

**MINUTES – REGULAR MEETING
BOONE TOWN COUNCIL
April 24, 2024**

CALL TO ORDER

A regular meeting of the Boone Town Council was called to order at 6:05 p.m. on Wednesday, April 24, 2024 at the Boone Town Council Chambers located at 1500 Blowing Rock Road in Boone. Mayor Tim Futrelle presided. Council members present included Eric Plaag, Edie Tugman, and Virginia Roseman (remote). Town staff present included Town Clerk Nicole Harmon-Church, Planning Director Jane Shook, Public Works Director Todd Moody, Deputy Planning Director Brandon Wise, Advanced Planning Specialist Jessica Mitchell, Police Chief Andy Le Beau, Sustainability and Special Projects Coordinator George Santucci. Town Attorney Allison Meade was also in attendance.

MOMENT OF SILENCE

ANNOUNCEMENTS

TENTATIVE AGENDA ADOPTION

Upon a motion by Council member Plaag, seconded by Council member Tugman, Council voted to approve the agenda as presented.

VOTE: Aye: Plaag, Tugman, Roseman
 Nay: None
 Absent: Carter, George

APPROVAL OF ITEMS ON CONSENT AGENDA

Upon a motion by Council member Plaag, seconded by Council member Tugman, Council voted to approve the following items on the consent agenda:

1. Resolution - C. Watkins
2. Proclamation- Resilient & Thriving Communities Week
3. Joint Comment Letter Concerning Carolina's Carbon Plan
4. Minutes:
 - a. March 27, 2024 Regular Town Council meeting
 - b. April 10, 2024 Regular Town Council meeting

VOTE: Aye: Plaag, Tugman, Roseman
 Nay: None
 Absent: Carter, George

Mayor Futrelle read the following resolutions into the record:

**Resolution Honoring the Service of Dr. Charles Alan Watkins
to the Town of Boone's Historic Preservation Commission**

Whereas, Dr. Charles Alan Watkins, known by colleagues as Chuck, born in Wilkes-Barre, Pennsylvania, and moved to and grew up in Wilmington, Delaware, graduated from Mars Hills College and received a Ph.D. in History from the University of Delaware, and was a resident of Boone joining the Department of History faculty at Appalachian State University in 1984;

Whereas, Dr. Watkins initiated important Appalachian State University curricula for the Applied History program, created and developed the Appalachian Cultural Museum, and taught graduate courses in Architectural History at Salve Regina University, Newport, Rhode Island;

Whereas, Dr. Watkins participated in impactful history programs at Appalachian State University including the Newport Program, historic traveling tours with the Appalachian Cultural Museum to historic sites such as Savannah, Georgia; Charleston, South Carolina; Newport, Rhode Island; and Boston, Massachusetts;

Whereas, Dr. Watkins served since the inception of the Historic Preservation Commission in 2007 to 2023 as a professional historian with his vast knowledge of history and architecture;

Whereas, Dr. Watkins, in his position with the Historic Preservation Commission, was instrumental in the designation of the Downtown Boone Post Office and other local historic landmarks and local historic sites, the Historic Preservation Commission's recognition of the Junaluska Community, and the study and establishment of the Downtown Boone Local Historic District; and

Now, therefore, be it the members of the Historic Preservation Commission remind Town Council that Dr. Watkins' tribute to the Town of Boone is in the legacy of the Historic Preservation Commission with his knowledge of places has framed his understanding of historic preservation in Boone.

This the ____ day of _____, 2024. _____ Vardell Smyth, Chair

ATTEST:

_____(SEAL)

_____, Board Secretary

Resilient & Thriving Communities Week 2024
Boone Town Council
A PROCLAMATION

WHEREAS, resilient and thriving communities are vital to our community and state's future health, success, and prosperity to ensure a strong foundation for everyone at all ages and stages of life; and

WHEREAS, the science is clear that resilience is built, and that communities and systems play a key role in promoting safe, secure, nurturing environments for all; and

WHEREAS, adverse childhood and life experiences, adverse community environments, and adverse climate events impact overall quality of life and well-being of an entire community; and

WHEREAS, Healthy North Carolina 2030: A Path Toward Health by the North Carolina Institute of Medicine, in partnership with the North Carolina Department of Health and Human Services, Division of Public Health, identifies reduction of adverse childhood experiences by 25% by 2030 as a goal; and

WHEREAS, it is our collective responsibility to collaborate in a nonpartisan fashion to promote positive experiences, secure relationships, and supportive environments to buffer stress and adversity, and to support local resilience coalitions, collaboratives, task forces, and initiatives across the state; and

WHEREAS, investing in policies, programs, and strategies that address adversity and strengthen community resilience is essential to the health of our community; and

WHEREAS, the Town of Boone encourages all individuals and all sectors, public and private, early childhood through post-secondary education, faith-based organizations, healthcare systems, justice systems, social service systems, businesses, and elected leaders to collaborate to strengthen our communities; and

NOW, THEREFORE, we, the members of the Boone Town Council do hereby proclaim April 28 through May 4, 2024 as “Resilient & Thriving Communities Week” in our community, and commend its observance to all citizens.

This is the 24th day of April, 2024.

Tim Futrelle, Mayor

ATTEST:

_____(SEAL)

Nicole Harmon-Church, Clerk

Council member Plaag stated that he met Historic Preservation Commission member Watkins soon after he moved

to Boone. He added that he appreciated Chuck's vast knowledge of history and architecture, and though they did not always agree, noted that their disagreements were always professional. Council member Plaag finished by saying that he had learned a great deal from Mr. Watkins and that serving with him was an honor.

Council member Tugman thanked Mr. Watkins for his hard work on the Appalachian Cultural Museum, initiating and nurturing it for years and bringing it to life.

PUBLIC COMMENT

Virginia Williams of Chestnut Drive stated that she was opposed to the proposed Villas at Southfork. She stated that the development as designed would be out of character for the neighborhood and would tower over the single-story homes. Virginia thanked Council members who took the time to visit the neighborhood. She indicated that when she moved here twelve years ago to be near grandchildren, she researched the zoning of the property and was satisfied to find it had a longstanding R1 designation. Virginia stated that this longstanding R1 designation should stand for something, and for the Council to change it felt like a betrayal. She added that a lot of time and effort was currently going into the modification of the comprehensive plan and questioned why Council bothered if those impacted could not count on zoning designations to be upheld. Ms. Williams acknowledged that the proposed project was needed but did not believe this property to be the appropriate place.

Kurt Love of the Temple of the High Country spoke regarding his concerns regarding a recent meeting of the Human Relations Committee and potential cease-fire resolution. He also praised the Boone community for its inclusivity.

Pam Williamson of Boone submitted the following statement via email to members (entered as received). At Attorney Meade's, with respect to the general precedent and desirability of reading aloud all comments submitted to the Town Clerk or Mayor, the Mayor chose not to read the email aloud.

"Public Comment to Boone Town Council Submitted to the Record Special Meeting 22 April 2024

Good evening. My name is Pam Williamson. While I am a member of the Town Board of Adjustment, my comments are not made in any way on behalf of the Board. My husband and I are long time Town of Boone residents living at 375 Old Hwy 421 S., and my comments are made solely on our behalf.

I appreciate the opportunity to address Council tonight regarding proposed UDO amendments as they relate to transitional zones (Case Number A24-0242).

I have perused the changes and appreciate the hard work and thought it took staff to propose needed changes, many of which look promising. I look forward to addressing those sections at your next meeting during the public comment period in more detail.

But as you consider these substantial changes, I would like to weigh in once again that I believe transitional zone requirements should not be eliminated from your final document as is indicated in the proposal. Transitional zone requirements were implemented by Council after community frustration regarding the effects of large-scale projects and were hard fought.

It is important that all significant projects that affect our community and neighborhoods be required to go through a Special Use or Conditional District approval because administrative by-right approval, no matter how well intended, will rarely be adequate. None of these larger projects is one-size fits all. Any standards Council approves regarding buffers, traffic concerns, etc. for the UDO should be considered minimal standards that an applicant of such projects should have to meet before further scrutiny.

Furthermore, additional oversight and public opportunity to weigh in on such developments are paramount for our long-term Boone community. The ability to place conditions on a project and/or the legal ability to deny a project outright are an important of any project process regardless of minimal required standards.

Thank you,

Pam Williamson”

REQUESTED APPEARANCES

MONICA CARUSO - WATAUGA COUNTY PUBLIC LIBRARY

Monica Caruson gave the annual report of the Watauga County Public Library. A complete copy of the presentation can be viewed online at https://boonenc.iqm2.com/Citizens/Detail_Meeting.aspx?ID=3726.

COUNCIL MATTERS

REQUEST FOR GRANT FUNDING MATCH - ACCESSIBILITY PARKS GRANT

Council member Plaag noted the pending landmark designation for this property, and stated that the previous Town Manager committed that all work on the property would go through the quasi-judicial certificate of appropriateness process that other local landmarks went through. Planning Director Shook agreed and noted that it would be an advisory process instead of certificate of appropriateness since the property was not yet designated.

Upon a motion by Council member Plaag, seconded by Council member Roseman, Council voted to approve a grant match in the amount of \$50,000 for the Rivers House Restroom Project.

VOTE: Aye: Plaag, Roseman, Tugman
 Nay: None
 Absent: Carter, George

CLOSED SESSION

Upon a motion by Council member Tugman, seconded by Council member Plaag, Council voted to enter into closed session at 7:15 p.m. pursuant to N.C. Gen. Stat. §143.318.11(a)(5) Establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (I) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

VOTE: Aye: Tugman, Plaag, Roseman
 Nay: None
 Absent: Carter, George

Upon a motion by Council member Roseman, seconded by Council member Plaag, Council voted to exit closed session at 7:41 p.m.

VOTE: Aye: Tugman, Plaag, Roseman
 Nay: None
 Absent: Carter, George

ADJOURNMENT

Mayor Futrelle adjourned the meeting at approximately 7:41 p.m.

Nicole Harmon, Town Clerk

Tim Futrelle, Mayor