clerk

Nick Weedman
Mayor