

**Town of Boiling Springs
Town Council
Special Meeting Minutes
July 12, 2022**

ROUTINE BUSINESS

Call to Order

Mayor Thomas called the meeting to order at 6:30pm

PRESENT

Mayor Daniel Thomas

Mayor Pro-Tem Patrick Litton
Councilmember Marty Thomas
Councilmember Tommy Greene
Councilmember Tonya Gantt

ABSENT

Councilmember Caleb Edwards

Staff Present:

Town Manager Justin Longino

Town Clerk Noah Saldo

Police Chief Nathan Phillips

Public Works Director Mike Gibert

Adoption of Agenda

Approve as Presented

Motion made by Councilmember Greene, Seconded by Councilmember Gantt.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene,
Councilmember Gantt

Public Comment

The Town Council desires all citizens have an opportunity to address the Council in an open and productive manner. Individuals not on the agenda but wishing to speak should register with the Clerk prior to the start of the meeting. During the Public Comment portion of the meeting speakers have three (3) minutes unless otherwise approved by the Council. Groups are urged to appoint a spokesperson. If you require additional time, we ask that you be placed on the agenda for the next regularly scheduled meeting of the Council. This policy allows the Council members adequate time to familiarize themselves with an issue.

There was no one present to speak during public comment

Adoption of Minutes

Approve the minutes of the June 7, 2022, Regular Council meeting minutes as Presented.

Motion made by Mayor Pro-Tem Litton, Seconded by Councilmember Greene.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

Update from Gardner-Webb University

Vice President for external affairs/advancement Nate Evans from Gardner-Webb University gave an update on upcoming events.

OLD BUSINESS

Revised Resolution for Public Vote on Mixed Beverages

Due to the board of elections requesting a change to the language of the resolution from last month. This resolution is the correct language for mixed beverage referendums from the board of election per NC General Statutes.

Approve Resolution #R220712.01

Motion made by Councilmember Greene, Seconded by Councilmember Gantt.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

Resolution to Close Alleyway

Mayor Thomas opened the public hearing at 6:47p.m.

Mr. Longino gave Council a brief presentation on the alleyway closure.

Mayor Thomas closed the public hearing at 6:47 p.m.

Motion to approve Resolution #220712.02 to close the alleyway

Motion made by Councilmember Thomas, Seconded by Councilmember Greene.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene,
Councilmember Gantt

NEW BUSINESS

Presentation from Cleveland County Economic Development Partnership

Mr. Brandon Ruppe with Cleveland County Economic Development Partnership gave a presentation on the status of economic development in Cleveland County.

Consider Broad River Greenway Easement

Council suggested the creation of a dedicated marked pathway in the future to better define the access areas.

Approved the easement as presented.

Motion made by Councilmember Greene, Seconded by Councilmember Thomas.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene,
Councilmember Gantt

Consider Revision to the Unified Development Ordinance Section 7.6.6

Mayor Thomas opened the public hearing at 7:07pm.

Mr. Longino gave a presentation on the proposed changes.

Planning Board recommended the item be tabled for further investigation.

Hunter Edwards gave his view on the proposed changes.

Evan Edwards gave his view on the proposed changes.

Mayor Thomas closed the public hearing was at 7:20pm

Motion to remove “residentially zoned or residentially used property” from section 7.6.6 of the UDO, and approve ordinance #220712.01

Motion made by Councilmember Greene, Seconded by Councilmember Thomas.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

Consider Zoning Map Amendment at 304 N. Main from B1 to M1

Mayor Thomas opened the public hearing at 7:29pm

Adam Smith spoke on his rezoning request.

Mayor Thomas closed the public hearing at 7:30pm

Motion to approve the rezoning request from B-1 to M-1 conditional district for the use of self-storage units.

Motion made by Mayor Pro-Tem Litton, Seconded by Councilmember Gantt.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

Consider Agreement from the NC League of Municipalities for Health Insurance Coverage

Approved the agreement as presented.

Motion made by Councilmember Thomas, Seconded by Councilmember Greene.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

Consider Budget Amendment for ARC Grant

Motion to approve budget amendment BA220712 as presented.

Motion made by Councilmember Thomas, Seconded by Councilmember Greene.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

Consider Surplus Sale of 2011 Ford F-250

Motion to approve surplus of 2011 Ford F-250

Motion made by Councilmember Thomas, Seconded by Councilmember Gantt.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene,
Councilmember Gantt

Consider Applications for Appointment to the Board of Planning and Adjustment

Motion to appoint Karma Harris to the Planning Board.

Motion made by Mayor Pro-Tem Litton, Seconded by Councilmember Thomas.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene,
Councilmember Gantt

DISCUSSION

Linear Retail Buildings

The Council discussed whether or not they wanted to proceed with the creation of drawings for linear retail buildings downtown. Council was unsure of whether the disruption of the existing Town Hall land would be beneficial.

Motion to direct staff to prepare a budget amendment for full contract of \$10,500. Mr. Greene made the motion. The motion failed for a lack of a second.

Further discussion took place about whether to do any or part of the proposed drawings.

Motion to direct staff to move forward with the drawings for buildings in front of town hall only for a total of \$7,000

Motion made by Councilmember Greene, Seconded by Mayor Pro-Tem Litton.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene,
Councilmember Gantt

Downtown Parking Ordinance

Mr. Longino gave an update on the downtown parking ordinance and stated that staff is reviewing the ordinance for potential changes.

Dilapidated Structures

Mr. Longino gave an update of dilapidated structures around town and the ongoing Rooster's structure.

The consensus of Council was to continue to monitor the situation at Rooster's and urged that it be resolved as soon as possible. Councilmember Thomas also stated that ordinances should be applied fairly and consistently.

Early Voting

Motion to allow early voting at town hall and cancel the regular November Council meeting and schedule a special meeting for November 8, 2022 at 6:30pm

Motion made by Mayor Pro-Tem Litton, Seconded by Councilmember Greene.
Voting Yea: Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt

REPORTS

MANAGER/COUNCIL REPORTS

Mr. Longino stated the town had received the EV charging station grant. Staff is still working on the intersection conflict system at Hillcrest and is seeing if DOT can assist. Volunteer meeting forthcoming on upcoming projects.

Mr. Litton stated the Governor signed several bills into law including social districts and loosening of outside bar restrictions. Thanks to the code enforcement officer for her work. Garbage pickup on holidays confuses some residents. He was thankful for the workers.

Mr. Thomas stated he was pleased to attend the fire department board and see their progress toward a new building.

Mayor Thomas stated Crest High School tennis team made the final four in the state and had the highest-grade point average of any boy's tennis team in the state. School kids are coming out of 2 years of crazy and they need us. Partnerships created within the last couple of years, the park, music and art scene, local business, community engagement are real things and matter to residents. Thank you to council and our partners and staff.

ADJOURNMENT

Motion to Adjourn

Motion made by Mayor Pro-Tem Litton, Seconded by Councilmember Gantt.
Voting Yea: Mayor Thomas, Councilmember Thomas, Mayor Pro-Tem Litton, Councilmember Greene, Councilmember Gantt. 8:00 p.m.