

TOWN OF WEBSTER
January 8, 2020 Board Meeting Minutes



The Board of Commissioners for the Town of Webster met for a regularly scheduled board meeting at Town Hall, 1411 Webster Road at 5:10 p.m.

Members/Staff Present: Mayor Tracy Rodes; Vice-Mayor Leigh Anne Young; Commissioners Allen Davis (arriving after roll call), Kelly Donaldson, Allan Grant (arriving after roll call), and Danell Moses; Town Attorney William Morgan; and Town Clerk Debbie Coffey.

Members Absent: None

Public Present: None

GENERAL MEETING

Call to Order: General Meeting

Call to Order/Ethics Statement: Mayor Tracy Rodes called the meeting to order at 5:15 p.m. and read the Ethics Statement. No board member expressed any conflict of interest.

Approval of Agenda:

MOTION: Commissioner Moses moved to approve the agenda. Commissioner Young seconded. Motion carried.

Approval of Minutes: The minutes of the December 4, 2019, Public Hearing and General Meeting were emailed prior to the meeting for review.

MOTION: Commissioner Moses moved to approve the December Minutes. Commissioner Donaldson seconded. Motion carried.

CONSENT AGENDA

Financial Report:

November Financial statements were provided prior to the meeting. December transactions currently include income of \$16,508.42 and expenses of \$6,632.70. Current Account Balances as of today are:

\$ 56,901.98 - Checking
\$ 45,468.44 - Elite Plus Money Market
\$ 38,557.85 - 48 Month CD

MOTION: Commissioner Moses moved to approve the Consent Agenda. Commissioner Donaldson seconded. Motion carried.

ADMINISTRATIVE REPORTS

Mayor's Report:

- The Jackson County Municipal Grant has been approved, but additional estimates for trenching are needed.



- Mayor Rodes attended the Mountain Projects annual meeting and brought their annual report for review. The annual report for the Jackson County Department of Social Services was also distributed for review.
- The invoice for election expenses has not been received at this time, but a budget amendment will be necessary once the final cost is known.

Council Members' and Clerk's Reports: None

NEW BUSINESS

Set Date for Annual Workshop: It was the consensus of the board to set the annual workshop for February 28, 2020, to begin at 12:15 p.m. The 2020-2021 budget will be the top priority of the meeting. Lunch will be provided and the meeting should take approximately four hours.

OLD BUSINESS

1. Short Term Rentals (STR):

Mayor Rodes referenced a Coates' Canons blog discussing STR units. She would prefer the town develop a proactive ordinance rather than having to be reactionary to problems that may develop in the future. Current Webster ordinances only specifically address airbnb units in residential homes. Attorney Morgan advised that an ordinance must clearly define what a STR is and the uses allowed on the property. While adopting such an ordinance would not be difficult, implementation and enforcement must also be considered. It was the consensus of the board to review the blog and look at the ordinances of towns similar in size to Webster and continue the discussion at the next meeting or annual workshop.

2. Digitizing Records:

An estimate of \$250 was received from Jon Welch of WorkPlace Solutions for scanning old minutes in town hall. This would cover one-half day of work. It was the consensus of the board for the clerk to ask Mr. Welch to sign a contract including a confidentiality clause prior to any work being completed.

MOTION: Commissioner Moses moved to digitize minutes. Commissioner Young seconded. Motion carried.

CLOSED SESSION

MOTION: Commissioner Young moved to enter closed session under NC GS 143-318.11(a)(5) for property acquisition. Commissioner Moses seconded. Motion carried.

The Board entered closed session at 6:04 p.m.

No action was taken during the Closed Session. Closed Session adjourned at 6:40 p.m.

MOTION: Commissioner Moses moved to reenter Open Session. Commissioner Donaldson seconded. Motion carried.



ADJOURNMENT

Motion: Commissioner Moses moved to adjourn. Commissioner Grant seconded. Motion carried. The meeting adjourned at 6:45 p.m.

Next Meeting:

Regular Board Meeting - Wednesday February 5, 2020 at 5:15 p.m.

Tracy Rodes, Mayor

Debbie Coffey, Town Clerk