

**MINUTES – REGULAR MEETING
BOONE TOWN COUNCIL
November 13, 2024**

CALL TO ORDER

A regular meeting of the Boone Town Council was called to order at 9:07 a.m. on Wednesday, November 13, 2024 in the Town Council Chambers located at 1500 Blowing Rock Road in Boone. Mayor Tim Futrelle presided. Council members present included Mayor Pro-Tem Dalton George, Todd Carter, Virginia Roseman, Edie Tugman, and Eric Plaag. Staff present included Town Manager Amy Davis, Town Clerk Nicole Harmon-Church, Public Works Director Todd Moody, Planning Director Jane Shook, Planning Deputy Director Brandon Wise, Sustainability and Special Projects Manager George Santucci, Cultural Resources Director Mark Freed, Human Resources Director Dale Presnell, and Police Chief Andy Le Beau. Town Attorney Allison Meade was also in attendance.

MOMENT OF SILENCE

ANNOUNCEMENTS

Mayor Futrelle announced the following board vacancies:

BOARD OF ADJUSTMENT

Two regular positions, three alternate positions

DOWNTOWN BOONE DEVELOPMENT ASSOCIATION

Two Council-appointed positions

HISTORIC PRESERVATION COMMISSION

Two regular positions

PLANNING COMMISSION

One student position

TENTATIVE AGENDA ADOPTION

Upon a motion by Mayor Pro-Tem George, seconded by Council member Roseman, Council voted unanimously to approve the agenda as presented.

APPROVAL OF PROCLAMATIONS AND RESOLUTIONS

CONSIDERATION OF PROCLAMATION - APPALACHIAN HERITAGE MONTH

Mayor Futrelle read the proposed proclamation into record.

Mayor Pro-Tem George clarified that this proclamation was to recognize October as Appalachian Heritage Month for the current year but was delayed due to Hurricane Helene. Mayor Pro-Tem George expressed his intention to have the proclamation approved in October moving forward.

Upon a motion by Mayor Pro-Tem George, seconded by Council Member Plaag, the proclamation was approved unanimously as presented.

APPROVAL OF RESOLUTION - RETIREMENT OF K-9 MADDOX

Upon a motion by Mayor Pro-Tem George, seconded by Council member Tugman, Council voted unanimously to approve the proclamation as presented.

PUBLIC COMMENT

Patty Montella Art of Living in Boone thanked Council and staff for their hard work during the recent storm and invited everyone to visit the center to enjoy its many benefits.

Brad Farrington of Boone thanked Planning and Inspections staff for addressing community concerns and responding effectively, which had resulted in a decrease in incidents. He noted, though, that unless the Unified

Development Ordinance (UDO) was changed, there was little legal standing on certain matters that made living in a low-density neighborhood attractive to his family.

Brad referenced an email from staff regarding parking enforcement without an NCD sticker, identifying it as a potential safety hazard. He raised concerns about issues such as traffic, trash, and other nuisances, and emphasized that the current sticker program was ineffective at regulating parked vehicles.

He supported the proposed revision to bring conformity between the UDO provisions and establish accountability from landlords, and believed that the proposed new version would hold up in court.

WORK SESSION

WORK SESSION DISCUSSION ITEM - JUNALUSKA PEDESTRIAN PATH

Council discussed a parcel of land that had been reserved in an easement in 1997 (recorded in 409/871) when it was sold to the Garrison family. Subsequent to their acquisition, the Garrison family utilized two northern parcels and the old roadbed to create a setback. It was noted that this parcel had significant potential as a starting point for a pedestrian pathway connecting the Wyn property and water tank site, which would provide residents on Church Street with a safe route to downtown. Additionally, Council members suggested that the pathway could align with Northern Peaks' plans to establish trail access to the mountains above. Council members expressed interest in exploring the logistics of developing a trail from Junaluska to Wyn Way, including trail lighting and potential integration with Northern Peaks' efforts. It was the consensus of Council to task Attorney Meade with reviewing the deed to evaluate implications of the easement and determine whether securing additional easements would be necessary for the potential project.

Mayor Pro-Tem George praised the initiative as a valuable use of resources, while Council Member Roseman emphasized the importance of preserving the area as a hiking trail rather than constructing sidewalks. She also suggested meeting with representatives from Northern Peaks to discuss potential collaborations. Council Member Plaag highlighted the need for grant support to fund the project and proposed incorporating historical markers to commemorate the Junaluska Turnpike and Boone Chapel.

Public Works Director Todd Moody, who also serves on the Northern Peaks Board, provided insight into potential challenges such as the steep terrain, which may necessitate steps in certain areas. He clarified that trail design would depend on specific circumstances and available rights-of-way.

Council Member Roseman acknowledged the likelihood of tighter budget constraints in the future due in part to Hurricane Helene, but suggested keeping the project under consideration until the financial situation is clearer. Members also emphasized the importance of balancing pathway development with affordable housing priorities while preserving the natural habitat, similar to the approach taken with the greenway trail.

WORK SESSION DISCUSSION ITEM - WESTERN YOUTH NETWORK PROPERTY

Council next discussed the non-renewal of a lease at the Town-owned property known as the WYN property. It was suggested that the non-renewal be taken as an opportunity to address the loss by considering the site for workforce housing. Acknowledging challenges related to funding, Council members expressed interest in exploring options for developing housing targeted at critical workforce members, such as police officers, firefighters, teachers, and nurses, as opposed to low-income housing, which has faced resistance from the Junaluska community.

Council members noted that funds previously designated for housing development has been allocated appropriately, and as long as the property was repurposed toward affordable housing, there would be no need to repay the funds. Discussion arose about whether the building was in adequate condition for rehabilitation. Council member Tugman suggested exploring the possibility of using the site as a temporary daycare location to address current needs, potentially in partnership with Appalachian State University, while pursuing longer-term plans for workforce housing.

Council member Plaag emphasized the importance of proactively addressing workforce housing needs, particularly in light of the urgent demand following Hurricane Helene. He highlighted the need to communicate with the Junaluska community about the project to ensure understanding and buy-in. Mayor Pro-Tem George underscored the Town's leadership role in this effort, adding that collaboration with ASU and other stakeholders was essential.

Council member Roseman raised the possibility of prioritizing community members, such as local daycare applicants, for the site. Attorney Meade clarified that while certain forms of discrimination were legal, any criteria would need to align with established guidelines. Manager Davis added that ASU already had established criteria for similar projects, and suggested the Town should ensure compatibility if partnering with them.

APPROVAL OF ITEMS ON CONSENT AGENDA

Council members thanked staff for their grant work and applauded the high return. Mayor Pro-Tem George made a motion to remove Consent Agenda Item 3 - Announcement of Grant Award - Rebranding Boone to allow for further discussion. Council member Tugman seconded the motion, which carried unanimously.

Council member Plaag then made a motion to approve the contract for Consent Agenda Item 3 - Rebranding Boone contingent on Attorney Meade's final review and to ratify the Mayor's signature on said contract. Council member Roseman seconded the motion, which carried unanimously.

Council member Roseman made a motion to approve the following items on the Consent Agenda:

1. Budget Amendment

Police Department:

TO: Crime Prevention 010-500-300-513103 \$1,500

FROM: Misc. Revenue 010-000-000-489900 (\$1,500)

Walmart Sparkgood Grant funding for the annual Christmas Shop with a Cop event.

2. Grant Award – COPS Hiring Program
3. Agreement – NC Parks and Recreation Trust Fund
4. Agreement – NCDOT
5. Contract – RK&K Engineering
6. Request to Cancel November 27 and December 25 Regular Meetings

Attorney Meade asked for clarification regarding the NCDOT debris agreement. Public Works Director Moody answered that the State's contractor would not go onto private roads to collect debris but that Town crews would do so as long as the streets were within Town limits.

Regarding Item 3 – NC Parks and Recreation Trust Fund, Council member Plaag stated that the proposed work on the Rivers site required Historic Preservation Commission approval since it was a designated historic site. He indicated that he was troubled about the proposal of garage doors on the house and asked staff to ensure the project did not move too fast. Council member Plaag wondered whether there was any risk of Council approving an agreement for this since it was still required to go through the Historic Preservation Commission process. Attorney Meade answered that the proposed agreement did not marry Council to a design. Public Works Director Moody reminded members that the design would come before Council for final approval. Mayor Pro-Tem George seconded the motion for approval, which carried unanimously.

PLANNING MATTERS

DISCUSSION & POSSIBLE ACTION REGARDING NEIGHBORHOOD CONSERVATION DISTRICTS

Planning Director Jane Shook and Deputy Planning Director Brandon Wise gave a presentation regarding Neighborhood Conservation Districts. A complete copy of the presentation can be found at https://boonenc.iqm2.com/Citizens/Detail_Meeting.aspx?ID=3824

Following the presentation, Council member Tugman thanked staff and acknowledged that many recurring issues stemmed from the student population and landlords who pushed boundaries to take advantage of students. She then raised the question of why parking was not mandated to occur in designated spaces for single-family homes, as is required for larger projects. Attorney Meade spoke to the challenges of applying such regulations in an even-handed manner to single-family homes, including enforcement difficulties and concerns of fairness.

Council member Tugman then referenced problematic parking on Oak Street and suggested applying consistent parking rules across the board to require designated parking spaces for all properties. Attorney Meade cautioned that this could impose significant costs and reiterated enforcement challenges. She then proposed directing the police department toward renewed efforts in parking enforcement in Oak Street and other problematic areas.

Mayor Pro-Tem George recommended placing more responsibility on landlords by including parking requirements in lease agreements and ensuring tenants were informed of parking rules. Director Shook supported revisiting the current sticker system, noting that it was not functioning as intended. Council member Plaag questioned how to respond to current NCD owners who felt the designation had been diluted. Director Shook acknowledged this as a fair concern but admitted a lack of clear solutions at the moment.

Attorney Meade suggested that Council might reconsider the NCD designation entirely as a zoning district, and consider replacing it with geographic designations under the Town Code for enhanced enforcement of police-power regulations governing quality-of-life matters such as noise, parking, and trash disposal. Council member Plaag recommended further discussion during the planning retreat.

Mayor Futrelle suggested exploring grants to support improved enforcement or neighborhood initiatives. Council member Plaag referenced Columbia, SC's use of brochures about neighborhood history as an effective community engagement tool. Mayor Pro-Tem George emphasized the need to address blighted properties within the town as part of the broader discussion.

Mayor Futrelle declared a break at 10:54 AM. Council reconvened at 11:09 AM.

CONSIDERATION OF CASES HEARD AT THE SEPTEMBER 23, 2024 PUBLIC HEARING

Case A24-0595 174 S Depot St - Conditional District Zoning Map Amendment

Council members reviewed updated floodproofing information for this property and discussed its implications. Council member Tugman raised concerns about how often geographical services reassessed the 100-year flood plain, especially given the increasing frequency of storms over the past 15–20 years. Assistant Planning Director Wise responded that floodplain maps were updated online and were intended to be revised every five years.

Council member Plaag asked for confirmation that the applicant was not being asked to exceed standard floodproofing requirements, which Assistant Director Wise affirmed. However, Council member Plaag expressed confusion about the materials provided, to which Assistant Director Wise clarified that there were two main types of floodproofing measures: fixed barriers, such as doors, and removable barriers, which can be installed as needed. He emphasized that both options served the same purpose, but fixed barriers required less manual intervention, which is preferred when feasible.

Council member Plaag questioned whether there was a risk to public health and safety if removable barriers were not deployed in time. Assistant Director Wise explained that the risk was primarily to individuals inside

the building at the time and not the general public, as everyone involved should know where the barriers were stored and how to use them. Attorney Meade added that it could be argued that delayed deployment could have public safety implications, for example in the case of delay leading to emergency response.

Council member Tugman inquired whether insurance companies favored floodproofing mechanisms. Assistant Director Wise confirmed that they were designed to lower insurance premiums. Alan Crees, a representative of the applicant, explained that the flood barriers used in this project, similar to those implemented at the Boone Mall, would require an operation, maintenance, and inspection plan. This plan includes instructions for employees on barrier deployment and building evacuation, ultimately resulting in the issuance of a floodproofing certificate.

Assistant Director Wise described the specifics of the floodproofing measures for this project: flood doors would be installed at the back of the building, while recessed screw holes with seals would allow for removable barriers to be placed on storefront doors and windows. These barriers have proven effective in similar applications, such as at Rivers Walk, where barriers at the rear successfully mitigated flooding. He noted that flooding events typically provided adequate time for preparation.

Council members also discussed paving upgrades in the alleyway adjacent to the project. Assistant Director Wise confirmed that the cost of these upgrades would be covered by the applicant. Michael Thaler, the applicant, emphasized his commitment to maintaining his property and preventing further water damage. He stated his desire to move forward promptly with the project and avoid delays related to waterproofing measures.

Council member Roseman made a motion to approve and that the proposed amendment to the Town's zoning map is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because the amendment is consistent with:

Comprehensive Plan Policy 2.1.5 Downtown C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.

Comprehensive Plan Policy 2.3.2 Community Character A.1 Conduct on-going assessments of critical locations in community deserving special attention by the zoning ordinance, in light of their high visibility, traffic impact, strategic location, or other unique features. Continue to encourage significant new public buildings and outdoor spaces to locate in these and other positions of visibility and strategic prominence. Encourage the private sector to do likewise.

A.2 Seek out locations of historical merit in the community, and prepare an action plan for their enhancement, rehabilitation, or relocation as may be necessary. E. New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High Country small town. Mayor Pro-Tem George seconded the motion, which carried unanimously.

Council member Roseman made a second motion to approve Ordinance #A24-0595 in Exhibit A and that it is reasonable and in the public interest because it supports revitalization in the downtown district and adheres to greater standards of public safety for the future. Council member Plaag offered a friendly amendment to add that the proposed design is architecturally compatible with the downtown historic district. Council member Roseman accepted this amendment. Council member Tugman seconded the motion as amended, and the motion carried unanimously.

Case A24-0640 Occupancy & Other Residential Clarifications/Modifications – UDO Text Amendment

Attorney Meade requested a grammatical error be corrected by adding a period after "transient residential uses" and capitalizing the word "however."

Council member Carter made a motion to approve and that the proposed amendment to the Town's zoning ordinance, with Vacation Rental Option 2, is consistent with the Town's comprehensive plan and any other

adopted plans of the Town that are applicable because the amendment is consistent with:

Comprehensive Plan Policy 2.1.5 Downtown

A. A compatible design character for the downtown area, drawing upon the locality's original High Country small town features, shall be identified, reinforced and supported to put forth a quality image and sense of place.

C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.

Comprehensive Plan Policy 2.3.3 Housing and Neighborhoods A. The protection and rehabilitation of viable neighborhoods shall be encouraged to ensure their continued existence as a major housing source and as a reflection of the area's image as an attractive, highly livable community.

F. The affordable housing needs of area residents, particularly elderly and low to moderate income residents, shall be recognized in Town policies and actions regarding residential development.

G. Compact, full service neighborhoods, offering opportunities for living, working, shopping, and gathering places, shall be encouraged in newly planned developments, as well as for redeveloping areas.

Council member Roseman seconded the motion, which carried unanimously.

Council member Carter made a second motion to approve Ordinance #A24-0640 to the Town's zoning ordinance and believes approval is in the public interest because this is a way to have further discussion and planning for Airbnbs and other rentals in the area while keeping the neighborhoods safe. Council member Roseman seconded the motion, which carried unanimously.

Case A24-0642 Community Appearance Standards Modifications – UDO Text Amendment

After a brief discussion regarding field colors, Council member Plaag made a motion to approve and that the proposed amendment to the Town's zoning ordinance, with the revision of language in 25.09.04(B)(7) to read *Synthetic or composite material that duplicates and cannot be visually distinguished from any item listed in 1, 3, 4, or 5 above*, is consistent with the Town's comprehensive plan and any other adopted plans of the Town that are applicable because the amendment is consistent with:

Comprehensive Plan Policy 2.1.1 Economic Development

A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long term component of an economic development strategy.

A.1 Continue to evaluate and amend development regulations to help ensure aesthetic quality in the area and preserve the natural beauty of the area.

Comprehensive Plan Policy 2.3.1 Community Appearance

C. The significance of major roadway entrances into Boone as measures of community image and quality shall be recognized through building placement, landscape, signage and other visual improvements. The Town, along with private property owners and developers, shall work to jointly improve the appearance and design of major street corridors.

Comprehensive Plan Policy 2.3.2 Community Character

E. New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High Country small town. Council member Tugman seconded the motion, which carried unanimously.

Council member Plaag then made a second motion to approve Ordinance #A24-0642 to the Town's zoning ordinance and believes approval is reasonable and in the public interest because the language sets standards for community appearance and provides additional broad-scale guidelines for community appearance standards. Council member Carter seconded the motion, which carried unanimously.

CONSIDERATION TO PARTICIPATE IN OUR STATE, OUR HOMES PROGRAM

Planning Director Shook provided a brief recap of the Our State, Our Homes program. Council member Tugman noted the existence of other properties under consideration and recommended applying as a core group independent of broader initiatives. She also highlighted infrastructure issues with the County and suggested that Council member Carter participate as a liaison for the Hospitality House as well as another Council member as a liaison, alongside community development representatives. Council member Plaag supported these recommendations, emphasizing the urgency of the timeline, with only nine days remaining to act. He then suggested it would be beneficial to signal to the County that the Town was willing to collaborate on this initiative. Director Shook agreed to reach out to the Hospitality House and Housing Council to discuss coordination.

A motion was made by Council member Plaag to authorize Director Shook to proceed as the Town's representative, with the condition that the County was informed of the Town's willingness to work collaboratively on the issue, but would apply on its own. Council member Carter seconded the motion, and it was approved unanimously.

CONSIDERATION OF BOONE NEXT OPEN HOUSE AND ONLINE ENGAGEMENT

It was the consensus of Council to hold the open house presentation of the draft Boone Next on the evening of December 9, 2024 at Town Council Chambers

Mayor Futrelle declared a break at 12:04 p.m. Council reconvened at 12:36 p.m.

COUNCIL MATTERS

CONSIDERATION OF CONTRACT AWARD FOR HOWARD STREET IMPROVEMENT PROJECT

Public Work Director Todd Moody presented a contract for the Howard Street Improvement Project and recommended Council approve award as noted in the request. Council member Roseman made a motion, which was seconded by Mayor Pro-Tem George, to approve the bid and bid package as presented. The motion carried unanimously.

DISCUSSION REGARDING DISPOSITION OF BOLICK PROPERTY

Town Manager Davis provided an update on the Bolick property, distributing the appraisal report valuing the property at \$7,985,000. She suggested that the property might be worth marketing independently to gauge interest, with the option to revisit discussions if sufficient traction was not achieved. It was noted that the property's original purchase price was approximately \$4.2 million for the entire tract.

Mayor Pro-Tem George expressed hesitation about selling the property, stating that any offer would need to be exceptionally high to make it worthwhile to him. He noted the potential value of retaining the property for future expansion as Boone continued to grow. Attorney Meade suggested that if concerns about long-term planning persist, the Town might consider commissioning an analysis to assess future needs for the land. Manager Davis acknowledged Mayor Pro-Tem George's point but emphasized the significant challenges associated with the property, including grading and base infrastructure costs, which were estimated to exceed \$6 million.

Mayor Futrelle noted that the property's feasibility for Town use was limited, though Manager Davis mentioned the need to reserve a portion of the property for a fire station. However, Council member confirmed that the site did not qualify for LIHTC funding, and housing was previously ruled out due to its proximity to the landfill.

Council member Plaag sought clarification on details in the appraisal, asking specifically about what \$6 million in grading costs would cover. Manager Davis explained that this would include stormwater management, access improvements, and "stairstepping" to reduce development costs. Council member Plaag also inquired about potential buyer objections related to the conservation easement on the property. Manager Davis clarified that the easement was perpetual and restricted activities on the property, whether owned by the Town or a private entity. Attorney Meade and Director Shook noted that the conservation easement area could be used by a private developer to meet density requirements to allow for denser development on the remainder of the property.

Council member Tugman noted that easements were typically subject to audits to ensure compliance. Council member Plaag asked whether the intent was to direct proceeds from the sale toward a new public works facility,

to which Manager Davis confirmed. Manager Davis recommended listing the property at the appraised value of \$7,985,000.

A motion was made by Council Member Tugman, seconded by Council Member Plaag, to submit the Town-owned Bolick property for sale at the appraised value of \$7,985,000. The motion passed, with Council Member Roseman and Mayor Pro-Tem George opposing.

VOTE: Aye: Tugman, Carter, Plaag
 Nay: Roseman, George

APPOINTMENT TO DOWNTOWN BOONE DEVELOPMENT ASSOCIATION

Council member Tugman expressed conflict regarding the candidate's application for the Downtown Boone Development Association (DBDA). While acknowledging the importance of the DBDA's role in advancing the best interests of downtown, Council member Tugman raised concerns about the candidate being a frequent disruptor in the downtown area. She added that such dynamics could lead to time-consuming issues for the group and stated uncertainty about supporting this candidate for the position.

Council member Plaag shared that the candidate had reached out to him via email for clarification on the matter and that he had directed the applicant to review the relevant meeting video. Council member Plaag expressed similar concerns about the application. Mayor Pro-Tem George echoed these sentiments, highlighting shared apprehensions about the candidate's suitability for the role.

Council member Roseman questioned whether the candidate might bring an overlooked perspective or voice to the board, but ultimately, no nomination was made.

MAYOR REPORT

Mayor Futrelle indicated that there had been no recent meetings of the High Country Council of Governments. He noted that the FEMA application deadline had been extended to January 7.

TOWN MANAGER REPORT

Manager Davis updated members on the following topics:

1. Federal funding for disaster recovery from Hurricane Helene
2. Fire Chief Jimmy Isaacs has been moved into the role of Fire and Emergency Operations Director in addition to his role as Fire Chief.
3. Staff has a meeting set up with the LGC regarding the interim financing of \$9 million for the Howard Street project.
4. Sustainability updates include staff removing riprap out of the river at the 421 bridge, bank failure mitigation on Casey and Pride.
5. NC flood plain mapping program public comments are ongoing; staff is working on a public outreach campaign.

BOARD LIAISON REPORT

Council member Plaag indicated that he was unable to attend the most recent DBDA meeting. He stated that he attended the recent Housing Council meeting last week and noted that discussions focused on Hurricane Helene and remediation options.

Council member Tugman gave updates from the DBDA regarding the success of BooneBOO!, the progress of the Arts Council/Public Arts Committee, the upcoming Holiday Parade to be held during the evening hour, and Festive First Friday.

Mayor Pro-Tem George indicated that all involved parties were working hard to get the Human Relations Commission back up and running.

Council member Roseman stated that the Historic Preservation Commission needed two members to complete the roster. She added that the Watauga County Parks and Recreation board wanted Boone to have representation at its annual Trunk or Treat event next Halloween.

Council member Carter indicated he had nothing substantial to report from the AppalCart board. He added that he and Council member Tugman had a meeting scheduled with SAHA representatives regarding their lease agreements. Council member Tugman added that the Horn in the West will not offer a season next summer due to infrastructure repairs.

CLOSED SESSION

Upon a motion by Council member Roseman, seconded by Council member Carter, Council voted unanimously to enter into closed session at 1:45 p.m. pursuant to:

1. N.C. Gen. Stat. § 143-318.11(a)(1), to review, approve and seal closed session minutes from Council's prior closed session(s).
2. N.C. Gen. Stat. § 143-318.11(a)(3), to consult with the Town Attorney in order to preserve the attorney-client privilege between the attorney and the Town Council and obtain legal advice, consider and/or give instructions to the attorney concerning one or more potential legal claims.
3. 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 (2901-81-5038-000) by purchase, option, exchange, or lease.

Upon a motion by Council member Plaag, seconded by Mayor Pro-Tem George, Council voted unanimously to exit closed session at 2:29 p.m.

ADJOURNMENT

Mayor Futrelle adjourned the meeting at 2:30 p.m.

Nicole Harmon, Town Clerk

Tim Futrelle, Mayor