

MINUTES
Town of Blowing Rock
Town Council Meeting
February 11, 2025

The Town of Blowing Rock Town Council met for their regular monthly meeting on Tuesday, February 11, 2025, at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock, NC. Present were Mayor Charlie Sellers, Mayor Pro-Tem Doug Matheson, Council Members Cat Perry, David Harwood, Melissa Pickett and Pete Gherini. Others in attendance were Town Manager Shane Fox, Town Attorney Joey Petrack, Planning Director Kevin Rothrock, Town Engineer Doug Chapman, Public Works Director Matt Blackburn, IT Director Thomas Steele and Town Clerk Hilari Hubner, who recorded the minutes.

CALL TO ORDER

Mayor Sellers called the meeting to order at 6:00 p.m. and welcomed everyone. Mayor Sellers verified attendance via roll call.

THE PLEDGE OF ALLEGIANCE

MINUTE APPROVAL

Mayor Pro-Tem Matheson made the motion to approve the minutes from the January 14, 2025, regular and closed session meetings, seconded by Council Member Pickett. Council Member Harwood stated he had one correction; on page two (2) first paragraph, second sentence under the Tyler Sime Annexation needs to be changed from “zoned R-150 to zoned R-15”. With the change the minutes were unanimously approved.

Council Member Gherini made a motion to approve the minutes from the January 29, 30 and 31, 2025 winter retreat minutes, seconded by Council Member Perry. Unanimously approved.

REGULAR AGENDA ADOPTION

Council Member Pickett made a motion to adopt the regular agenda as presented, seconded by Council Member Harwood.

CONSENT AGENDA

1. **Budget Amendment – 2025-03**
2. **EAP Dam Proposal**
3. **USDA Project Ordinance**
4. **Middle Fork Greenway Project Ordinance**

Council Member Gherini made a motion to approve the consent agenda as presented, seconded by Council Member Perry. Unanimously approved.

SPEAKERS FROM THE FLOOR

None

PUBLIC HEARING

1. Green Park Inn

Mayor Sellers read a letter stating the reason he would like to recuse himself from the meeting during this topic.

Planning Director Kevin Rothrock stated John Winkler (applicant) is requesting a conditional rezoning of the Green Park Inn property at 9239 Valley Blvd from R-6M, Multi-family to Conditional Zoning – General Business – (CZ-GB). The Applicant is proposing a forty (40) room hotel, twelve (12) condominiums and eight (8) cottage units on the site. The Applicant proposes to try to preserve the lobby portion of the existing inn and build a new forty (40) room hotel, with additional restaurant and venue space.

The Green Park Inn has been in operation for almost one hundred thirty-five (135) years and in that time development around it has been mainly residential. In the early 1980's, the property and those surrounding were zoned multi-family residential. As such, the historic hotel was deemed a nonconforming use, and any property changes were limited to renovations and maintenance. In 2008, the Town adopted a historic properties ordinance as part of the Land Use Code which allowed up the fifty (50) percent expansion of nonconforming properties including the Green Park Inn, the Blowing Rock visitor attraction and the Gideon Ridge Inn through a Special Use Permit. The Applicant has chosen to seek a conditional rezoning of the property to reduce the size of the hotel from eighty-eight (88) rooms to forty (40), salvage some of the original structure, and add a twelve (12) unit condominium building and four (4) duplex units.

The applicant plans to remove sections of the hotel that were not part of the original construction and add back a larger restaurant and wedding venue. The number of hotel rooms will be reduced from eighty-eight (88) to forty (40) rooms and the historic lobby area and other parts of the main floor will be taken down carefully to salvage some of the original structure, and add a twelve (12) unit condominium building and four (4) duplex units.

Some of the proposed buildings will exceed thirty-five (35) feet in height so an increased street and side/rear setback will be required in those areas. As proposed, the project meets all setback requirements.

The proposed remodeled hotel will be fifty (50) feet in height and the condominium units will be just shy of fifty (50) feet in height measured at the primary building entrance.

The hotel will be remodeled and renovated in a smaller footprint to remain as close to the original structure built one hundred thirty-five (135) years ago. The design features and materials will remain very close to the style from the 1890's.

The proposed twelve (12) unit condominium building will look more like other structures in the Green Park Historic District with a combination of wood board and batten and popular

bark siding along with stone accents. There will be balconies on the western side of the building facing the Blowing Rock Country Club.

The duplex units will have board and batten siding and stone accents.

There are currently multiple access points to the site off Green Hill Road and Hwy 321. When the project is complete there will only be one access on Hwy 321 and one on Green Hill Road. An additional driveway is planned on Goforth Road for use of the condominium tenants and which provides an additional access for fire apparatus.

The current parking lot is being redesigned to provide adequate parking to serve the hotel and restaurant and to have parking for the duplex cottages. Parking for the condominium building will be in a surface lot and covered parking garage on the west side of the building.

With all the proposed uses the project requires one hundred thirty-two (132) parking spaces and one hundred fifty-one (151) parking spaces are being provided. This is a surplus of nineteen (19) spaces.

The property sits along the continental divide so some water drains to the New River watershed while the other half of the property flows to the Yadkin River basin. There are no storm water controls currently at the property except for a few conveyance culverts. The proposed parking lot on the east side of the property. The detained storm water will be conveyed to the drainage along Hwy 321.

The Applicant proposes an upgrade to the edge of Green Hill Road by adding curb and gutter to collect drainage and eliminate the roadside ditch. After further review, staff recommends not adding curb and gutter until the start of the curve to minimize encroachment into the root zones of the trees along Green Hill Road.

Public water and sewer services currently serve the property and will remain. All electrical services will be relocated underground.

Garbage collection will be through two dumpster locations on the site. One dumpster enclosure will be in the eastern corner of the parking lot along Green Hill Road while the other will be closer to the condominium building below the slope of Hwy 321. Both enclosures will be heavily screened with fencing and landscaping.

There are some existing trees on the site that can be saved, especially along the edge of Green Hill Road and along Hwy 321 at edge of the new driveway to the condo building. The landscape plan indicates many of these trees will be saved and they should be.

The proposed landscape plan has been reviewed and shows extensive planting in the buffer areas and between the parking areas and the buildings. The parking lot shading meets the code requirements based on the number of existing trees and the proposed trees scheduled for planting.

Staff views the landscape plan as preliminary which can be approved moving forward.

There are some site changes that are possible through the review process, so staff plans to work with the landscape designer to identify the existing trees to be saved and the type of plants proposed for the project. A final plan will be approved prior to construction. Applicant proposed conditions:

1. No sidewalk to be required along Green Hill Road
2. Allow a density of up to six (6) dwelling units per acre for a total of twenty (20) dwelling units

A neighborhood meeting was held at the Green Park Inn on January 9, 2025 where the applicant shared their plans for the property and historical hotel. The applicant also answered questions from the audience of approximately one hundred (100) people.

At their meeting on January 16, 2025, the Planning Board made a recommendation to approve the conditional rezoning request for John Winkler for the Green Park Inn with the applicant's proposed conditions.

Chelsea Garrett, from Deal, Mosley, di Santi, Garrett and Martin Law Firm spoke on behalf of the applicant. Ms. Garrett introduced the applicant and his team; John Winkler, Bill Warden, Will Miller (who was unable to attend), Todd Huff from Brent Davis Architect, Jason Gaston from Valor Engineering and James Tate from Taylor and Viola is the structural engineer. Mr. Tate was unable to attend but sent a letter Ms. Garrett distributed to Council for them to review.

Ms. Garrett stated the community meeting that was held showed the vision of the project with lots of slides and ideas the team has for this property. She explained the project began around seven (7) months ago and the vision of the project has clearly evolved over time, but the one constant goal has been to preserve the Green Park Inn. Ms Garrett noted the original vision was to restore the Green Park Inn in it's entirety, but over time it's been made clear that would be a difficult thing due to the condition of the building.

Ms. Garrett explained the team's intention to restore and keep elements of the lobby and if they are unable to structurally keep the actual walls they will reuse wood and materials to create a replica of the lobby. Ms. Garrett noted the applicant is being fully transparent that it is unknown at this time if they will be able to save the lobby or not. She further noted no matter what their vision is to honor the history, revive the spirit of the Green Park and have it be a vibrant place to for all to gather and enjoy again.

Ms. Garrett stated the Irace family sent a letter showing their support. The hotel is no longer taking reservations and the plan is winterizing the pipes for the time being.

Ms. Garrett stated the applicant fully understands there is a lot of passion around the Green Park. The applicant wants to make sure everyone knows his team is invested in the community and want to make this to be a fun and great addition to town.

Ms. Garrett explained there are twenty (20) residential units, twelve (12) condo units and

eight (8) cottages with the plan being to sale the condos individually and the cottages will operate a little differently, similar to the applicant's other property in town "The Get Away".

The idea is to hand demolish the lobby section and take out materials to be refurbished and reused in the building process.

Council Member Harwood asked what the total acreage of the property was.

Mr. John Winkler advised the acreage of the property was three and half acres.

Council Member Harwood further asked what the square footage of the restaurant would be.

Mr. Winkler explained that has not been fully determined yet, they are still in the negotiation process with that, but he was thinking approximately eight thousand (8,000) square feet. He further explained it wouldn't be just the kitchen for that square footage, it would also include two (2) full handicap restrooms, event space, restaurant/bar, tables, storage, two (2) fire exits, etc.

Council Member Harwood asked Mr. Winkler how he had determined if he had enough parking if the restaurant size hasn't been determined yet.

Ms. Garrett mentioned at the Planning Board meeting parking was discussed and per the requirements they would have nineteen (19) extra spaces. She further mentioned they anticipate most of the spaces to be used by people already occupying the hotel.

Council Member Harwood expressed his confusion on how that could be the case when the square footage of the restaurant had yet to be determined.

Mr. Winkler reiterated that the individual he is working with hasn't fully got his plan worked out with his architect yet, but he had stated he would need approximately eight thousand (8,000) square feet to do all he needed to with that venue space. Mr. Winkler noted that counts the elevators, three (3) sets of stairs, in addition to what he already mentioned.

Ms. Garrett noted they could address all that in a condition and have the zoning administrator follow up if Council wanted to do that.

Mr. Rothrock explained the square footage and the requirements.

Council Member Perry asked for someone to explain the choices outlined in Mr. Tate's letter. He has given a first choice and a second choice of how to handle the demolition, with the first choice being the favorable choice.

Mr. Winkler explained the hand demolishing would be someone carefully taking everything down by hand, sending off to refurbish and then reusing in the hotel. Mr. Winkler explained they don't know what they are going to get into yet until they can start the demo process.

They just don't know what they might find and they do have to be able to make money. He expressed this isn't a museum and they cannot promise what they can and cannot keep until they get in there and start working. He explained what Mr. Tate is saying is we can try this, but we won't know if it will work until we can uncover what is underneath and if they can't make it a viable business then they can't do it. They will have to build a new building and make it a replica or forget the whole deal.

Mr. Winkler further explained they have not been able to do a lot of the things they need to do such as soil testing, foundations are failing etc. until the sale is completed.

Bill Warden, business partner with Mr. Winkler, stated a lot of people have memories of the Green Park and those memories are appearance and activities such as meals, entertainment, receptions and so forth the Green Park had in the past. What he and Mr. Winkler want is to bring that back and they have been working with a very successful restaurateur out of Charlotte that is excited about partnering with them to make this be a reality. Mr. Warden noted the restaurant part is still being worked out, but the individual would be the one operating the restaurant space. He further noted that he and Mr. Winkler have to make this adventure a success and if this is not what the Council wants they do not want to force this through. He noted this must be something people like, want and will support.

Mr. Warden commended Mr. Winkler by saying he's the one who has worked tirelessly on this project and tried to come up with every solution possible to save the whole building, but it's just unsure if that will be possible. They were told if they had a blank check, they could restore it, but they don't have a blank check so they are going to have to do what they can if this project is approved.

Mr. Winkler and Mr. Tate came up with the idea to do the steel frame and encapsulate the lobby. He explained it's an unknown if that is even possible. He further advised he felt they could easily rebuild a very close replica of the existing building, and save a lot of the lumber out of the building by doing the hand demolition of the building.

Mr. Warden reminded they can't go tearing down walls and so forth until they own the property. He further reminded they have tried to be very transparent and honest about all the issues so Council fully understands this is a completely unknown process of how they can and if they can repair the original structure or if they will have to instead rebuild a replica.

Mr. Warden stated they are committed and want to go through with the sale and this is the last hurdle they need to cross to do that. He, Mr. Winkler and Mr. Miller all live in town and do not want to let the town down.

Council Member Harwood applauded all three of the gentleman for taking this project on. He stated it's not easy, and it's long overdue. He noted his intention isn't to give them a hard time, but do his job at the same time. He asked if it were a fair statement to say that what is being proposed is a replica of the Green Park Inn and not really saving the Green

Park Inn.

Mr. Warden stated they have been told by Mr. Tate that it is a twenty-five percent chance pulling off the encapsulation of the lobby area and keep it as is without something happening; such as the whole building collapsing.

Mr. Warden was frank and didn't want to lead Council to believe they would be able to pull that off, but wanted them to understand they would try their best, but also had to be smart and do what is best for their business.

Council Member Harwood explained it keeps coming back to his point that the lobby is only a small part of the building and none of the exterior, so the point is all this talk is about saving a lobby. He asked if the team was doing a replica or doing something that pays homage. The reason he was asking was by doing this, it causes the Council to sidestep a lot of the design criteria the town has in place.

Council Member Harwood gave some examples from the code. He asked if it's a new building, why wouldn't they do something set up by the design criteria in the code.

Mr. Winkler explained they were just trying to comply with all the request they have had from neighbors and residents wanting them to save the Green Park. They started out trying to save the whole Green Park and then it went to if you can't save it we want it to look just like the Green Park Inn.

Mr. Warden agreed they could probably build a bigger version of Mr. Winkler's "Manor" and be very successful, but they got on the road to making it look like the Green Park Inn and that is the vision they followed through with.

Council Member Gherini gave kudos to Mr. Winkler and his team for taking on this project as he knew it was a labor of love. He noted that he was aware four (4) other groups had looked at the property and decided not to pursue it.

Council Member Gherini asked Ms. Garrett out of curiosity if the team had given any thought to if approved when they started work and in the unfortunate scenario ran out of money during the process of how they would handle that situation.

Ms. Garrett stated the team has discussed breaking the building up into stages to help offset the cost, but that wouldn't have anything to do with the approval process.

Mr. Winkler noted for financing purposes the bank would want them to subdivide the projects for lending purposes.

Ms. Garrett stated the best insurance she can provide for peace of mind is their experience and knowledge in this field. She further stated they are going to invest a lot of money, and this isn't going to be a project they would ever just walk away from once it's started.

Council Member Harwood stated this building was built before the Town had zoning and explained his thought was based on previous Council's decisions that perhaps instead of this being general business it was thought for this area to be residential if it were to ever be redeveloped. He asked Mr. Rothrock his thoughts and if there were any other areas similar to this.

Mr. Rothrock explained the thought behind these historic properties and gave some properties in similar situations, The Blowing Rock, the old Canyons building, Stories Carpet, the old hardware store, Gideon Ridge Inn and Bistro Roca.

Council Member Harwood appreciated Mr. Rothrock giving some clarification and felt that helped him feel better about the code supporting those types of situations.

Mayor Pro-Tem Matheson asked where the loading and unloading zones for the restaurant would be located.

Mr. Rothrock showed where the location would be and explained it wouldn't be anything large; it would be a small box truck.

Mayor Pro-Tem Matheson asked if there would be an LP gas tank and where it would be located.

Mr. Winkler advised there would, and it would be more than likely be located back where it's located now.

Mayor Pro-Tem Matheson asked if there wasn't going to be a sidewalk if there was a way to work with NCDOT and soften the curbs.

Mr. Rothrock explained the curb has been softened some, but they may be able to do it a little more.

Council Member Harwood asked if this required a traffic analysis.

Mr. Rothrock stated it does not.

Council Member Harwood asked what the eave height was.

Mr. Todd Huff stated it was about thirty-three (33) feet.

Council Member Harwood noted this would require as an additional condition to increase the number of windows and doors as it does not currently meet the requirements.

Council Member Gherini asked with only one way in and out if the Fire Chief was agreeable to being able to access the building in case of a fire.

Mr. Rothrock stated he had reviewed the plans, and any concerns have been addressed

and approved.

Council Member Harwood made a motion to open the public hearing.

Linda Laughter 140 Cliff Lane - Posed the question of whether any of the Council had ever been to Europe. She explained the reasoning for her asking is what makes someone want to go to Europe is the buildings, the architecture and history behind the buildings. She felt the town is allowing all the history to be torn down and from the sounds of it the Green Park is going to be "bulldozed". She would like someone to tell her why Blowing Rock would not put stipulations on saving the Green Park Inn. She felt it was very important to save this building. Ms. Laughter concluded she has restored a historical house before and stated someone should buy a historical piece of property not knowing there will be a lot of work in restoring it. Ms. Laughter begged the Council to help her save the Green Park Inn.

Chip Perry 1239 Wonderland TRL – Stated he has lived in Blowing Rock for eighteen (18) years and although he doesn't know a lot about the project, he does know what he heard at the neighborhood meeting as well as tonight's meeting. He further stated he cares about the future of our town and it's important to him to continue with the traditions, cultures and quaintness of our town. He explained the first building in town he ever stepped in was the Green Park Inn twenty (20) years ago. He further explained his take on the building was it's a historical building, but it was also quite decrepit. He agreed with Mr. Winkler and his colleagues that it was economically impossible to restore it without spending all the money in "Fort Knox". In his opinion, the best option going forward is the vision to rebuild it as close to the original as possible for the benefit of our community. In conclusion, he felt Mr. Winkler deserves the support of the community for taking on this uncertain project.

Hampton Oberle 124 Cliff Dr. – stated he is not a full time resident but has been coming to Blowing Rock for sixty-three (63) years and the Green Park Inn grew up with him. Mr. Oberle asked what the project timeline would be once construction was started, if there would be lighting in the parking lot and most importantly joked "where the green horse would go".

Mr. Winkler stated his goal was to have the project completed in approximately three (3) years and there will be lighting in the parking lot.

David Trahan 594 Green Hill Woods – asked if there was a plan to have a road that accesses Goforth Road. He also stated he appreciated what Mr. Winkler, and his team were doing. He noted he has been in real estate for sixty (60) years, worked with many developers over those years and he really appreciated them trying to retain what is there as best they can economically. He further noted if it cannot be restored economically the building will just sit there and fall down. He thanked Mr. Winkler and his team for being willing to put their money on the table and give the town this space.

Mr. Winkler stated the entrance to Goforth originally on the site plan had been eliminated.

Lorry Mulhern stated that anyone who is concerned about saving the Green Park needs to look at the rendering and that is in fact saving the Green Park. It will make her the Grand Dame again. She further stated she believes that Mr. Winkler, Mr. Warden and Mr. Miller will do a great job and they will do the right thing. She noted she spoke on behalf of Steve Irace as well.

With no further questions or comments, Council Member Gherini made a motion to close the Public Hearing, seconded by Council Member Perry. Unanimously approved.

Council Member Harwood made a motion to approve the project as presented with the following conditions: the two conditions that the applicant provided; no sidewalk to be required along Green Hill Road and allow a density of up to six (6) dwelling units per acre for a total of twenty (20) dwelling units. A condition that the appropriate number of parking spaces be provided based on the particular uses, waving the requirement of thirty (30) percent of windows and doors on the first level and requirement that the primary facade (referring to the condo units) do not face the street – section 16-21.4.5 requires that the primary façade (front of the building) face the street and it currently does not, and any deviation comes back before Council, the motion was seconded by Council Member Gherini.

Town Attorney Joey Petrack noted that any conditions set in place also need to be agreed on by the applicant.

Ms. Garrett advised the applicant agreed to the conditions.

Council Member Perry stated she remembered when the Green Park Inn was a thriving business in the 60's and 70's and every decade since then she's seen it go down. She mentioned she drives by the Green Park daily and many days there are no cars in the parking lot. She further stated what has happened to the structure and the way it is now, in her opinion, isn't able to restore in it's current condition.

Council Member Perry noted she is a big historian and preservationist, but sometimes you get to the point with a building that you can't save as is due to structural damage. She also noted in Europe they constantly are preserving and renovating their buildings and that has not been done with the Green Park Inn. She concluded with she will be voting yes to this project because she thinks coming into our Town from the south this will be a vibrant business unlike what we have currently.

Mayor Pro-Tem Matheson concurred with Council Member Perry's comments, and he too wanted to see the Green Park be the Grand Dame again as it has been around since he was a little boy.

With no further comments, the motion stood. All were in favor of the motion to approve as presented and with the conditions set forth in the motion.

The council took a 10-minute recess. Once Council returned to session, Mayor Sellers rejoined the meeting.

REGULAR AGENDA

1. PARTF – Memorial Park Bid

Manager Fox gave a recap on the PARTF grant. In December of 2024, the Town of Blowing Rock solicited bids from contractors for Phase two (2) of the Memorial Park project. Phase two (2) includes refurbished tennis courts, a new picnic shelter, new shuffleboard courts, an updated gaga ball pit, a renovated volleyball court, an addition to the playground, including a climbing wall, resurfacing the lower basketball court for pickleball, and realignment of Wallingford Street for a new sidewalk, retaining wall, and walkway into the park. After a 30-day solicitation of bids, a total of three (3) bids were received from qualified contractors.

Staff recommends that the Town Council approve the low bid received from VPC Builders in the amount of \$1,356,573 for the Memorial Park project phase two (2). The Town currently has a \$500,000 PARTF grant to offset the total bid amount, along with construction contingency, and engineering costs. If approved staff will bring to the Town Council a project ordinance and reimbursement resolution at the March 2025 meeting.

Town Engineer Doug Chapman explained phase two (2) of the project and stated if approved, VPC will start construction within thirty (30) days of approval.

Manager Fox stated the staff's recommendation is to award the Memorial Park Phase two (2) bid to VPC Builders in the amount of \$1,356,573. Manager Fox explained the project budget and debt funding options will be brought to Council as soon as possible, but the timing of the bid award is important considering the PARTF grant piece.

Council Member Harwood made a motion to approve as presented, seconded by Council Member Pickett. Unanimously approved.

2. Sunset Crosswalk and Budget Amendment

During the Town's annual retreat, the Town Council and staff discussed the need for improving the crosswalk at Sunset and Maple Street. Town Council discussed the need to replace the existing painted crosswalk with a more permanent and exclusive material to distinguish the crosswalk from the existing pavement. The Sunset and Maple crosswalk is utilized each day for school children during arrival and departure from Blowing Rock Elementary School. Staff and McGill Associates have worked with Greene Construction to receive a bid in the amount of \$33,000 for brick pavers to replace the existing painted asphalt.

Staff recommend that the Town Council approve the bid received from Greene Construction in the amount of \$33,000, along with an additional \$7,000 for design, and construction oversight. Staff recommends utilizing funding from the Transportation Bond issued and approved in 2014, funding remains and can be spent for this purpose.

Mayor Pro-Tem Matheson asked if there was anything that could be done to the border to make it reflective and to stand out.

Mr. Chapman stated it would probably need to be painted with reflective paint.

Council Member Gherini asked what the longevity of the pavers would be.

Mr. Chapman explained it would depend on the wear and tear and here would have a bit more due to the weather, snow plows etc.

Council Member Gherini asked if it would be the town's responsibility to maintain the repairs.

Mr. Chapman advised it would be.

The Council reviewed various color, size and pattern options for the pavers. Holland Guilford was the color selected.

Council Member Pickett made a motion to approve the budget amendment as presented, seconded by Council Member Gherini. Unanimously approved.

3. Board Appointments

Council voted on each board appointment by ballot. The following appointments were made:

- **Planning Board:** Brandon Walker and Chris Squires (3-year terms), Tom Barrett (1 year term – for a vacant seat)
- **Board of Adjustment:** EB Springs (full-time member) and Paul McGill (alternate member)
- **ABC Board:** Al Shackelford
- **TDA Board:** Ali Borchardt (Lodging 1) and Kevin Walker (Lodging 2)

The Council agreed for Pete Gherini to continue as the TDA Council representative for a three (3) year term.

Council Member Harwood made a motion to approve the board appointments, seconded by Council Member Pickett. Unanimously approved.

OFFICIAL REPORTS & COMMENTS

- Mayor Sellers – Thanked Manager Fox and Department Heads for all the hard work that went into the Winter Retreat. He thanked Ms. Hubner for planning a wonderful winter retreat, the venue was fabulous, food was fabulous and thanked Council for their hard work.
- Council Member Perry – The town has a wonderful staff.
- Council Member Harwood – Thanked Manager and staff for the great retreat, he thought it was well run and thinks a lot of great things came out of it. He thanked Firefighter Keith Severt and Police Officer Bobby Canter for their care and

professionalism they provided him and his family during a recent family emergency.

- Council Member Pickett – None.
- Mayor Pro-Tem Matheson – Thanked Manager, staff and Council for their hard work for a great winter retreat.
- Council Member Gherini – Thanked Manager and staff for a great retreat.
- Town Attorney Joey Petrack – None.
- Town Manager Shane Fox – Thanked Ms. Hubner for her hard work in organizing the meeting space, meals etc. for the winter retreat. He thanked staff and Council for their hard work to make it a great retreat with lots of good things coming out of those three (3) days for future planning. He gave updates on Main Street and Maple Street, FEMA update – Wonderland Tr. and Valley View Retreat – Update, Finances, Debt, etc. – Parking and Planning, Projects and Needs – acute vs. long-term, housing, boards, and prioritization, Thursday is the Shops on the Parkway neighborhood meeting

EXECUTIVE SESSION

None

ADJOURNMENT

At 8:30 p.m. Mayor Pro-Tem Matheson made a motion to adjourn, seconded by Council Member Perry. Unanimously approved.

MAYOR _____
Charlie Sellers, Mayor

ATTEST _____
Hilari Hubner, Town Clerk

Attachments

Budget Amendment – 2025-03 – Attachment A
EAP Dam Proposal – Attachment B
USDA Project Ordinance – Attachment C
Middle Fork Greenway Project Ordinance – Attachment D
Mayor Seller's Recusal Letter – Attachment E
Green Park Inn – Attachment F
Sunset Crosswalks Budget Amendment -Attachment G