

February 14, 2011
Meeting Minutes

The Middlesex Governing Body met in regular session in the Conference Room of the Town Hall. Mayor Luther H. Lewis, Jr. called the meeting to order at 7:30 p.m. and gave the invocation. Members present were Commissioners Harold Meacombs, Fred Hough, Luke Robinson, Dale Bachmann, and J.W. McClenny. Employees in attendance were Interim Police Chief Dennis Murray, Officers Scott Pollard, Hilary Thompson, Vennie Brock, and Utility Director Jeff Waddell. Guests were Edna Mount and Gloria Hicks.

Mayor Lewis opened the floor for a public hearing to hear an amendment to the Zoning Ordinance amending the age limits for replacement of mobile home units which have been condemned. The Planning Board recommended changes to Article VI, Mobile Home Provisions of the Zoning Ordinance to allow a mobile home older than five (5) years but not more than fifteen (15) when replacing a mobile home in a mobile home zone, if the home does not meet the Minimum Housing Code and is declared condemnable. The replacement unit must pass inspection by Nash County health and building inspectors, meet all county and town codes and the person desiring replacement must pay all inspection costs. Also, the deteriorated or dilapidated unit must be removed from the town's jurisdiction or disposed of within ten (10) days of being replaced. There were no public comments and the hearing was closed.

The second public hearing was opened by Mayor Lewis to hear the Planning Board's recommendation to allow Fire, Rescue, and Police in all districts. There were no comments and the hearing was closed.

Mayor Lewis opened the floor for the public comment session and there were no comments, and the session was closed.

Commissioner McClenny moved to approve the January minutes as presented. His motion was seconded by Commissioner Robinson and carried unanimously.

Clerk Lambert requested to add Item (h) under New Business, Premium Continuation for Employee Health Insurance upon termination or change in employment status, and delete Item (e) Utility Billing-change to billing per gallon versus billing per thousand gallons. The amended agenda was approved in a motion by Commissioner Robinson, seconded by Commissioner McClenny, and carried unanimously.

Clerk Lambert reviewed the January financial statements and there were no questions. The financial statements were accepted as correct in a unanimous motion by Commissioner Bachmann, which was seconded by Commissioner Robinson.

Interim Police Chief Dennis Murray advised the Board everything was running smoothly and expects paperwork within next two weeks for Vennie Brock and he will be able to work. Judy Garver has not been able to work due to an illness in her family and Murray has had no luck finding more part time help.

Commissioner Dale Bachmann advised that Dr. Lowry would be installing the air bubbler system at Well #4 to remove the contaminants within the next week. The electrical and plumbing was awarded to Freedom Mechanical and the project should be completed by the first week in March. He added that Eaton Corporation was the last digital meter to be installed and the meter part of the project would be completed.

Mayor Lewis asked the Board to be thinking about what the town wishes to do with the Powell Memorial Clinic Building when the contract expires in August or September of 2011, at which time the building reverts back to the town. The current plan is that Nash Hospitals, Inc. will assume the Powell name.

Bids were opened last week for Nash Health Systems and the medical facility should be completed sometime in September 2011. The building and parking will occupy three (3) acres including the septic field.

Commissioner Bachmann moved to adopt the amendment to Article VI Mobile Home Provisions of the Zoning Ordinance to allow a mobile home older than five (5) years but not more than fifteen (15) when replacing a mobile home in a mobile home zone, if the home does not meet the Minimum Housing Code and is declared condemnable. Commissioner McClenny seconded the motion and it carried unanimously. A copy of the entire amendment is attached and made a part of these minutes.

Commissioner Bachmann moved to amend the Zoning Ordinance to allow Fire, Rescue, and Police in all districts. His motion was seconded by Commissioner McClenny and carried unanimously.

Clerk Lambert presented a Certificate of Sufficiency stating the voluntary annexation petition dated December 6, 2010 requesting the annexation of 228.73 acres in the Middlesex Corporate Center was signed by all the owners of the property to be annexed. Commissioner Robinson moved to hold a Public Hearing on March 14, 2011 at 7:30 pm in the Conference Room at the town hall

and the regular scheduled meeting will follow. Commissioner Meacombs seconded and the motion carried unanimously.

Mayor Lewis advised that Bennie Lewis repaired water damage to both bathrooms in the town hall, and the conference room ceiling damaged by the leaking roof. While repairing the bathrooms, Bennie found and repaired rotten floor joists around the sewer pipe in the front office bathroom. While under the building Bennie found termite damage. Whitco Exterminators inspected and found live termites and severe termite damage to the floor joists under the conference room. A telephone poll approved to have Whitco treat for termites and to have Bennie repair the floor. Bennie jacked the floor and fixed the beams with treated timber and all town hall building repairs are complete.

Bryant Mobile Home Park now has all digital meters installed and park owner Susan Perry has moved the water lines from under the mobile homes on Morgan Street and replaced with a new line. Commissioner Bachmann recommended that we not place a two inch meter at the front of the park, and do all the manual bookkeeping to invoice Perry for any water over the total of all park accounts usage. In the past when there was a leak, the entire park had to be shut off. Now we can shut off just one row of homes. Commissioner McClenny moved to rescind his motion May 10, 2010 to install the two inch meter at the front of Bryant Mobile Home Park. Commissioner Bachmann seconded and the motion carried unanimously.

Tax Collector Lambert presented a list of 2010 delinquent taxes on real estate to be advertised as liens on real property. Commissioner Hough moved to advertise 2010 delinquent taxes as liens on real property. Commissioner Robinson seconded and the motion carried unanimously.

Commissioner McClenny moved to confirm the telephone vote to pay \$1,800 to Whitco Exterminators to treat the town hall for termites. Commissioner Bachmann seconded and the motion carried unanimously.

The transfer switch for the generator was omitted by the engineer on the print for the new Well#5 at the Wellness Park. The original price of \$7,000 was negotiated down to \$4,700, increasing the cost for Well#5 from \$125,000 to \$129,700. Commissioner Meacombs moved to amend Well #5 project \$4,700 for the cost of the transfer switch and wiring for the generator. Commissioner Robinson seconded and the vote was unanimous.

After a brief discussion regarding meal allowances for training purposes, Commissioner McClenny moved to amend Section 16 "Payment for Travel" in the Personnel Policy as follows: (a) Meals will be reimbursed up to \$15.00 per day for a one day training class. Meals will be reimbursed for overnight stays or training sessions over one day at a rate of \$25.00 per day. Commissioner Bachmann seconded and the vote was unanimous.

Commissioner Bachmann moved to pay off the Wellness Park Loan totaling \$28,755.99 as of 2-7-2011 with an additional 3.32458 per diem for each additional day, which will save approximately \$3,900 in interest. The motion was seconded by Commissioner Robinson and carried unanimously. Clerk Lambert added that a \$6,100 CD, which had to be held in reserves for the life of the loan, could also be cashed and deposited.

Mayor Lewis asked that all capital project and equipment purchase requests for the 2011-2012 be turned in to him by April 1st.

After a brief discussion on continuation of health insurance premiums for terminated employees, Commissioner Hough moved that premiums for continued health insurance are due to the town on the 15th day of the preceding month in which payment for coverage is due to Blue Cross/Blue Shield. The motion was seconded by Commissioner Meacombs and carried unanimously.

In a motion by Commissioner Robinson, seconded by Commissioner Bachmann and carried unanimously, the Board went into Closed Session.

Back in Open Session, Commissioner McClenny moved to adopt the Utility Management Services Agreement with Envirolink effective March 1, 2001. Commissioner Meacombs seconded the motion and it carried unanimously.

Commissioner Robinson moved to make Jeff Waddell a Public Works Worker at a rate of \$13.75 per hour effective March 1, 2011 and effective immediately Water and Sewer Commissioner Dale Bachmann is supervisor of the Public Works Department with no increase in pay. Commissioner McClenny seconded and the motion carried unanimously.

Commissioner Bachmann moved to leave Dennis Murray Interim Police Chief and give him a 5% increase in pay retroactive to January 1st. Commissioner Robinson seconded and the motion carried unanimously.

Being no further business, Commissioner Meacombs moved to adjourn.

Jennifer Lambert
Clerk

Mayor Luther H. Lewis, Jr.
Commissioners
Harold Meacombs
Fred Hough
Luke Robinson
Dale Bachmann
J.W. McClenny