

**Town of Washington Park  
Municipal Building  
July 12, 2021  
7:00 p.m.**

United Bank	General Fund	\$ 288,616.38
United Bank	Capital Reserve Fund/Truck Fund	82,100.00
United Bank	Powell Bill Checking	7,770.38
United Bank	Powell Bill/Saving CD	65,243.33
United Bank	Capital Reserve Fund/CD	<u>76,231.33</u>
	<b>Total</b>	<b>\$ 519,961.42</b>

**Present**

Thomas B. Richter, Mayor  
Jeff Peacock, Mayor pro tem  
Lee Bowen, Commissioner  
Belinda Cowell, Commissioner  
Wade Dale, Commissioner  
Patrick Nash, Commissioner

**Absent**

Mayor Richter called the meeting to order. Commissioner Nash made a motion to approve the agenda. Seconded by Commissioner Dale. Passed by all.

Mayor Richter called upon Hugh Sorrell for public input. Mr. Sorrell, as well as Ms. Brenda Whitford, explained the drainage situation around 404 College Avenue with increased ponding and septic issues. The swale behind the houses in that block was discussed. Mayor Richter explained that there was no easement in that area and that public money could not be spent on private property. Mr. Sorrell agreed to speak to the residents about granting an easement to the Town for potential maintenance of the ditch. The clerk will research the requirements for granting an easement. The mayor thanked Mr. Sorrell and Ms. Whitford for their input.

Mayor Richter called upon Bill Rianhard who explained that he was present to listen to discussion regarding the property at 320 Isabella Avenue. He voiced his ongoing concerns with the vacant property which include health, sanitation, deterioration, dilapidation, and vermin. Discussion followed. Mayor Richter will draft a letter to the owner of record, as well as the owner's agent, that will be sent to the Town attorney for review. These certified, receipt-requested letters will request a schedule of remediation from the owner of record within a sixty-day period. Mayor Richter thanked Mr. Rianhard for his input.

The financial report and the minutes were approved upon motion by Commissioner Dale. Seconded by Commissioner Nash. Passed by all.

**Old Business**

320 Isabella Avenue: See above.

Dump truck body: no update. Mr. Woolard will continue to follow up.

North side of Isabella Ave East end: Commission Bowen reported that the property at 520 Isabella was under contract for sale. The current owner does not want to have a pipe cut-out section of the driveway, but rather a trough with a metal grate. Commissioner Bowen has spoken with the selling agent, Abbott Tunstall, and will continue discussions with the new owner after the closing.

Ditch erosion east of the residence at 530 Isabella Avenue: A budget amendment was presented by the clerk for the Town's 25% portion of the easement erosion for \$22,500. Mayor pro tem Peacock made a motion to adopt the budget amendment as presented. Seconded by Commissioner Nash. Passed by all.

Maple Branch cleanout: The clerk reported that Beaufort County Soil and Water District had approved the cleanout of Maple Branch at their latest meeting. She said that the BCSWD would be contacting landowners directly that adjoin Maple Branch to ask their permission for access. The expected cleanout will take place sometime after September, 2021.

Eastern Washington Park town boundary: Commissioner Bowen said that he had spoken with Bobby Whitley, a River City Christian Center trustee, and that registered letters will be sent by the Church to homeowners on Spruce Street regarding encroachments. Discussion followed regarding possible adverse possession claims. No action was taken.

Utility lines underground on Isabella: no update.

Mayor Richter left the meeting for an appointment. Mayor pro tem Peacock chaired the rest of the meeting.

### Reports

Commissioner Cowell – reported that Stuart Dudley had not yet responded to her regarding the tree at 200 Isabella Avenue. Commissioner Cowell noted that the residents had provided a letter from their contractor regarding the eventual death of the tree because of potential damage to the root system. Discussion followed. Commissioner Cowell made a motion to pay for half the cost of removing the tree with the homeowners paying the other half after a mutually agreeable estimate is reached. Seconded by Commissioner Bowen. Passed by all.

Commissioner Bowen – reported that the residents at 300 College Avenue had asked permission from the Town to put a pipe in the Town's right-of-way to drain the water from their sump pump onto Pine Street and eventually to the storm drain on River Road. Commissioner Bowen gave permission and Stuart Dudley did the work for the homeowners. A general discussion regarding drainage in the Town followed. No further action taken.

Mayor pro tem Peacock – no report.

Commissioner Nash – no report. There is still a problem with the Sheriff's Office and Washington Park incident reporting.

Commissioner Dale – reported that Hannah's Heroes would be holding a 5K Glow Run on September 18, 2021 at approximately 7:30 pm.

### **Clerk's Report**

The clerk reported that she had received inquiries from Kim Warren and others regarding the overgrown yards at 320 River Road and 602 Small Street. The clerk has sent certified letters to the homeowners asking them to comply with the Town's ordinance on noxious weeds violations. Ms. Warren was present and discussed the condition of the yard with the Board. She was also concerned with the electrical trench in the back yard at 320 River Road. The clerk will ask the City of Washington Building Inspector to check on a permit for the work. Ms. Warren was also concerned with a possible visibility issue at the driveway between 322 River Road and 324 River Road. She has contacted NC DOT.

The clerk reported that ad valorem taxes received were \$6618.43, that local option sales taxes received were \$13,731.72, and that franchise taxes received were \$3990.02. She reported that two tennis keys and one pickleball key were sold; that Sorrell Surveying was working on a new Powell Bill map which would include the Shorewood Drive additional mileage; and that Larry Carpenter, CPA, was looking for a new auditor for the Town. She also reported that Mr. Woolard had run over the water line near the Municipal Building with the lawn mower and that Brian Wood fixed it for \$65 which included labor and parts.

### **New Business**

Commissioner Bowen began a discussion about amending the Town Zoning Ordinance to strengthen the single-family residency language. He said that the intention of the Zoning Ordinance is to allow only single-family dwellings on lots in Washington Park. He asked about having language that specifically prohibited Air B&B, VRBO, etc., as well as prohibiting "renting out" accessory buildings to non-family members. Discussion followed regarding the issue and possible review by the Planning Board. Commissioner Bowen and the clerk will work on these questions to give to the Planning Board.

There being no further business, the meeting was adjourned by Mayor pro tem Peacock.

The next regular meeting will be Monday, August 2, 2021, at 7:00 pm at the Municipal Building.

Denise D. Dale  
Clerk, Town of Washington Park