

Reconvened Meeting Minutes
Wednesday May 16, 2012

Mayor Lewis reconvened the recessed meeting from Monday, May 14, 2012. Commissioners Danny Alford, Cherrye Davis, and Dale Bachmann were present. Commissioners Harold Meacombs and J.W. McClenny were absent. There were no guests in attendance.

Commissioner Dale Bachmann had several questions/comments regarding the lease agreement between the town and Crystal Finnegan, DDS, PA, DBA Middlesex Family Dental, which was approved at the Monday, May 14, 2012 meeting. Commissioner Bachmann could not attend Monday's meeting and asked why the lease agreement was approved in his absence, when it has been customary in the past to wait until all Board members can be present. Bachmann stated that the Board never got a credit report and felt that everything the attorney investigated should be sent to the town in written form.

Mayor Lewis commented that all members had been given the draft lease to review, had previously discussed it, and that Liz Fairman, town attorney, had recommended two changes. He pointed out those changes, stating that Item 7. Right of First Refusal had been added and that Item 21. Subletting had been changed. The Board agreed with the changes and it was unanimously adopted at the Monday night meeting.

Commissioner Bachmann asked that it be recorded in the minutes that he finds the lease inappropriate. One of his concerns was with the subletting of the additional office space in the building. Mayor Lewis pointed out the lease states that the town must approve any party to which Dr. Finnegan sublets office space.

The computer in Commissioner Bachmann's office crashed and a quote from CT Technology totaling \$1,039.87 was presented for a new Dell CPU, monitor, keyboard, and mouse. The cost breakdown was \$894.87, and \$145 labor. Commissioner Alford moved to approve the purchase, but his motion died for lack of a second. Bachmann requested we get a quote direct from Dell and have CT Technology install it, if that is the least expensive route. Mayor Lewis added he would go online and check the direct price from Dell and talk to Chris Tripp (CT Technology). Commissioner Bachmann moved to look for a better price, and if the second quote is the better price, then purchase the hardware and have CT Technology install. His motion was seconded by Commissioner Davis and passed unanimously.

A Local Government Retirement System Bulletin was received in April reminding all members of the "1,000 hour rule". Mayor Lewis reiterated the membership requirements of the NC Local Government Employee Retirement System, which states anyone working over 1,000 hours annually must pay into the system. He added that the "permanent employee" definition in the Personnel

Policy Manual reflects compliance with this rule, and that we must regulate all part time employees hours so as not to schedule anyone to work over the 1,000 hours to remain in compliance with the membership requirement.

Mayor Lewis advised the Board there was the need for an extra phone line for the town hall. The town hall, which has two (2) existing land lines is not wired to add another land line. One line handles all incoming calls (and outgoing) and the second line is connected to the fax/copier/scanner and is also used for placing outgoing calls. Mayor Lewis and Commissioner Bachmann noted that many times they cannot reach town hall on the land line, and it would be very beneficial, and probably less expensive, just to add a cell phone to the existing wireless plan. Another added benefit would be in case of power outage, Mayor Lewis and Commissioner Bachmann could reach town hall and vice versa.

Mayor Lewis contacted Verizon Wireless and discovered we could upgrade the six (6) existing phones from a Commercial Plan to a Government Plan for \$28.84 per month for the six (6) existing phones, or \$200 a month, versus the \$255 we currently pay. The current plan's shared minutes total 4,000, but we only average using 2,800 for the last several months. We could add a phone, for a total of seven (7) and still be within our shared minutes. Commissioner Alford moved to add a cell phone for the town hall and upgrade to the Government Plan. His motion was seconded by Commissioner Davis and passed unanimously.

There was a discussion about how many hours the library is open. Mayor Lewis asked Commissioner Davis, who is also Chairperson of the Library Board, to review the matter, and get back with a recommendation. He added that the Board may want to consider hiring an additional part time person, if needed.

Commissioner Davis asked to replace/repair the broken gutter at the rear of the library. Also she mentioned she would like to get the books off the floor, discard, or catalog them to help the appearance of the library. Mayor Lewis added that the library definitely needs attention and mentioned it needs a good painting and new flooring. We could possibly use community service workers to paint.

Mayor Lewis also advised Commissioner Bachmann that the Board reviewed his request to reserve the rental income from the dental office for public building improvements and everyone was in agreement with his idea. A bank CD could be opened at the end of each fiscal year and continue to add to the CD and use the money to upgrade any of the public buildings (town hall, library, the community building, etc.)

Being no further business, Commissioner Alford moved to adjourn.

Jennifer Lambert
Town Clerk

Mayor Lu Harvey Lewis, Jr.
Commissioners
Danny Alford
Cherrye Davis
Dale Bachmann