

**TOWN OF JONESVILLE
SPECIAL MEETING MINUTES
August 26, 2024**

The Town of Jonesville Council met to reconvene from the Regular Monthly Meeting recessed on August 12, 2024 on August 26, 2024 at 6:00 pm in the Jonesville Town Hall Chambers.

Council Present:

Mayor Anita Darnell
Mayor Pro-Tempore Andy Green
Tracy Wall
Regina Adkins
Michael Tilley

Absent:

Scott Darnell

Others Present:

Michael Pardue, Town Manager
Wenona C. Thompson, Finance Director

Mayor Darnell called the meeting to order at 6:02 pm upon a motion by Council Member Tilley and a second by Council Member Adkins and approved by unanimous vote, 4-0.

Business

The Town Manager reviewed financing options to be considered for purchase of 15.833 acres on Highway 67. First Citizens Bank withdrew their bid, First National Bank provided a bid removing the Town Hall property as collateral, adding appraisal fees and lowering the interest rate to 5.31%. A motion to approve Resolution for financing offered by First National Bank in the amount of \$270,000 for interest rate 5.31% for 15 years for parcels 124738 and 125094 was made by Council Member Tilley with a second by Council Member Wall and approved by unanimous vote, 4-0.

A motion to approve application fee of \$1250.00 and any other associated costs imposed by the NC Local Government Commission as a condition of the loan was made by Council Member Adkins with a second by Council Member Wall and approved by unanimous vote, 4-0.

Council discussed the public comment period from the August 12, 2024 meeting where Etta Jolly addressed the Council about her water bill. After reviewing the Water Leak Policy set out by the Council, a motion to adjust Ms. Jolly's bill by \$191 more or less, as per Town policy, was made by Council Member Tilley with a second by Council Member Wall and approved by unanimous vote, 4-0.

The Jonesville Planning Board was in attendance. Chair Doug Chappel opened the meeting reconvening from the recessed Planning Board meeting on August 20, 2024 after a motion by Board Member Butcher with a second by Board Member Blackburn. A joint meeting between the Town Council and Town Planning Board was held to discuss proposed Town Ordinance updates.

Hometown RV Park owner, Carter Kemppe with regards to the proposed new ordinance being implemented in Jonesville NC. A copy of his statement is attached and incorporated herein by reference. Council Member Tilley addressed Mr. Kemppe commenting on his pride in the park and it shows in how he cleans and the beautification he has done. There was discussion about the RV Parks business model followed by questions from Chair Chappel and William Buffkin regarding long term occupants at the park.

Carter Spradling with the PTRC addressed the Council, Planning Board and Town staff saying that RV Parks/Campgrounds have different time frames set to determine length of stays. He further went on it is better to allow the RV Park owners to set their own standards and monitor them, not the Town.

Jose Colon with PTRC then reviewed the Mixed-Use Districts proposed to be set in the Town. Attached is the information discussed with the Council and Planning Board attached and incorporated herein by reference.

A motion to adjourn the meeting was made by Planning Board Member Jackson with a second by Board Member Swaim and approved by unanimous vote.

A motion to adjourn was made by Council Member Green with a second by Council Member Wall and approved by unanimous vote, 4-0.