

Special Meeting Minutes  
June 22, 2012

Mayor Lewis opened the special called meeting at 8:00 am. Members present were Harold Meacombs, Danny Alford, Cherrye Davis, Dale Bachmann, and J.W. McClenny. Also present was Police Chief Dennis Murray, Sergeant Scott Pollard, Officers Sammy Drake and Vennie Brock.

The first item of Old Business was the acceptance of the 100% principal forgiveness loan offer from NC DENR-Public Water Supply for 1.75 miles of water line to the FWB Children's Home Water Line. Total project costs of \$431,728 includes \$305,000 in construction costs, with the remaining costs being engineering and administrative fees. The engineering contract with Green Engineering must also be approved. Green Engineering will handle the bid process and Mayor Lewis explained that Minority Business Compliance is part of the bid process. Town attorney Liz Fairman has reviewed the acceptance letter and detected no problems.

Commissioner Bachmann commented that Green Engineering fees totaling 125,903 are outrageous and that the town's administrative fees were changed from \$10,000 to \$8,600. Also, he stated concerns regarding the Children's Home past lead and copper violations. He added that the town could suggest the Children's Home fix the problems, but cannot make them fix the problems, and the extra costs in fines would be on the backs of the citizens.

Mayor Lewis pointed out that although the engineering fees were excessive, they are within the guidelines allowable by the state of North Carolina.

Commissioner Danny Alford asked if the Hold Harmless Agreement with the Children's Home would hold the town harmless from future lead and copper violations. Mayor Lewis noted that part of the project money will be used to replace any water lines to the buildings that presented these problems, and that several conversations with Mike Myers of Envirolink and Leo Green, Green Engineering yielded that all problem pipes would be replaced. Mayor Lewis added that it will be in writing that all fines will be to the FWB Children's Home. Commissioner Bachmann pointed out that the water system will be Middlesex's and the town would get the fines. Commissioner Alford requested there be stipulations in place regarding any lead and copper violations before moving forward.

Mayor Lewis also advised that the Children's Home water rate would be established before they establish their water account and would have to be adjusted according to amounts needed for flushing, number of trips town personnel will be making to the facility, fuel used, and any other contributing factors. Commissioner Bachmann added that the \$9.00 out of town rate for existing customers would be a good place to start.

Commissioner Alford moved to accept the 100% principal forgiveness loan offer for the Free Will Baptist Children's Home water line construction. Commissioner Meacombs seconded the motion. The vote was four to one, with Commissioner Bachmann being the dissenting vote.

A brief discussion regarding whether to change Dale Bachmann, Public Works Supervisor, from part time to full time was tabled in order to review the personnel policy as to what constitutes full or part time. If necessary, the personnel policy will be amended to clarify work schedules and benefits.

Mayor Lewis reviewed the 2012-2013 Budget Ordinance. He pointed out that the FWB Children's Home Water Line project budget would be added as a capital project fund before we actually begin the project.

Commissioner Bachmann stated that if the town could afford a \$38,000 raise for Town Administrator/Economic Development Director Lewis, the town could afford to increase all employee salaries. Bachmann made a motion to increase all employee's salaries \$1.00 per hour. The motion died for lack of a second.

Bachmann then moved to leave \$50,000 in the Bailey Middlesex Park budget, but freeze the funds until the town sees a business plan for the park. Commissioner McClenny advised Bachmann that he should be able to get the report from the Park Committee. His motion died for lack of a second.

The 2012-2013 Budget and Budget Ordinance was adopted by a 4 -1 vote in a motion by Commissioner Meacombs, seconded by Commissioner McClenny, with Commissioner Bachmann casting the dissenting vote. The budget and budget ordinance are attached and are a part of this set of minutes. Police Chief Dennis Murray asked about his performance evaluation and if he would get a salary increase. He also asked about his request for a laptop in the 2012-2013 budget. Mayor Lewis advised Dennis that his 3% increase is effective July 1, 2012 and thought he had followed up with him. The laptop is included in the budget under departmental supplies because it did not qualify as capital equipment. Commissioner Meacombs recommended that a brief letter be sent to each employee after a performance evaluation summarizing the evaluation.

The following 2011-2012 budget amendments were approved unanimously in a motion by Commissioner Bachmann and seconded by Commissioner Meacombs:

**General Fund Expenditures:**

**Econ. Dev/Zoning:**

		<b><u>INCREASE</u></b>	<b><u>DECREASE</u></b>
10-490-0200	Salaries		360.00
10-490-4000	Plan Service	360.00	

<b><u>Public Buildings:</u></b>			<b>1086b</b>
10-500-7403	Medical Facility Renovations	7,010.00	
10-500-1500	Maint. Of Buildings & Grounds		7,010.00
<b><u>Police Dept:</u></b>			
10-510-0700	Retirement	35.00	
10-510-0900	401K	25.00	
10-510-0200	Salaries		60.00
<b><u>Streets &amp; Sidewalks:</u></b>			
10-560-2600	Advertising	100.00	
10-560-7100	Patching		100.00
<b><u>Sanitation:</u></b>			
10-580-2600	Advertising	100.00	
10-560-6501	Testing/Drug/Employment		100.00
<b>General Fund Revenues:</b>			
10-330-0300	Library Misc. Revenue	275.00	
10-330-0400	Library Contrib.-Naomi Powell Mem	25.00	
10-371-0100	Interest-Police Drug Fund	5.00	
10-371-1000	Police Misc Revenue	340.00	
10-390-0100	Gen Fund Bal Approp		645.00
<b>GENERAL FUND TOTALS</b>		<b>8,275.00</b>	<b>8,275.00</b>
<b>Sewer Fund Revenues:</b>			
30-375-0500	Miscellaneous	50.00	
30-375-0600	Sewer Impact Fees	5,245.00	
30-375-0700	Sewer Acreage Fees	2,150.00	
30-375-9800	Contingency Approp.		7,445.00
<b>SEWER FUND TOTALS</b>		<b>7,445.00</b>	<b>7,445.00</b>

Tax Collector Lambert presented a list of all unpaid property taxes as requested at the June 11, 2012 meeting. The Board will review the list for accounts to be forwarded to the town attorney to begin foreclosure proceedings and will act at the July meeting. Commissioner McClenny requested Lambert to

present a separate list of accounts with small amounts and deceased taxpayers with no contact information for property heirs. Commissioner McClenny commented that this list would enable the Board to write these off with one motion at the July 9, 2012 meeting, and everyone agreed.

Resolution R2012-1086 was presented authorizing Mayor Lewis to apply for the East Coast Packaging Building Reuse and Restoration Project Grant through the NC Rural Center. East Coast Packaging will purchase a building owned by E C 3, LLC, which was the former Fawn Industries Building at 10235 US 264A. The town will apply for and administer the grant. The town's required match of \$10,000 will be provided by Carolina Gateways Partnership. East Coast Packaging is requesting will receive \$100,000 in a principal forgiveness loan, and will match \$100,000 grant funds from the Rural Center, and Carolina Gateways Partnership may donate another \$25,000, totaling \$235,000. In order for principle forgiveness, East Coast Packaging must create nine (9) jobs within an eighteen (18) month period, and sustain them for six (6) months. If they do not meet this requirement, East Coast Packaging must repay the loan amount. Commissioner Bachmann moved to adopt the resolution authorizing Mayor Lewis to apply for the grant. His motion was seconded by Commissioner McClenny and passed unanimously.

**Article VI. Employee Benefits, Section 1, Eligibility** in the town's personnel policy was amended to add "Any employee wishing to decline any insurance benefit may complete a Declination of Coverage Form in the Clerk's office. The motion to amend the policy was made by Commissioner Bachmann, seconded by Commissioner Alford and passed unanimously.

Due to the persistent roach and ant problems at the community building, Commissioner McClenny moved to approve the Whitco Exterminating contract, with the initial \$125 treatment, with subsequent monthly treatments at \$35 per month. The motion was seconded by Commissioner Davis and passed unanimously.

Mayor Lewis suggested to all Board members to schedule 1½ - 2 hours one morning to ride with Dale Bachmann to check all the town's wells and lift stations. He feels this would be a great learning experience and help everyone to understand discussions about town business. Lewis also advised that the well houses are clean, look nice, and when state inspectors come in and see the appearance of our well houses, they can tell everything is in order.

Being no further business, Commissioner Meacombs moved to adjourn.

Jennifer Lambert, Clerk

Mayor Luther H. Lewis, Jr.  
Commissioners  
Harold Meacombs  
Danny Alford  
Cherrye Davis  
Dale Bachmann  
J.W. McClenny