

# City of Saluda

## October Board of Commissioners Meeting and Public Hearing for Event Venue Definition and Zoning Districts as a Permitted Use Minutes

Board of Commissioners



Date 10/11/2022  
Time 07:00 PM  
Location Microsoft Teams Meeting; Saluda Library Chambers Room

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### 1 - Call to Order

Mayor Morgan called the Meeting to order at 7:00 pm on October 11<sup>th</sup>, 2022  
Read that it is being recorded and can be seen via zoom.

### 2 - Invocation

A moment of silence was observed

### 3 - Pledge of Allegiance

I Pledge Allegiance to the flag  
of the United States of America  
and to the Republic for which it stands,  
one Nation under God, indivisible,  
with liberty and justice for all.

A pledge of allegiance was recited.

### 4 - Roll Call

Attendance was taken, and those present were Mayor Tangie Morgan, Commissioner Walker, Commissioner Marion, Commissioner Oxtoby, City Attorney Jana Berg, City Manager Steven Orr, Assistant City Manager & Finance Officer Julie Osteen, Officer Amy Revis, and City Clerk Pamela Waters. Commissioner Talbot was absent from the meeting.

### 5 - Agenda Additions and Deletions

Additions

1. N/A

Deletions

1. N/A

Modifications

1. N/A

None

## 6 - Approval or Correction of Minutes

September 12th, 2022, Minutes

**Commissioner Walker made a motion to accept the minutes as written. Commissioner Marion seconded and all were in favor.**

## 7 - Consent Agenda

None

## 8 - Transportation- Foothills Regional Commission

- Alan Toney- Transportation Advisory Committee/ Transportation Coordinating Committee

Mr. Alan Toney with Foothills Regional Commission (RPO) introduced Mr. Dominique Boyd NCDOT Transportation Engineer and Mr. Andy Bailey NCDOT Transportation Engineering supervisor from Raleigh NC. They went over the slide presentation.



**NORTH CAROLINA**  
Department of Transportation



**Foothills Regional Comprehensive  
Transportation Plan (CTP) – Saluda  
Adoption**

Dominique Boyd and John A. (Andy) Bailey  
August 8, 2022

## Presentation Outline

- What is a Comprehensive Transportation Plan
- Foothills Regional CTP Process/History
- Foothills Regional Major Recommendations
- Saluda Major Recommendations
- Consideration to adopt CTP
- Questions

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## What is a CTP?

- Comprehensive Transportation Plan
- Long-range, multi-modal transportation plan
  - 25 to 30 year planning period
  - Vision plan
- Developed cooperatively among local stakeholders, Metropolitan (MPO)/Rural(RPO) Planning Organization, and NCDOT
- Incorporates Land Use plans, community & statewide goals

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## CTPs & NC State Statute § 136-66.2

“With the cooperation of the Department of Transportation, ... shall develop a **comprehensive transportation plan** that will serve present and anticipated travel demand in and around the municipality.

- **Each Municipality** – not located within an MPO
- **Each MPO** – For municipalities located within an MPO

### Comprehensive Transportation Plan attributes

- **The Plan** – Shall be based on the Best Information Available
- **The Plan** – Shall provide for the safe and effective use of the Transportation system
- **The Plan** – Consideration shall be given to all transportation modes(Multimodal)

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### *A Comprehensive Transportation Plan is a “Needs- Based” Plan*

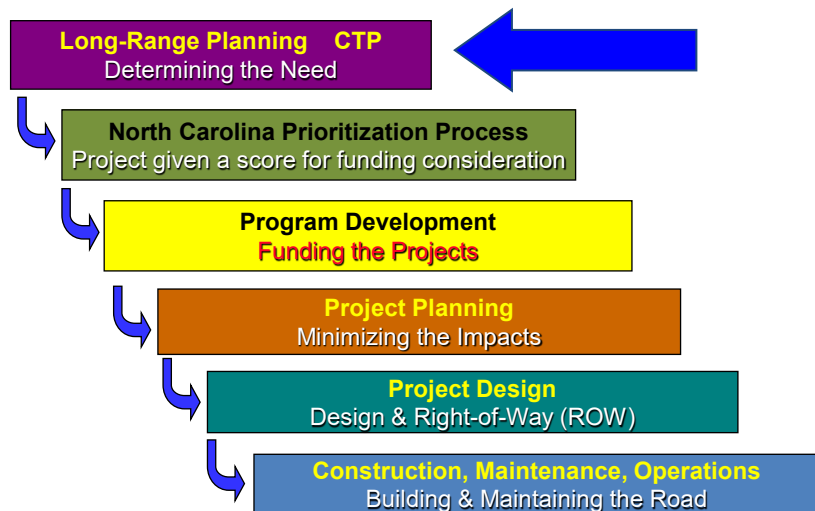


- **Represents a community’s consensus** on their future transportation system to support anticipated growth and development over a 25-to-30-year timeframe and is mutually adopted by the State of North Carolina.
- **Evaluates Multi-modal transportation** as part of that includes highway, public transportation and rail, bicycle and pedestrian.
- **Considers other modes of travel**, such as airports and ferries that play significant roles in moving people and freight in North Carolina.



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## Where does the CTP fit into the “Big Picture”?



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Commissioner Marion How do you get the Funding before you get the Design and cost of right-of-way?

Dominique Boyd down he is like a blueprint it would be hard to apply a cost to your blueprint. If you are looking at widening the road if the cost here is too much, why would you go to the blueprint phase.

Troy Wilson we have a tool that we use that calculates ROW, utilities, based on GIS mapping depending on what we are doing it takes hundreds of thousands of calculations and gives us a cost we basically use the same tool state wide that if are widening a road here or the coast it we have the different cost for the different things but it uses that tool to bring in a typical project cost.

Commissioner Marion GIS is county to county how is that working out when you have counties that support GIS and some that not up to standard? Is the state trying to push for the counties to be at a certain threshold on their GIS data?

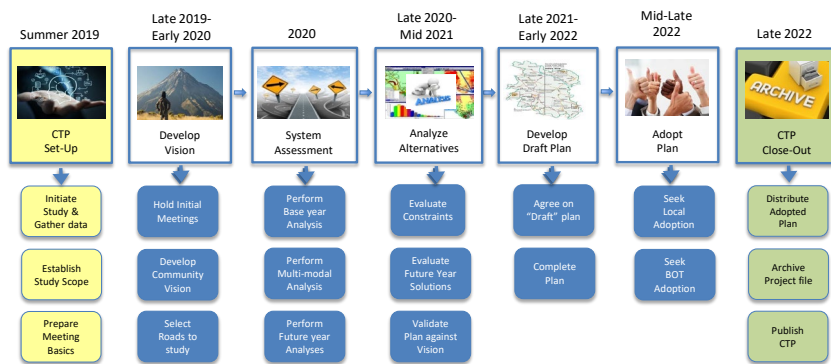
Troy Wilson we have the state GIS. We have GONC a lot of that information is maintained by the NCDOT. If you're talking about county level property GIS stuff?

Commissioner Marion I'm talking about where you go on the county website and can pull up tax records, property lines some counties seem extremely detailed some not so much. Polk seems to lag on the technology side from other counties nearby. I was wondering if that would hurt us when it comes to getting funded for these projects or looked at.

Troy Wilson not necessarily we are doing those checks when it comes into the STIP we are looking at that these estimates that come in like division staff, local staff do this look right what we are seeing now it's not going to be as refined as when you get into, but we know if it's in the ballpark. I can look at and pretty much tell you if we are a million dollars off. We are reviewing those seeing if something isn't right for instance, we had one project in Buncombe County that that the estimate was 50 million and it ended up when said and done it was 300 million that can't be right, we do double check those as it comes closer to scoring and getting projects put in. There are several checks that we do but we must start somewhere. As you get down to refining it, we get down to the hard estimates, appraisals on property and stuff like that.

# Foothills CTP Process Overview/History

CTP Steering Committee of local staff/stakeholders established in 2019 to guide process



[https://connect.ncdot.gov/projects/planning/Pages/CTP-Details.aspx?study\\_id=McDowell-Polk-Rutherford%20\(Foothills\)%20Regional%20CTP](https://connect.ncdot.gov/projects/planning/Pages/CTP-Details.aspx?study_id=McDowell-Polk-Rutherford%20(Foothills)%20Regional%20CTP)

Mr. Dominique Boyd we are here to seek local adoption of this tonight. Once we obtain all the local adoptions needed which is about sixteen in total, we can submit this to the Board of Transportation in Raleigh. That will be the final adoption needed to sign off on this Regional CTP. So hopefully when that is completed, we will be able to close out the CTP. You will be able to get a copy of this and it will also be online.

Mr. Andy Bailey went over the maps and what the Saluda recommendations are. The only thing being looked at here in Saluda and to be honest most of Polk County is modernization of roads. Went over some of the roads in the Saluda's plan and over Howard Gap Road and the I-26 Problems.

Commissioner Oxtoby so eventually I-26 will go from four lanes to six lanes?

Mr. Andy Bailey No sir.

Commissioner Oxtoby they are working on I-26 in Henderson County and now at the Green River Bridge to make it so it's ready for six lanes.

Mr. Andy Bailey this plan doesn't recommend six lanes for that entire length there are some from Saluda North that is probably a project on the Henderson County side. Because it's not in here.

Commissioner Oxtoby regardless there will be six lanes going into four lanes so there will be an increase in traffic and when there is an accident all that traffic tries to get off and come through Main St. when it is where they come through town to get to Hendersonville. At one point there was conversation about a Howard Gap kind of loop that went around the town. That has never resurfaced.

Mr. Andy Bailey it's not resurfaced here because unfortunately is too big of a project that accrues so unfrequently. We can always look at it in the future I failed to mention this plan is not set we are not going to adopt it today and just sit on a shelf it's not going to be there for eternity it gets looked at every five to ten years or even sooner on some cases.

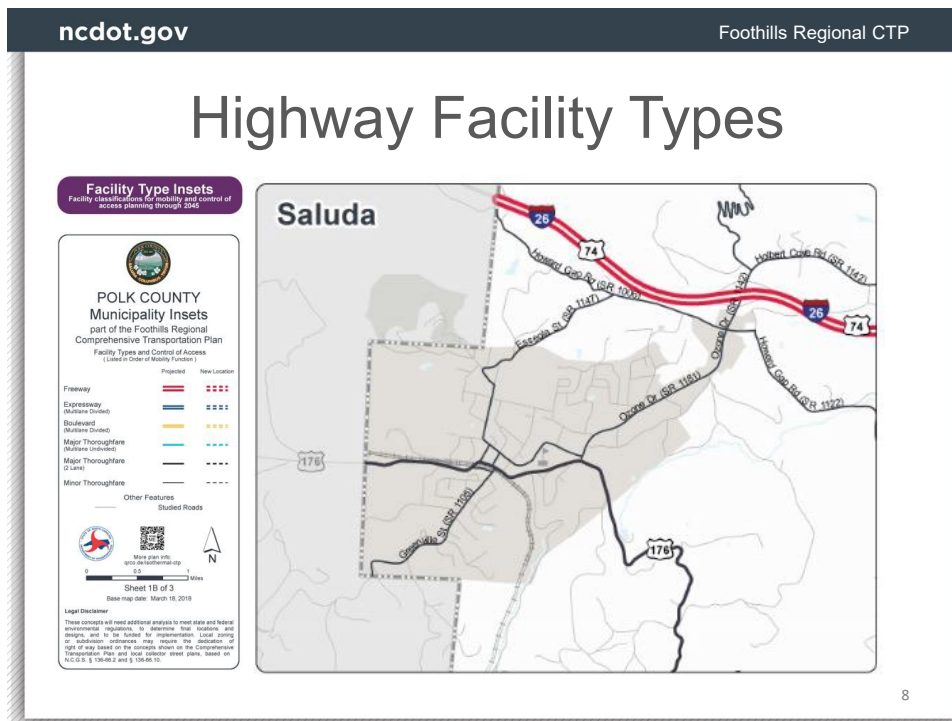
Commissioner Marion so the paved area past the white line is just a paved shoulder? With the part on Ozone would you be working within the DOT right-of-way or would you be looking to extend that?

Mr. Andy Bailey I want to make sure because there are some specs with certain standards we have we try to be contact sensitive we know we can't get a total nice five foot shoulder on the side of a mountain but we try to get as much as we can.

Likely with what is there if I'm not mistaken it already has a couple feet of paved shoulder it would be just adding a couple more in some cases again these plans first step you as Polk County and Saluda would have to submit this to the RPO to be scored and prioritization and the prioritization ranks where the project ranks from other projects that are like it.

Commissioner Oxtoby will we get sidewalks as well?

Mr. Andy Bailey yes, I will get to that. I have explained the interstate, Howard Gap, 176 and Ozone I think that is all the road vehicle projects in this plan for Saluda.



# Highway Facility Recommendations

**Highway Recommendation Insets**  
Proposals that address identified needs through 2045

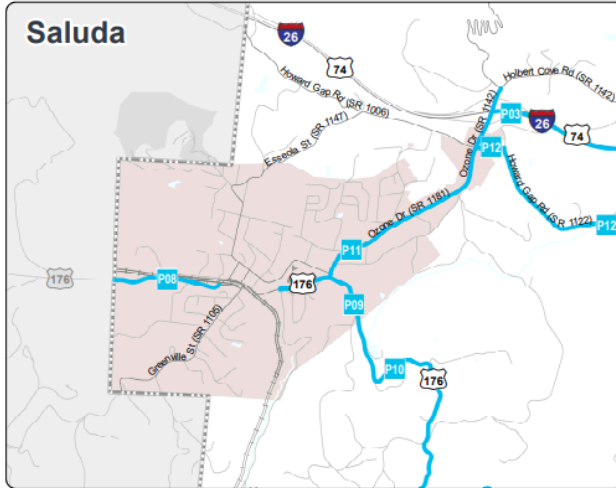
**POLK COUNTY**  
part of the Foothills Regional  
Comprehensive Transportation Plan

Highway Features

- Proposed or future location
- Construction / Mobility (e.g., widening)
- Access Management / Operations (e.g., left-turn lanes)
- Modernization (e.g., wider lanes, add turn lanes)
- Other (e.g., utility, economic development)
- Interchange
- Bridge / Overpass
- Intersection
- Other Features
- Studied Roads

Map scale: 1" = 1/2 mile  
Scale: 1" = 0.5 miles  
Sheet 2B of 3  
Base map date: March 18, 2018

**Legend:**  
This map conveys additional details to meet state and federal transportation requirements, in addition to the information shown on the map. The information shown on this map is based on the information shown on the Comprehensive Transportation Plan and other related plans, based on N.C.G.S. § 136A.02 and § 136A.010.



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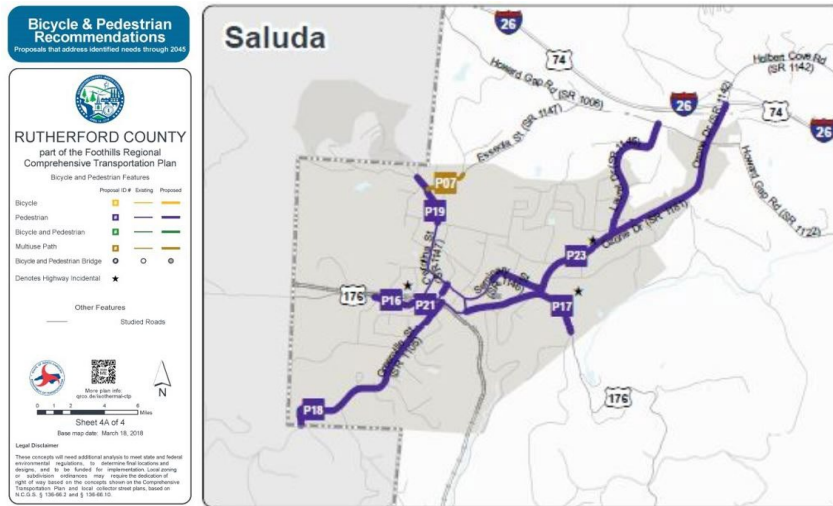
# Saluda Highway Recommendations

Map ID	Improvement Type	Recommendation Name	Limits	Length in Miles	Description	Identified Need
P03	Modernization	I-26	From: Hobert Cove Rd (SR 1142)   To: US 74	6.51	Modernization: Intelligent Transportation Systems (ITS) enhancements to improve safety, mobility, and emergency incident management. Extend merge lane from US 74 westbound to the start of the climbing lane.	I-26 between Saluda and Columbus passes through mountainous terrain for a 7-mile without access to an exit. This poses risks to mobility, safety, and Emergency Medical Services response.
P08	Modernization	US-176	From: Henderson/Polk Line   To: Ervin St (SR 1177)	0.51	Modernization: add paved shoulder to improve safety and mobility; sidewalk from Pace St to Ervin St.	US 176 is a key parallel connection to I-26. Currently, the facility is not aligned with the modern design standards due to the lack of paved shoulders which in turn impacts mobility and safety.
P09	Modernization	US-176	From: Pearson Falls Rd (SR 1102)   To: Soludo Town Limit	0.53	Modernization: 12-foot lanes and add paved shoulder to improve safety and mobility; improve and/or widen existing sidewalk from Pearson Falls Rd to Front Rd.	US 176 is a key parallel connection to I-26. The current facility, averaging a width of 20 feet (10-foot lanes), does not align with the modern design standards due to the lack of paved shoulders impacting mobility and safety.
P10	Modernization	US-176	From: Soludo Town Limit   To: Harmon Field Rd (SR 1223)	6.19	Modernization: add paved shoulder to improve safety and mobility.	This road is currently lacking paved shoulders, which is not up to modern design standards, thus impacting mobility and safety.
P11	Modernization	Ozone Dr	From: Main St (US 276)   To: Green River Cove Rd (SR 1151)	1.3	Modernization: add paved shoulder to improve safety and mobility; add sidewalk from Main St to I-26 EB Ramp.	Ozone Dr currently lacks paved shoulder, which is not up to modern design standards, thus impacting mobility and safety.
P12	Modernization	Howard Gap Rd	From: Ozone Dr   To: Warrior Dr	6.77	Modernization: 10-foot lanes and add paved shoulder to improve safety and mobility.	This road is currently 16-foot wide (two 8-foot wide lanes), which is not up to modern design standards, thus impacting mobility and safety.

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## Bicycle and Pedestrian Recommendations



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Mr. Andy Bailey here is the Bicycle and Pedestrian recommendations these were inspired and taken from the Saluda Bike and Pedestrian plan that was completed in 2016. I won't say it the same we did get feedback from the previous manager about sidewalks coming into town from the interstate a lot of business long that could connect to downtown. There would be the town making the connection on the local streets. Esscola St one the north side then on the south side most of these projects are within the town limits. The problem is once you build them you must maintain them, and counties don't have the revenue to maintain them.

City Manager Orr we have implemented a sidewalk ordinance that provides the opportunity for elected officials to create a CIP for existing sidewalks as well as any new sidewalks. That's done and resolution is in place. As far as our 2040 plan that still holds a priority.

## Saluda Bike/Ped Recommendations

Map ID	Improvement Type	Recommendation Name	Limits	Length in Miles	Description	Identified Need
P07	Multilane Path	Esseola St	From: Macedonia Rd / To: Substation Rd (SR 1148)	0.17	A sidewalk is recommended as identified in the Saluda Bike & Ped Plan.	This recommendation is needed to extend the multimodal network to expand the multimodal network within Saluda.
P16*	Pedestrian	US-176	From: Main St (SR 1178) / To: Ervin St (SR 1177)	0.17	A sidewalk is recommended as part of highway project P08.	There is a need to extend the multimodal network along this suitable corridor that has been identified as a highway recommendation.
P17*	Pedestrian	US-176	From: Pearson Falls Rd (SR 1102) / To: Front Rd (SR 1104)	0.46	A sidewalk is recommended as part of highway project P09.	This recommendation is needed to provide a multimodal connection to commercial areas, historic places, schools. It would expand the multimodal network within Saluda.
P17	Pedestrian	US-176	From: Cullpher St / To: Pearson Falls Rd (SR 1102)	0.07	A sidewalk is recommended as identified in the Saluda Bike & Ped Plan.	This recommendation is needed to provide a multimodal connection to commercial areas, historic places, schools. It would expand the multimodal network within Saluda.
P18	Pedestrian	Greenville St	From: Polk/Henderson Line / To: US 176	0.88	A sidewalk is recommended as identified in the Saluda Bike & Ped Plan.	This recommendation is needed to provide a multimodal connection to commercial areas, historic places, schools, and neighboring counties. It would expand the multimodal network within Saluda.
P19	Pedestrian	Esseola St & Henderson St	From: Henderson St / To: E Columbia Ave	0.16	A sidewalk is recommended as identified in the Saluda Bike & Ped Plan.	This recommendation is needed to extend the multimodal network to expand the multimodal network within Saluda.
P20	Pedestrian	Seminary St	From: Saluda Elementary School / To: Osine Dr	0.23	A sidewalk is recommended as identified in the Saluda Bike & Ped Plan.	This recommendation is needed to provide a multimodal connection to commercial areas, historic places, schools. It would expand the multimodal network within Saluda.
P21	Pedestrian	Ervin St	From: US 176 / To: Greenville Rd (SR 1105)	0.11	A sidewalk is recommended as identified in the Saluda Bike & Ped Plan.	This recommendation is needed to provide a multimodal connection to commercial areas, historic places. It would expand the multimodal network within Saluda.
P22	Pedestrian	Church St	From: US 176 / To: Osone Dr (SR 1181)	0.04	A sidewalk is recommended as identified in the Saluda Bike & Ped Plan.	This recommendation is needed to provide a multimodal connection to commercial areas, historic places, schools. It would expand the multimodal network within Saluda.
P23*	Pedestrian	Ozone Dr	From: Louisiana Ave / To: I-26	0.42	A sidewalk is recommended as part of highway project P11.	There is a need to extend the multimodal network along this suitable corridor that has been identified as a highway recommendation.
P23*	Pedestrian	Ozone Dr	From: US 176 / To: Louisiana Ave (SR 1142)	0.76	A sidewalk is recommended as part of highway project P11.	There is a need to extend the multimodal network along this suitable corridor that has been identified as a highway recommendation.
P26	Pedestrian	Macedonia Rd	From: Esseola St (SR 1147) / To: Cemetery St	0.07	A sidewalk on this local road within Saluda is recommended.	This recommendation is needed to extend the multimodal network to expand the multimodal network within Saluda.
P27	Pedestrian	Laurel Dr	From: Ozone Dr (SR 1181) / To: Howard Gap Rd (SR 1006)	0.59	A sidewalk on this local road within Saluda is recommended.	This recommendation is needed to provide a multimodal connection to commercial areas. It would expand the multimodal network within Saluda.

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## Actions Requested

- Adoption of the CTP in Saluda
- Endorsement of Polk County portion of the Foothills Regional CTP

Dominique Boyd, Project Manager  
 Transportation Planning Division  
[diboyn1@ncdot.gov](mailto:diboyn1@ncdot.gov)  
 (919)707-0932

John A. (Andy) Bailey, Supervisor  
 Transportation Planning Division  
[jabailey@ncdot.gov](mailto:jabailey@ncdot.gov)  
 (919)707-0991

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Seeking a motion for support for the Saluda CTP plan and endorsement for the Polk County Portion of the Foothills Regional plan.

Commissioner Oxtoby How wide is ozone today? Then what would it be?

Mr. Andy Bailey twelve-foot lanes with two-foot shoulder if I'm not mistaken. It's usually a twelve-foot lane with a four- or five-foot shoulder. We under in certain areas that may not be possible.

City Manager Orr one thing to look at is the rails to trails and how that goes through NCDOT. Your statement saying that we can go back to address this plan is important because of where that stands right now with them reaching an agreement with Norfolk Southerner and federal funding our projection is five to seven years before we could have something on the ground. How do we get this through the mechanism to make sure we have that ability to get to Alan or get to DOT when this starts happening or when we need to have those discussions. To me is we are going to have DOT working on a rail to trails project and federal money coming down through the tip of everything and you working on another section I don't want it not to communicate.

Mr. Andy Bailey I will say this much I know there is a lot of things that need to be worked out about getting everyone and the county and towns to agree to this rail to trails. It will not take much for us to go back and amend this.

Alan Toney that will be a good conversation for us to have with Tryon with Tryon has the project and Polk County as well and maybe we can add that later.

City Manager Orr as long as were all on the same page and we can have this conversation. We don't want to hamstring ourselves because of what is going to happen downtown

Alan Toney we need to have this conversation to make sure they are addressed.

Troy Wilson these are very easy to amend.

Commissioner Marion so you're asking us to look at the CPT for Saluda only?

Mr. Andy Bailey corrects and to endorse the rest of the plan in Polk County you are adopting the CPT recommendation for Saluda. Then it's your choice you don't have to endorse the rest of the plan if your uncomfortable with that. We don't have the plan of all of Polk tonight. I will send it to you.

Commissioner Oxtoby so the where 26 and 74 merge where it goes from three to two lanes are they going to fix that.

Mr. Andy Bailey that is in Polk County plan's that is part of the recommendation to fix that it will be both directions.

Commissioner Marion there is a lot of fog on at the top of grade and slows traffic down and backs up how long would it take to get this project done.

Mr. Andy Bailey I'm not as familiar with the ITS ranking. Troy is more familiar with that.

Troy Wilson when it gets into the STIP it becomes a project which is a ten-year document the division could work to move projects around based on if we got a 300 million dollar from with the I-26 project from Henderson to Madison County it's a 1.6-billion-dollar project you bring ITS for a few million and be giggled around based on project and funding the cheaper projects we can typically move forward. Can get pushed up from 7 to 10 years to 3 or 4 years out. We have to cash flow those through a ten-year project.

Commissioner Marion the only other concern I have is with ozone and the sidewalks if any business or developments come in and build the sidewalks like we ask them to do I wouldn't want that tore up if this get approved would you be working with the existing sidewalk.

Mr. Andy Bailey Ozone itself is nice this is the plan if you don't submit it ever it doesn't go anywhere ever. If your priority is on community sidewalks.

City Manager Orr so to answer your question with that project we contacted DOT local Monty said you must put the sidewalks back so far from the edge of the payment that section there would probably be paved for safety purpose it almost becomes a bike lane an unofficial bike lane.

Mr. Andy Bailey if we happen to tear up a sidewalk to redesign a road, we will replace it.

Mr. Andy Bailey we are looking for a motion.

Commissioner Marion is there any other detail that we are not seeing up there for Saluda, so it's all covered.

Mr. Andy Bailey correct.

**Commissioner Oxtoby made a motion to approve the Foothills Regional Comprehensive Transportation Plan (CTP) – Saluda Adoption Commissioner Marion seconded the Foothills Regional Comprehensive Transportation Plan (CTP) – Saluda Adoption all were in favor.**

City Manager Orr do you need a Resolution or Motion for Polk?

Mr. Andy Bailey just needs a motion.

City Manager Orr then give us to next month.

Mr. Andy Bailey that is fine

Mr. Alan Toney I will send you the slides with the counties plan and if you have any questions let me know maybe we can meet with you and Mayor Morgan since she is on TAC board.

City Manager Orr so we will meet in November and go over it.

## **9 - Special event Permit**

Trevor Williams- McCreery Park parking lot area  
Motion

**Commissioner Marion made a motion to move this form Item 18 to Item 9 Commissioner Oxtoby seconded all were in favor.**

City Manager Orr went over the Special event Permit that Taylor Holmes & Trevor Williams requested for - McCreery Park Parking Lot Area.

Josh Holmes went over the fundraiser / Car Show for Gage Howard and the areas needed gravel parking and the parallel parking that goes up beside the train tracks. There was a concern about employee parking But Clark said we could use the parking lot next to City Hall so that could be used for overflow and employee parking. We will also check with the church to see if we can get that for parking. If they need law enforcement that they had volunteers to do that.

Trevor Williams I will make whatever signs need for the parking.

Commissioner Marion you may want to check with First Baptist Church also. Section B you said Clark said you could use that parking area?

Taylor Holmes that is up in the air I spoke with Steve today about who owns it because it is a nonprofit that is our next step to see who to contact.

City Manager Orr they may have the indoors farmers market and the thrift store is open on Saturdays

Mayor Morgan you would contact Louweesa Williamson. Also contact the episcopal church and Methodist church.

Commissioner Marion so from the city you are asking for the gravel parking lot, the stage area but wouldn't have any cars in that area.

Taylor Holmes when speaking with Steve I thought he said we could park so cars there.

City Manager Orr if they want to put some there its ok as long as its not pouring down rain and muddy. If its dry like it is now its easy enough to park there.

Commissioner Marion just make sure not to tear the grass up.

Commissioner Oxtoby so it will be show cars?

Josh Holmes yes your older antique cars will be in the gravel parking lot regular traffic will be parked somewhere else.

Commissioner Marion the side parking on main will there be show cars parked there?

Trevor Williams we want to use that as over flow so that we have a flow so that it flows together that way and if not needed anyone can park there.

Commissioner Marion my concern there is if the show cars are parked on the side parking its tight through there and if people are looking at the car, I don't want anyone getting hurt. Will there be signs that slow people down.

Trevor Williams I can make signs to slow people and have patrol cars to slow people down.

Commissioner you know about the noise ordinance for loud cars and music?

Josh Holmes yes

City Manager Orr the only thing with the food that we ask at the arts festival is that you have to go through Polk County Health Department to be able to do that.

**Commissioner Marion made a motion to approve the Special event Permit as requested for November 19th, 2022- 7 am to 3:30 pm. Commissioner Walker seconded and all were in favor.**

## 10 - Public Safety Report

September Police Dept. Report

**Commissioner Marion made a motion to move this from Item 12 to Item 10 Commissioner Oxtoby seconded all were in favor.**

Officer Revis went over the report for September because Chief Price was in class in Raleigh Total Mileage: System down couldn't retrieve info Total Monthly Events: 575

City Citations: 3, Warning Tickets: 9, State Citations: 3, Verbal: 9, Expired Registration: 1, No Operators License: 1, Driving While License Revoked: 1, Warrants Served: 1, Business Checks: 236, Church Checks: 74, House Checks: 20, Total Monthly Checks: 330, Larceny: 1, Welfare Check: 2, Vandalism: 1, Calls Thru Police Department Phone: 70, Walk In Calls at the Saluda Police Department: 13, Total Monthly Written Reports: 4, Patrol Calls: 87.

### Activity Log Event Summary (Totals)

#### Saluda Police Department

(09/01/2022 - 09/30/2022)

10-82 Stranded Motorist	911 Hang up	
Accident	Administrative duties	12
Alarm Activation-Business	2 Alarm Activation-Residence	2
Animal Call	Assist County Polk	8
Assist Highway Patrol	2 Assist Water Dept	
Autumn Care Check	23 Business Check	236
Call by Phone	70 Cemetery Check	21
Church Security Check	74 City Property Check- Laurel Dr	19
City Property McCreary Park / Bathrooms	Courtesy Escort for Intoxicated Person	
Domestic / disturbance Call	1 Domestic Assist	2

Fire Dept. Assist	3	Follow Up Investigation	5
Investigation	1	IVC	3
Meeting	2	Paperwork	2
Public Assist	3	Residence Check	20
School Check	2	Stationary Area Watch	2
Suspicious Vehicle		Suspicious Persons	5
Talk to a Officer	15	Training/ School	4
Vehicle Stop-Citation/Arrest	4	Vehicle Stop-Civil Citation	2
Vehicle Stop-Verbal Warning	9	Walk in at PD	13
<b>Total Number Of Events: 575</b>			

### 11 - Public Comment

None

### 12 - Public Hearing for Event Venue Definition and as a Permitted Use in certain Zoning Districts.

Mayor Morgan opened the Public hearing there was no-one to speak.

City Manager Orr read the Event Venue Definition

Mayor Morgan closed the Public Hearing.

### 13 - Budget and Financial Report

Budget Report for September, Hotel Accommodations Memorandum for BOC approval and Training Course Excess approval.

Assistant City Manager & Finance Officer Julie Osteen went over the Budget and Financial report.  
Board Meeting October 11, 2022

#### Report for: September 30, 2022

General Fund:

Property Tax collections from Polk County of \$624,774

2<sup>nd</sup> disbursement of ARPA funds received - \$110,000 in GF and remainder in Water Fund.

Received our first disbursement of Powell Bill funds: \$14,685 \$130 less than 2021-2022.

Total Revenues are \$810,336

#### Expenditures:

In July each year, the City has to pre-pay the liability and workers compensation insurance premiums for the year so all of the departments will look higher than normal because, of paying these premiums at the beginning of the year.

**Administration:**

CDD expenditures total \$16,547.

Administration liability and workers compensation insurance premiums total \$8,701.

Total Administrative expenditures total \$154,881 (27% of which is just slightly over budget for three months due to the pre-payment of the liability and workers compensation premiums.

**Police:**

Police liability and workers compensation insurance premiums total \$12,048.

Repairs on the 2010 Dodge Charger of \$5,027 of the \$6,352 and \$1,455 in maintenance on the 2018 Charger.

Total Police expenditures is \$91,722 (21% of budget).

3 distributions have been accrued to the Saluda Fire Department for this year's Tax Levy.

**Transportation:**

Mowing for July and September of \$9,000.

Green Street is repairs in the \$22,417

Mtn Laurel trail repairs of \$182.

Pace Street repairs \$1,006.

Maple/Ervin repairs \$1,799.

Culipher \$228

Clearing of Brush \$5,825

Total transportation \$51,321 (25%)

3 months of Garbage fees has been accrued for GFL.

**Cultural and Recreation:**

Annual maintenance and mulch clean-up has incurred at McCreery Park in the \$5,120.

Library expenses \$9,695 of which \$4,445 is the inspection fee for the library elevator.

Pace Park bathroom additional installation costs \$2,511

Total Cultural and Recreation \$18,645 (23%).

**Debt Service:**

3 month's payments have been made to First Citizens Bank on City Hall.

Total anticipated profit thru September 30 is \$410,797.

**Water Fund:**

Total revenues received for September are \$210,760.

September water purchases total \$56,721 (35% of budget which is 10% over budget). Major leak on Howard Gap in September.

Read attached summary

Anticipated surplus is \$14,781

**Sewer Fund:**

Total revenues for September \$63,415

Read attached summary

Anticipated surplus is \$12,852

Budget Amendments presented.

Presented during the Board of Commissioner Meeting

October 11, 2022

**CITY OF SALUDA, NORTH CAROLINA  
BUDGET AMENDMENT - ADMINISTRATION**

Account Budget Amendment Amended Budget

Training \$4,500 \$4,600 \$9,100 Contingency 22,500 (4,600) 17,900

***To budget additional training expenses for City Clerk certification costs***

**CITY OF SALUDA, NORTH CAROLINA  
BUDGET AMENDMENT - POLICE**

Account Budget Amendment Amended Budget

Training \$4,000 \$5,300 \$9,300

Contingency 17,900 (5,300) 12,600

***To budget additional training expenses for Police Chief certification costs***

**Commissioner Oxtoby made a motion to accept the Budget amendments as presented for additional training expenses for City Clerk certification costs and additional training expenses for Police Chief certification costs. Commissioner Walker Seconded all were in favor.**

The City's policy is to allow employees to incur expenses for hotel accommodations up to the federal allowable rate. We currently have one instance where accommodations exceed the federal allowable limit that the Board needs to approve the overage. Steven Orr attended the Building Outdoor Communities Workshop in Boone, NC on September 19th and 20th. The hotel rate for this workshop was \$124 which exceeds the allowable rate by \$28.00 thus, we need a motion to approve this overage.



**Commissioner Oxtoby Made a motion to accept the Hotel Overage. Commissioner Walker seconded all were in favor.**

**14 - Outside Resources and Funds**

- Water System and Storm Water Planning Grant applications submitted

City Manager Orr our engineers at High Country have submitted the Water System and Storm Water Planning Grant applications. We will probably find out in January or February if we receive that funding.

Commissioner Marion So that's additional funding from the state?

City Manager Orr that is money to study whether merging us with City of Hendersonville water system is feasible or makes sense. The other is us getting money to come up a design for storm water management for the entire city.

**15 - Zoning and Planning Department Report**

- Laurel Dr Property application to the Planning Board for subdivision and recombination.

City Manager Orr went over the Laurel Dr. Property application to the Planning Board for subdivision and recombination. Hopefully we will have the survey from our surveyor. This is the old public works building on Laurel Dr. We can subdivide or recombined these lots two of those lots could be auctioned or closed bid as we have done before for R-1 lots each would have a utilities easement down Laurel Dr. we would then take the lower section with our lift station on its storage and the old building into one lot. We would be putting two property's back on the tax roll. With the easement that will make it a little more valuable. They will have access off of that road, but it isn't a city road. At some point we may can have a non-profit can use that.

**16 - Administration Department Report**

- Smith St sewer/water project to begin.
- Sidewalk repairs will begin in November with a total of 600' linear feet of various sections of city sidewalks.
- City Funded Public Wi-Fi project to be reviewed.

City Manager Orr went over the Smith St sewer/water project to begin the James are building a house there as well as a garage and an apartment then there is the Rains house however that was all done in the beginning, we through discussion with our engineering firm Kevin and I think we need to rectify that so that if anything else is developed on Smith Dr. and carver St. intersects that we can handle it. And do it appropriately. The water wasn't done at the time to function more than one person.so we are going to use the line that is there we have the ability to save money if we use the existing line.

City Manager Orr went over Sidewalk repairs that will begin in November with a total of 600' linear feet out of 1200 we are trying to do half, of various sections of city sidewalks. We will reevaluate next summer. When we do the budget for 2023-2024, we will then since we have the sidewalk ordinance Julie, and I will get setup a motion and resolution for a CIP and start that process so that each year we can put in the budget some monies for the repair of sidewalks.

Commissioner Marion will you be able to provide a map of these repairs?

City Manager Orr I can draw something up. I can pretty much tell you of the top of my head. It's about 200 feet on Greenville St. 200 feet on the 176 sections by the school some small sections Seminary St., section of Church St. On

the corner, Carolina, and church section on Henderson by the public gardens where the tree has torn up so much are basically where we are doing the first go-round.

Commissioner Marion is the money coming from general fund?

City Manager Orr No its ARPA money.

Commissioner Marion we're starting to work on some of the water and sewer projects is the smith street coming from the grant we got?

City Manager Orr no this is something that came up and we are using some of the ARPA money for that.

Commissioner Marion we got what in ARPA funds?

City Manager Orr 220,000.00 and something.

City Manager Orr Talked about the City Funded Public Wi-Fi project to be reviewed.

The whole thing with PANGAEA it was a onetime grant it wasn't to be sustained as well as not being a permanent solution for WIFI. I talked to the executive director in Tryon with whatever we want to do we're welcome to do. I have been talking to our person in IT and we will have some type of proposal I hope next month to bring for your review. We are trying to do WIFI from the gravel parking lot to the triangle lot across from the tennis courts at the school. It would be decent.

Commissioner Marion is that in the budget and can you have ready for the TDA it would be nice to look at and see if we can get some funds for it.

City Manager Orr I will try.

## **17 - Resolution on Event Venue Definition and as a Permitted Use in certain Zoning Districts**

- Event Venue definition
- Zoning Districts as a Permitted Use

City Manager Orr Read the RESOLUTION FOR A TEXT AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF SALUDA, NC.

**Commissioner Marion made a motion to approve the resolution as red for the Event Venue Definition and as a Permitted Use in certain Zoning Districts Commissioner Walker Second all were in favor.**

## **18 - SDF Report**

City Manager Orr SDF working on coming up with two or three of their core objectives and put those together Lynn is going to present that to the board started that process and in December you will probably get a report of what their priorities are for 2023. Lynn is helping me with the hometown Christmas and the SDF will help with that. The stroll is strictly SDA and up to individual business. There will be two stations of hot chocolate one at Mewdlic's and one at the visitor's center. Then stuff at McCreery Park smores and music.

Commissioner Marion Lynn is going to be the volunteer of the year 3 and 5 p.m. Sunday, October 16

## **19 - Water/Sewer Ordinance Text Amendment-Schedule a Public Hearing for Regular Schedule Board of Commissioners Meeting November 14th, 2022. At 7:00 pm Saluda Public Library, 2nd Floor**

- Change payment due date from 25 days to 30 days with notice
- Postal Service mail taking longer to reach customers

City Manager Orr Went Read the RESOLUTION FIXING THE DATE OF A PUBLIC HEARING FOR A CITY OF SALUDA WATER/SEWER ORDINANCE TEXT AMENDMENT For November 14th, 2022, At 7:00 pm at the Saluda Public Library, 2nd floor. This is to change the payment due date from 25 days to 30 days

Postal Service mail taking longer to reach customers and if we go to the 30 days, we have done all the accommodating we can do. Which is the standard on most credit card and other bills.

Commissioner Oxtoby they use to have a box for Saluda. That is just for Saluda. I understand and I don't have a problem with it. I have had the same problem.

Commissioner Walker are we sending the bill to a Saluda address?

City Manager Orr to Saluda address or anywhere in the country.

County attorney Berg Maybe we can change it to 30 days from the date of bill. Can still do the motion to hold public hearing I will work on the technical change

City Manager Orr Jana and I will work on that.

**Commissioner Oxtoby made a motion to accept the Resolution as read for RESOLUTION FIXING THE DATE OF A PUBLIC HEARING FOR A CITY OF SALUDA WATER/SEWER ORDINANCE TEXT AMENDMENT**  
**Commissioner Walker seconded and all were in favor.**

## **20 - Adjourn**

With no further business to discuss, **Commissioner Oxtoby made a motion to adjourn the meeting**  
**Commissioner Marion seconded and all were in favor.**

The meeting adjourned at 8:56 pm October 11th, 2022

**Respectfully submitted by Pamela Waters, City Clerk. Adopted this 14th day of November, 2022.**

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**Tangie Morgan, Mayor**

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**Pamela Waters, City Clerk**