

TOWN OF WEBSTER
June 7, 2023 Board Meeting Minutes



The Webster Board of Commissioners met at the Webster Town Hall, located at 1411 Webster Rd., Webster, on Wednesday, June 7, 2023, 5:30 p.m. for the June Commissioners Meeting.

Members/Staff Present: Mayor Tracy Rodes; Vice Mayor Leigh Anne Young; Commissioners Dale Collins, Danell Moses, Brandon Core and Allen Davis; and Town Clerk Stephanie Gibson.

Absent: Town Attorney Will Morgan

Resident: Chris Cox

BOARD OF COMMISSIONERS MEETING

Call to Order/Ethics Statement: Mayor Tracy Rodes called the meeting to order at 5:30 p.m. and read the Ethics Statement. No board member expressed any conflict of interest.

Approval of Agenda:

MOTION: Vice Mayor Leigh Anne Young moved to approve the amended agenda, Commissioner Collins seconded. Motion carried.

Approval of Minutes: The minutes of the May 3, 2023, and closed session meetings were emailed prior to the meeting for review.

MOTION: Commissioner Core moved to approve the minutes of June 7, 2023, Vice Mayor Leigh Anne Young seconded. Motion carried unanimously.

PUBLIC COMMENT

None.

CONSENT AGENDA

Financial Report: Financial statements for May were emailed prior to the meeting for review. May transactions currently include income of \$9,803.02 and expenses of \$8,234.47. ARPA funds remaining as of May 31, 2023, are \$22,622.15. Account balances as of May 31 are:

\$ 78,764.41 - First Bank Business Essentials

\$ 301,490.47 - First Bank Money Market

MOTION: Vice Mayor Leigh Anne Young moved to approve the Consent Agenda. Commissioner Collins seconded. Motion carried unanimously.

OLD BUSINESS

1. Town Hall Property Management: Mayor Rodes had previously reported that she had checked with Blue Ridge Premier Realty about property management and was quoted a rate of \$500 for managing the rental property plus 12% of the monthly rent. The \$500 fee would be charged each time a new lease is required. She asked about management of the downstairs as well and was told that they could probably include that for the rate quoted. Commissioner Collins had previously said that he would like to hear from Sundog Realty as well to have a comparison. He noted that he had not heard back from them so they could proceed with Blue Ridge Realty. Commissioners discussed the idea and would like additional information. Mayor Rodes said that

she would invite Adrienne Higdon from Blue Ridge Premier Realty to the July meeting to discuss it with Commissioners and answer any questions.

2. Town Hall Expenses: Mayor Rodes discussed the Town Sign being painted and said that she had tried to contact Signs and Designs but she did not think they were available at this time. Commissioners discussed painting the sign and Commissioners Collins and Core said they would attempt to paint the sign and see how it goes. Mayor Rodes and Commissioners discussed the electrical work that needs to be done at Town Hall and decided to put that on the agenda for July and discuss exactly what is needed. Mayor Rodes and Commissioners discussed the electrical work that needs to be done at Town Hall and decided to put that on the agenda for July and discuss exactly what is needed.

NEW BUSINESS

1. Budget Amendment: A budget amendment was submitted for fiscal year 2022-2023 to correct line items. A decrease of \$4,700 was made to the General Operating Budget Expenses under GOV: Miscellaneous expenses, \$32,775 was budgeted and it was amended to \$28,075. The \$4,700 decrease was used to increase the following General Operating Budget Expenses: GOV: Auditing & Accounting was increased by \$950, GOV: Liability Ins. was increased by \$450, GOV: Payroll Expenses were increased by \$600, RES SVC: Law Enforcement was increased by \$1200, TH: Office Expenses were increased by \$500, TH: Office Supplies were increased by \$500, and TH: Utilities were increased by \$500.

MOTION: Commissioner Moses moved to approve the Budget Amendment. Commissioner Core seconded. Motion carried unanimously.

2. Resolution of Opposition to Proposed Nc SB675: Mayor Rodes presented a Resolution in Opposition of the Proposed NC Senate Bill 675. She and the Commissioners discussed the resolution and the impact that the proposed changes from the bill would have on Webster regarding Land Use Clarifications and Changes in the ETJ area.

MOTION: Commissioner Core made a motion to adopt the resolution. Vice Mayor Young seconded. Motion carried with 4 ayes and 1 nay from Commissioner Collins.

ADMINISTRATIVE REPORTS

Mayor's Report:

- Mayor Rodes shared that she and Leigh Anne met with Rusty regarding the shelter orientation.
- Mayor Rodes and Leigh Anne discussed the need for fire proof filing cabinets, Leigh Ann said that she spoke to Darlene Fox about government procurement. She said the least expensive options that she found were at Amazon. The filing cabinets she had priced for fire safe up to 1 hr. and some for 2 hrs. Commissioners discussed options and decided to research further and discuss at the July meeting. Commissioner Moses said she would check with SCC to see about their ordering processes.

Council Members' and Clerk's Report:

Traffic Safety Committee Report: Commissioner Collins said that they had a good Traffic Safety Meeting, he said that they are still waiting on DOT in response to painting the lines discussed. Commissioner Collins said that each officer had given two tickets in the month of April. He noted that he would like to continue receiving copies of the speed reports and timesheets.

Planning Board Report: Vice Mayor Leigh Anne Young said the Planning Board is continuing to work on STR language. She said that she attended the Land Use Steering Committee meeting, she noted that the projected population for 2030 has already been reached. Vice Mayor Young said that the next Planning Board meeting has been changed to June 27th to have a quorum. The Planning Board is drafting the language for STRs. Vice Mayor Young said that she will be absent for the June Planning Board meeting and the July board meeting.

Town Flag Display: Mayor Rodes and Commissioners discussed the displays of the town flags for the Fourth of July. Consensus was that the flags should be displayed on June 30th and taken down at the board meeting on July 5th.

ADJOURNMENT

MOTION: Commissioner Collins moved to adjourn. The meeting adjourned at 7:05 p.m.

Next Meetings: Regular Meeting: Wednesday July 5, 2023, at 5:30 pm, Webster Town Hall

Tracy Rodes, Mayor

Stephanie Gibson, Town Clerk