

**COMMUNITY DEVELOPMENT
AGENDA
September 9th, 2021
9:00 A.M.**

- I. Agenda Changes
- II. Adoption of Minutes
1 July 8th, 2021
- III. COVID 19 Concerns with Festivals and Events
– Dr. Richard Williams
- IV. Main Street Outdoor Gathering Space
- V. Authorization to Advertise SUP2021-01
for a Public Hearing
- VI. Mooney Property
- VII. Riverwalk Pavilion Parking Lot
- VIII. Old School Board Office Building
- IX. General Information
 - 1. Flag Pole
- X. Town Council Agenda
- XI. Next Meeting: October 14th, 2021 @ 9:00 a.m.
- XII. Adjournment

**ECONOMIC AND COMMUNITY DEVELOPMENT
COMMITTEE MEETING
September 9th 2021**

Jack Lawson called the meeting to order at 9:00 A.M. Committee members present included Jack Lawson, Chairman; James Pruet and Chris Vincent.

Members Present: James H. Hudson, Mayor; Robert Lawrence; John Ragsdale and Chris Vincent Town Council Members

Also present: John Edwards, Town Manager; Karen Barrow, Town Clerk; Jaleesa Amis, Administrative Assistant; Holly McGowan, Director of Community Development, and Tim Sawyer, Chief of Police.

I Agenda Changes

There were no changes made to the agenda.

II. Adoption of Minutes

July 8th 2021

Mrs. Ball made a motion to adopt the minutes, seconded by Mr. Lawrence. Upon a unanimous vote, the motion was approved.

III. COVID 19 Concerns with Festivals and Events

Mr. Edwards advised the Dr. Richard Williams, Director of the Three Rivers Health District is via Webex to report on the risk profile they are seeing with large public gatherings.

Dr. Williams reviewed a power point presentation reflecting charts and statistics of the Delta variant of the COVID 19 pandemic. The pandemic spike is showing a peak of the Delta variant at the end of September through October/November. Dr. Williams also reviewed the shot percentages. The shots keep you out of the hospital, 99% of people in hospital today are unvaccinated, when the third shot was announced, there was a slight increase in vaccination numbers. Dr. Williams asked if there were any questions.

Mr. Lawrence asked Dr. Williams if he knows what other events, festivals or carnival organizations doing.

Dr. Williams advised that the reactions have been mixed. Some people are horrified that events are being held with the current COVID numbers while other people are very angry that events are cancelled.

Sam Drewry thanked Dr. Williams for providing the information and asked if it was fair to cancel Crab Carnival that would disproportionately impact the lower income segment of the population when the medium and higher income population can attend the state fair or a football game. While hosting two to three thousand people at an outside event stretched over 11 blocks.

Mr. Hudson asked Sam Drewry how much the Chamber has spent on planning so far.

Sam Drewry advised the fireworks deposit, t-shirt pre-orders and a few other expenses.

Mr. Edwards advised that if you are leaning towards cancelling the event, you are better off cancelling it now than moving forward, having things fall apart as you move forward, an option is for the town to hold the fireworks on Friday and assist with other expenses associated with the crab carnival.

Mr. Lawrence asked if Mr. Drewry can discuss the options with the Crab Carnival Committee.

Sam Drewry advised the Committee has an 11 O'clock meeting scheduled for this morning and asked when the decision should be made as to weather or not to hold the crab carnival.

Dr. Williams advised that the Delta variant is more contagious, the integrity of the health care system and availability of beds in hospitals are at risk. Dr. Williams also stated that it's up to the local authorities to know the risk of not holding a festival and the risk of holding a festival.

The consensus of the Committee is that the decision should be made this week before vendors purchase merchandise for the event and for Sam Drewry to report on the options to the Crab Carnival Committee and let the Town Manager know what the Crab Carnival Committee decide.

IV. Main Street Outdoor Gathering Space

Mr. Edwards presented two draft renderings, one of the lot next door to Town Hall and the second a walkway access from Main Street to the Town Park. The expenses to construct both outdoor gathering spaces is payable through the ARPPA funds. Mr. Edwards advised this is a suggestion and asked if anyone had any comments or suggestions. The trees in the back of the lot attached to Town Hall should come down, they are not in the best of health, and they hang on the roof of JP Causey's building.

Mr. Hudson advised that he talk to JP Causey about the removal of the trees and any other concerns he might have.

Mr. Kinney is willing to lease the walkway to the Town along with the parking lot adjoining the Tattoo Parlor for \$1 per year.

The consensus of the Committee is for the Town Manager to proceed with obtaining estimates on the construction of the renderings.

V. Authorization to Advertise SUP2021-01 for a Public Hearing

Mr. Edwards advised that the Planning Commission reviewed the application for Homestay Special Use Permit. The request now goes before Town Council for review and requires a Public Hearing.

The consensus of Town Council is for the Town Manager to advertise a Public Hearing at the October Town Council meeting.

VI. Mooney Property

Mr. Edwards presented a letter from Mr. Mooney regarding the house on the corner of 14th Street and Main Street. Mr. Mooney is asking if the Town is interested in purchasing the house. Town Council has had discussions in the past about purchasing the home, in the letter Mr. Mooney is advising that on Zillow his home is worth \$169,700. Mr. Edwards asked what Town Council would like to do.

Mr. Lawson stated that Town Council have gone back and forth with Mr. Mooney in the past about this property. If the Town can obtain the property for the assessed value that would be fine, but the property is not worth what Mr. Mooney is asking.

Mr. Edwards stated that the Building Official is ready to begin enforcement on the property, the property is in need of repairs. Mr. Edwards asked if Town Council is prepared to go down this road.

Mr. Pruett suggested if the purchase should be based on the appraised value.

Mr. Lawson stated that currently homes are being sold for more than they are worth. We should continue to offer the assessed value of the property, it is in need of repair and not worth much more than the assessed value. If you purchase the property, you're buying the lot.

The consensus of Town Council is for the Town Manager to continue to work with Mr. Mooney on the purchase of the property or Mr. Mooney needs to do the repairs.

VII. Riverwalk Pavilion Parking Lot

Mr. Edwards presented an estimate from the Norman Company Inc for corrections to the pavilion parking lot. If you remember last year the parking lot was done in September, it had become established. The Norman company discovered a discrepancy in the grade compared to the site plan, the correction was done in December, they removed the established grade, and the parking lot was never able to re-establish when it came time to open the Farmers Market. We had a drought in the beginning of spring followed by excessive rain in the early summer.

Mr. Ragsdale asked about the gravel parking lot.

Mr. Edwards advised that if the Town decides to go with gravel, it will require approval from DEQ, which is why we put a go-green parking lot that is permeable, gravel is not considered permeable. If we have to go to DEQ, it will take time to receive approval, if it's approved.

Mr. Ragsdale asked if we know of an Enviro green parking lot that has worked.

Mr. Edwards advised that one of the vendors at the Farmers Market has said that Capital One's parking lot is the same concept, and it works. The project needs to be allowed to become established before we drive on it. Mr. Edwards also stated that there is an estimate to take the first six parking lots near the entrance, put gravel on them and rope off the back of the parking lot for use when there are larger events.

Mr. Lawson stated that it was bad timing and not done correctly, we should go ahead and plant the grass and give it time to grow.

Mr. Edwards stated that the last day of the Farmers Market is September 18th the contractor will begin work the following week. We will not be able to drive on the area until next spring. If people want to use the pavilion, they can use it, but they will have to park on the side of the road. The expense of this project can be covered by ARPA funds.

Mr. Ragsdale asked if any of the expense will be covered by the contractor.

Mr. Edwards advised that the contractor claims it was done correctly, the engineer signed off on the project.

The consensus of the Committee is for the Town Manager to proceed with re-seeding the parking lot.

VIII. Old School Board Office Building

Mr. Edwards advised that Fulcrum Industries are looking at the old School Board building as part of an expansion project, they have also looked at a location at the airport. Hopefully soon they will decide which location they want for their expansion.

IX. General Information

Flagpole at Beach Park

Mr. Ragsdale advised that the flag at beach park is flying at night with the light out.

Mr. Edwards stated that the light on the flagpole is solar powered and that he will report it to Public Works.

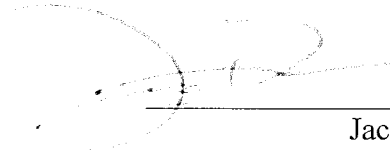
X. Town Council Agenda

Mr. Edwards advised there was nothing for the Town Council Agenda.

XI. Next Meeting Date: October 14th 2021 @ 9:00 a.m.

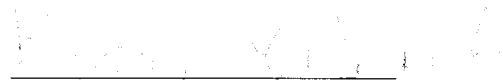
XII. Adjournment

There being no further business, Mr. Lawson adjourned the meeting at 10:58 a.m.



Jack Lawson
Chairman

ATTEST:



Karen M. Barrow
Town Clerk