

**Town of Washington Park  
Municipal Building  
April 7, 2025, 7:00 p.m.**

United Bank	General Fund	\$ 500,174.35
United Bank	Capital Reserve Fund/Truck Account	82,100.00
United Bank	Capital Reserve CD	82,197.93
United Bank	Powell Bill Checking	56,411.92
United Bank	Powell Bill/Saving CD	10,863.74
United Bank	American Rescue Plan Account	98,221.74
<b>Total</b>		<b>\$ 829,969.68</b>

**Present:** Thomas Richter, Mayor; Jeff Peacock, Mayor pro tem; Lee Bowen, Commissioner; Belinda Cowell, Commissioner; Vail Rumley, Commissioner.

**Absent:** Wade Dale, Commissioner

Mayor Richter called the meeting to order. Mayor pro tem Peacock made a motion to approve the agenda. Seconded by Commissioner Bowen. Passed by all.

**Public Input:**

**Dan Winfield** read a letter to the Board concerning 320 Isabella Avenue; copy attached.

**Neil Kirven** spoke concerning trees and related safety issues. He has noticed fallen limbs in the last few months from pecan trees and other limbs along Isabella Avenue that could fall, causing safety issues with individuals walking or riding by. Other trees in the Park are in a similar condition - trees rotting, rotten limbs. He would like to see something done about the trees. Commissioner Cowell will need to confirm they are park trees; will get up with Stuart Dudley to look at them.

**March Minutes and Financial Report:** The March financial report and minutes were reviewed. Mayor pro tem Peacock made a motion to approve the March minutes. Seconded by Commissioner Bowen. Passed by all. Mayor pro tem Peacock made a motion to approve the financial report. Seconded by Commissioner Rumley. Passed by all.

**Old Business**

**Townscape Committee Update:** Derek Cooper noted the committee has been re-thinking the municipal planting project; they want to shrink it down and remove a few bushes from the plan, due to overall maintenance. Ms. Frances Hogan discussed the plan for planting trees along Isabella; 33 American Fringe trees at \$100/tree, plus delivery and tax. Planting would be delayed until fall and conducted in two stages: Walnut to Beech and Beech to Edgewater. The trees are smaller than what Stuart Dudley normally works with, so Todd and Nicolas can plant them. Carolina Seasons has the trees; we can purchase them now and they will hold them until the fall, at no additional charge. Commissioner Cowell made a motion to purchase these trees at Carolina Seasons, who will maintain them until planting time, with a not to exceed cap of \$4,000 for the project. Seconded by Commissioner Rumley. Passed by all. Commissioner Peacock offered use of his tractor as needed for planting.

Back to the municipal building planting project – will be basic beds similar to what we have now. Discussed gutter quotes and drainage. Commissioner Cowell made a motion

to allot \$7,500 to cover the cost of gutters, drainage, and work on the beds. Seconded by Commissioner Bowen. Passed by all.

Additional discussion regarding drainage. Stuart Dudley needs a little more information before he can provide a quote for the drainage work; noted elevated bed would be better. Need to determine height of bed, how much soil to bring in. Commissioner Bowen will contact Stuart Dudley to see how high he thinks the bed needs to be. Can proceed with removing current shrubs.

**Drainage North side of Isabella Ave East end:** No report.

**Resilient Coastal Communities Program grant projects:**

Phase 3 – Engineering/Design of Living Shoreline

Received reimbursement from NCDEQ for previously submitted invoices totaling \$6,303.23. Received 2nd RK&K invoice in the amount of \$5,897.55; work performed included shoreline and field investigations, geotech coordination, and concept design framework. Invoice paid and submitted for reimbursement.

Closing America's Wastewater Access Gap (CAWAG) – Wastewater Analysis:

Held a TEAMS meeting on Monday, March 17. They anticipate the agreement with Rivers and Associates to be in place this month. Provided an Existing Conditions Assessment document for review. Next meeting scheduled for Monday, April 21.

Building Resilient Infrastructure in Communities (BRIC) Stormwater Action Plan:

The draft application was submitted March 20. Last week, the Town received word that the BRIC 2024 round of grants was cancelled by FEMA. The NC representative will provide information on an alternate funding source for future consideration.

**320 Isabella Avenue:** In addition to Dan Winfield's comments tonight, the Board is hearing more and more residents are tired of waiting for work to be done. It was January 2023 when the Board was previously ready to proceed with condemnation. The Board would like to reach back out to the Town attorney to reinstitute the condemnation process. Mayor pro tem Peacock made a motion for the Town attorney to draft a letter to McGregor Bell with an action plan that demonstrates progress by 30 days from tonight or by next meeting. Seconded by Commissioner Cowell. Passed by all.

**602 Small Street:** Clerk Alligood sent a certified letter to resident asking her to bring the property into compliance, giving her two weeks to respond. If no response by April 22, can then ask the Town attorney to move forward with a formal notice letter for abatement, outlining the specific concerns and setting a date for a hearing. If Board finds that the situation is dangerous or prejudicial to the public health or safety, it can then move forward with abatement; any costs incurred by the Town shall become a lien against the property.

Led to discussion on boats/trailers parked on vacant lot at end of College/Beech. Ask the MEC for recommendations from other municipalities regarding limiting the number of vehicles allowed on a vacant lot.

**320 River Road:** Thanks to Commissioner Rumley for introducing the Park to Dave Lekson, retired US Army Corps of Engineers (USACE). Commissioner Bowen had a conversation with him this morning. The US Wildlife mapper is a broad estimate of the wetlands area. Mr. Lekson provided additional technical information and overlay maps

of the Town showing where soil is wet. Following the discussion, Commissioner Bowen thinks the wetland more closely follows the creek behind the houses on the east end of River Road.

**§93.027 Noxious Growth Ordinance Amendment:** Review of draft versions of ordinance: original version, attorney version, MEC draft 1 and 2. Commissioner Bowen came up with a proposed version incorporating the attorney version and MEC draft 2 (copy attached). Commissioner Bowen made a motion to accept the ordinance drafted here, upon approval from the Town attorney. He is ok with leaving out subparagraph (c) if the attorney does not like the language. A copy of the proposed draft language was provided to Derek Cooper at the meeting. Commissioner Bowen stated only the USACE line is legally binding if parties get into a legal dispute and the USACE designation typically lasts 5 years. Mayor pro tem Peacock asked about having the USACE do all River Road properties that abut the creek; all property owners would have to complete the form and give permission for USACE representatives to access properties. Discussion regarding submitting the proposed language to the Town attorney, then correspond with the Coopers regarding next steps (for 320 River Road). Commissioner Bowen withdrew his motion for now, pending the Town attorney's review of the proposed ordinance language.

### **Commissioners' Reports**

**Commissioner Cowell:** Dead tree on College, non-Park tree; resident had contractor remove it and plant a new one. Will follow-up with Stuart Dudley to look at Neil's trees.

**Commissioner Bowen:** Have been communicating with Bren Whitford, 404 College Avenue, regarding flooding in her yard. Stuart Dudley evaluated the issue and he is recommending that we not improve the whole ditch behind the houses on Fairview, only from 411 Fairview to the Tot Lot. Not sure how much we can do until we have easement. Previously looked at getting easement to Oak St.; can make modifications if for public good. Waiting for attorney to get back in touch. Stuart quoted \$1,000 to complete the work. Maybe \$1,500 - \$2,000 depending on berm beside tennis court. Mayor pro tem Peacock made a motion allowing \$1,500 to get the work done. Seconded by Commissioner Rumley. Passed by all.

**Mayor pro tem Peacock:** Budget season coming up; submit request for budget items to him or Clerk Alligood. Miriam Hall property – wants to replace storage building on existing pad, smaller footprint. Told grandfathered in from previous clerk. Rear set back is 5 feet. If he completely removes the current shed, should have to meet setbacks; can request a variance.

**Commissioner Rumley:** No reports with BCSO.

**Commissioner Dale:** absent - report presented by Clerk Alligood. We are standing by for the balance of materials for the courts; our contractor thinks middle or late next week. He also wants the pollen to dissipate before he can start. St. Patty's Day 5K and Pub Crawl had approximately 85 runners through the Park on 3/15. Exodus 5K/10K scheduled for 4/19; expecting 150 participants. The waterfront will be getting a deep clean now that spring is upon us.

### **Clerk's Report**

Deposits received in March totaled \$28,546.22 (Ad Valorem / NCVTS: \$3,682.83; local option sales tax: \$15,395.59; quarterly utilities sales tax: \$3,094.57; Reimb. RCCP: \$6,303.23; Tennis/PB keys: \$30; Use of Municipal Building: \$40); ARPA funds report due April 30, submitted April 3; minutes updated and posted on website - 2011 to current; Filing for the 2025 municipal elections will begin on Monday July 7, 2025 and continue through Friday July 18, 2025; Plan to help with NCLM City Vision in Greenville April 29 – May 1).

Garbage truck discussion: new one approximately \$150K. Lee Chevrolet had some information on a used 2017 truck with approximately 50,000 miles; did not know cost and not sure it is a non-cdl option.

Commissioner Bowen mentioned regulation of accessory dwelling units, expand minimal housing talks going on again in proposed House and Senate bills. Need a definition of accessory dwelling unit from the MEC.

The next regular meeting will be Monday, May 5, 2025, at 7:00 pm at the Municipal Building. There being no further business, Mayor pro tem Peacock made a motion to adjourn the meeting. Seconded by Commissioner Cowell. Passed by all.

April S. Alligood, Clerk  
Town of Washington Park