

**City of Saluda
Board of Commissioners**



December 13th, 2010 7:00 PM

The Saluda Board of Commissioners met for their regular monthly meeting on Monday, December 13th, 2010 at 7:00 PM in the Saluda Public Library.

Mayor Baisden called the meeting to order at 7:02 PM. Mayor Baisden opened the meeting with a moment of silence which was followed by the Pledge of Allegiance.

Attendance was taken, and present were: **Mayor Baisden; Commissioner Leon Morgan; Commissioner John Morgan; Commissioner Sweet; Commissioner Kinard; City Administrator, Erny Williams; Chief of Police, Jim Cantrell; Sergeant Conner; and City Clerk, Doris Marion. Finance Officer, Ron Cole was not present.**

Agenda Additions/Deletions:

Additions:

1. **Discussion and Possible Action- Electric Consumption- Beauty Shop- Commissioner Sweet- New Business #5**
2. **Discussion of UDO Committee Discussion- # 1A**

Consent Agenda:

Motion for Consideration:

1. **Approval of Minutes:**
October 20th, 2010-SCM-Board of Commissioners-Veazey & State of Disaster
November 8th, 2010- Board of Commissioners
2. **Tax Collector- Doris T. Marion- Tax Adjustment**
3. **Personnel- 12 Month Evaluation- Officer Brent Cantrell**

Consent Agenda:

Commissioner Sweet made a motion to adopt the consent agenda as presented, and Commissioner Kinard seconded the motion. The consent agenda and the following items were unanimously approved:

**Commissioner J. Morgan made a motion to adopt the agenda as amended.
Commissioner Kinard seconded the motion, and the motion carried unanimously.**

Public Comment:

1. Bruce Campbell stated that he wanted to bring to the Board's attention that back in February of 2010 they started on a journey of amending the definition of a home business and would like to know what progress has been made as of date. Mr. Campbell spoke on the character of the neighborhood and felt like a moratorium should be put on any home business until the zoning ordinance is correct and properly adopted.
2. Lynn Cass, Historic Saluda Committee Chairperson, stated that the committee met on Friday and she thought there had been some confusion about the application to the LGC about the city hall restoration. Mrs. Cass stated that they were a little disappointed that they did not have a report and did not know what was going on. Mrs. Cass stated that they were a volunteer committee and that they would stop worrying until the Board started worrying. Mrs. Cass stated that they had already planned a fund raiser for next June but they will just put that on hold for now but did have all the homeowners committed to that. Mrs. Cass stated that the oral history project is moving right along and Friday night at the Christmas Stroll Cindy Tuttle had set up at Macon Bank to promote the project and she has done a few interviews already.
Mrs. Cass stated that she thought it was a great event for Saluda and applauds the business association for sponsoring the Christmas Stroll.
Mrs. Cass stated that individuals could have their names in the credits with a \$100 donation and it would be \$250 for a business.
Mrs. Cass stated that she and George Sweet had met with Melinda Young with First Peak Polk County Visitors Center to look into Historic Preservation Commission and got information from them.

Department Reports:

Budget- Mr. Williams stated that Mr. Cole had left the budget report with him and there was a projected surplus of \$8,475.00 in the Water/Sewer Fund and a \$141,485 deficit in the General Fund. Mr. Williams stated that the available fund balance as of 11-30-10 is 43.4%. Cash and Investments total is \$493.029.

Mr. Williams stated that the finance officer had provided four budget amendments.

Budget Amendment #1. Provide Funding for Board approval of City Hall expenses and Saluda Oral History:

\$960.00- City Hall Architect

\$2,500.00-Saluda Oral History

Commissioner Sweet made a motion to approve the budget amendment as presented. Commissioner L. Morgan seconded the motion. All agreed.

Budget Amendment # 2. To accept and appropriate \$3,000.00 Polk County Foundation grant-Unused funds to be returned to the foundation:

\$3,000.00

Commissioner Kinard made a motion to approve the budget amendment as presented. Commissioner Sweet seconded the motion. All agreed.

Budget Amendment # 3. Provide funding for \$1,000.00 map project with Carolina Foothills, \$2,200.00 for water no charge to Churches, Civic Groups and Medical Center, 1,600.00 for insurance liability deductible for damage at the Historic Depot.

\$4,800.00

Commissioner Sweet made a motion to approve the budget amendment as presented. Commissioner Kinard seconded the motion. All agreed.

Commissioner L. Morgan reported that we had received on December 7, 2010 \$55,695.00 from the State of North Carolina for disaster relief due to filing a State of Emergency and a lot of work by Erny and Ron. Commissioner L. Morgan stated that if we had not filed for it and the Mayor had not followed up with letters we would not have gotten it.

Commissioner L. Morgan stated that his understanding was that \$10,000 was to go to capital outlay and \$28,000 was to go back to the Powell Fund and \$17,695 to contingency.

Budget Amendment # 4. To accept and appropriate monies received (75%) of claim filed for ice storm damages, clean up and disposal of debris:

\$10,000.00-Capital Outlay

\$45,695.00-Repairs and Maintenance (\$28,000 Powell Fund-\$17,695 Contingency)

Commissioner Kinard made a motion to approve the budget amendment as presented. Commissioner L. Morgan seconded the motion. All agreed.

The budget amendments are attached to the minutes.

Department Reports:

Streets/Parks/Cemetery- Commissioner L. Morgan reported that Nettie Sweet had spoke with him about putting trees in front of the library to match the trees on Main Street and would like Walter Hoover to take a look and advise them on what they should do. Commissioner L. Morgan stated that he felt like the city should buy the trees. Mr. Williams stated that trees there would get shade on the building. Mrs. Sweet stated that she would get a cost and bring it back to the board.

Mr. Williams stated that today was the day they were suppose to start picking up leaves but due to the snow they would begin as soon as the weather permits. Mayor Baisden stated they need to get the snow off first.

Buildings/Sanitation- Commissioner Sweet reported that they had finished repairs to the front, painted and insulated the front of the library, and had painted the meeting room and hallway. Commissioner Sweet stated that they still needed to get the carpet changed. Mr. Williams stated that they had changed all the lights downstairs that are fluorescent and will have an electrician evaluate the voltage on the track lighting. Commissioner Sweet stated track lighting is 280 volts and that we will look into going back to 120 volt bulbs. Commissioner Sweet stated that he would like to compliment the Garden Club for the beautiful decorations in the library.

Water/Sewer- No Report.

Public Safety- Commissioner Kinard stated that they had collected over \$400.00 from the Christmas Stroll for the toys for the children. Chief Cantrell gave the monthly police report.

The report is attached to the minutes.

Old Business

Item # 1. Planning Board Update- City Administrator:

Mr. Williams stated that in September the Planning Board presented some revisions to the zoning ordinance which included the definition of home occupations and in the October meeting the Board asked the Planning Board to do some more revisions. Mr. Williams stated that he has a copy of the revisions presented by the Planning Board and asked the Board if they were ready to set a date for a public hearing.

After discussion, **Commissioner Kinard made a motion to set the date for a public hearing for 6PM on January 10th, 2011. Commissioner Sweet seconded the motion. All agreed.**

Mayor Baisden instructed the clerk that if that date did not meet the timeline for advertising to let him know and he would poll the commissioners for another date.

Nettie Sweet stated that they had presented in September what the Board had asked them to work on concerning the wording for the electronic gaming and where it could be placed and stated that she did not know what had been done with that. Mr. Williams stated that he thought that concern would be over December 31st. Mrs. Sweet stated that the people in that business were working on redoing the words to go around it.

Commissioner Sweet stated that they had adopted the fees but they had then asked the planning board to create words restricting where it could be located.

After discussion, **Commissioner Sweet asked to have that added to the public hearing. Commissioner L. Morgan seconded the motion. All agreed.**

Item # 1 A. Report on UDO Meeting- Commissioner J. Morgan-

Commissioner J. Morgan reported that he and the Mayor had attended the UDO meeting at Polk County and discussed the 1650 ft. steep slope ordinance and their request to seek relief. Commissioner J. Morgan stated that their comments were well received and gave them as much time as they needed. Commissioner J. Morgan stated that he and Mayor Baisden would be tracking it to see where it goes. Commissioner J. Morgan stated that there were two county commissioners on that committee so they were well aware of what is going on. Commissioner J. Morgan stated that he would keep them informed of any news on this.

Item # 2. Resolution – Saluda Grade Trail Committee- John Vining- Mr. Vining introduced Andy Millard, Chair of Rails to Trails Committee. Mr. Vining stated he had presented a resolution of support of the rails to trails effort. Mr. Vining stated that one of their goals is to involve all the communities which are Saluda, Tryon, Landrum and three counties which are Polk County, Greenville County and Spartanburg County.

Mr. Millard stated that they are probably familiar with efforts of these talks in the past about possibly creating the rails to trails project from Landrum to Saluda. Mr. Millard stated there are many such projects around the country. Mr. Millard stated that the closest one to what we are looking at is the Virginia Creeper Trail in the Abington area in Virginia. Mr. Millard stated that the idea was to enhance the health and welfare of our people here but to also promote the potential economic growth.

Mr. Millard stated that Norfolk/Southern is making it clear that they are not planning to use that line again. Mr. Millard stated that we have the support of our Congressman, Heath Shuler who has written a letter to Norfolk/Southern. Mr. Millard stated that to get Norfolk/Southern to but in they were going to each of the governmental entities as well as a number of civic organizations and asking them to approve this resolution of support. Mr. Millard stated that we need the entire community behind this as there is no project without Norfolk/Southern. Mr. Millard stated that so far they have approval of the Polk County Commission, Tryon Town Council, Landrum meets tomorrow night and it is on the agenda, Carolina Foothills Chamber of Commerce, Tryon Downtown Development Association, Tryon Riding and Hunt Club, Polk County Economic Development Commission, Saluda Business Association and there are several more.

Mr. Vining stated that their ultimate goal is to go from East Flat Rock to Landrum.

Commissioner J. Morgan stated that he was on the committee and he highly recommended that they approve the resolution.

Commissioner Sweet made a motion that the resolution be approved, Commissioner Kinard seconded the motion. All agreed. The resolution is attached to the minutes.

Mayor Baisden thanked Mr. Vining and Mr. Millard for their presentation.

Commissioner Sweet stated that he had heard that where Norfolk/Southern had right of way but did not own the property when they stopped using the rail it reverted back to the property owner and Norfolk/Southern no longer had any rights. Mr. Vining stated that they were looking into that.

Item # 3. Discussion –Purchase of Police Vehicle- Commissioner Kinard

Commissioner Kinard reported that he had been looking at several options for purchasing another vehicle for the police department. Mayor Baisden stated that they needed to check with Mr. Cole on how they could pay for it. Commissioner J. Morgan asked if they were looking for a four wheel drive.

After much discussion, **Commissioner Kinard stated that he would get all the figures and information and report to the Board next month.**

Item #4: Discussion of Vacation- Mayor Baisden- Mayor Baisden stated that five employees had recently cashed in vacation time and this has put us \$4,400 over budget due to the expenses involved. Commissioner J. Morgan stated that vacation time was suppose to recharge batteries and refresh the employee.

The emergency loan policy was discussed and Mr. Williams stated that he along with a commissioner and the Mayor had to approve the request.

Commissioner Kinard stated that in the police department when one goes on vacation another covers for them. Commissioner Kinard stated that if they did not do that their time would not be covered.

Commissioner Kinard stated that they could use the emergency loan policy or limit it to one week paid vacation.

Commissioner Kinard stated that to be honest with the budget going down and to maintain services they were going to have to look at raising taxes.

Commissioner Sweet stated that he shared the concern that this was not budgeted for but that it could be planned for if they decide that is what they want to do.

Commissioner Sweet suggested that they need a meeting on personnel issues. Commissioner Sweet stated that they had the salary recommendations from Mr. Veazey, the issue of loans to employees, longevity pay and now vacation pay. Commissioner Sweet stated that he thinks they should look at these all together since they impact the budget.

Commissioner J. Morgan asked if they were not going to meet with Mrs. Veazey in February and stated that he would like to hear from Erny on what he thinks the impact on the city workers will be if they change some of these things.

Mayor Baisden stated that the reason he brought this to there attention was for budget reasons. Mayor Baisden stated that he was asking the Board's permission for what they want to do here forward because he is one of the one's that has to sign off on it.

Commissioner Sweet stated that he thinks they should continue what they were doing until they meet with Mrs. Veazey and a decision is made.

Item #5: Discussion of City Rental Unit- Commissioner Sweet-

Commissioner Sweet stated that the hairdresser that rents from the city is behind on rent by \$1,800.00 and has recently paid \$600.00 of that and still owes \$1,200.00.

Commissioner Sweet stated that she had asked to meet with someone to discuss this and he had met with her last week.

Commissioner Sweet stated that we do not have a signed lease. Commissioner Sweet stated that she pays \$150.00 rent along with a minimum for water/sewer and trash bill as though she has a meter, which she does not. Commissioner Sweet stated that we charge her \$70.35 per month for water/sewer and trash collection and then there is a meter that measures the usage in the upstairs and that side of the building and she has been paying 65% of that electric meter which has averaged over \$100 per month. Commissioner Sweet stated that he had met with Ms. White and inventoried her equipment and discussed the time spent there and believes we have been charging her too much. Mr. Williams stated that he would have to agree with Commissioner Sweet.

After discussion, **Commissioner Sweet made a motion to forgive \$588.92 of Ms. White's bill. Commissioner Kinard seconded the motion. All agreed.**

Commissioner J. Morgan made a motion to adjourn, Commissioner L. Morgan seconded the motion. All agreed.

The meeting adjourned at 8:42 P.M.

Respectfully submitted by _____, City Clerk.

Adopted this _____ day of _____, 2010.

Fred H. Baisden, Mayor

Doris T. Marion, CMC, City Clerk