

Meeting Minutes
October 18, 2013
Reconvened from October 14, 2013

Mayor Lewis reconvened the recessed meeting from Monday, October 14, 2013 at 8:30a.m. Commissioners Harold Meacombs, Danny Alford, Cherrye Davis, Dale Bachmann, and J.W. McClenny were present. The only guest was Joe Burnette, a **Spring Hope Enterprise** reporter.

Mayor Lewis opened the floor for a public hearing to discuss a land transfer on East Hanes Avenue. The public hearing was originally scheduled for October 14, 2013; however, due to the newspapers omitting the ads, the public hearing was rescheduled to meet the ten-day statutory deadline for notification to the public.

Mayor Lewis explained that the town was interested in trading Lot 15 (Parcel ID#005490) on East Hanes Avenue for Lot 11 (Parcel ID#006951) owned by Henry L. Manning, Jr. and B. Williams (a/ka Jane M. Williams). In the exchange, the town will pay \$900 as agreed in the Buy Sell Agreement dated August 23, 2013. The disparity in the price is due to a fire hydrant located on Lot 15. Mayor Lewis advised that the town was also interested in purchasing adjoining Lots 12 and 13 for an additional \$4,000. After deducting the costs for lot clearing, driveway installation, and installation of a storage facility for Mr. Manning, the final price would be \$3,300. After the transaction, the town will own three adjoining lots and Mr. Manning will own two adjoining lots. The extra lots will allow for future growth for the town's public works department. Mr. Manning also agreed to give the town a first right of refusal to purchase Lots 14 and 15 in the event he wishes to sell in the future. There were no comments or questions in the public hearing and the hearing was closed at 8:33p.m.

Commissioner Meacombs moved to adopt Resolution R2013-1110 authorizing the land transactions as agreed. Once seconded by Commissioner McClenny, the resolution was unanimously adopted. Following is the resolution as adopted:

R2013-1110

**Town of Middlesex
Resolution Authorizing Exchange of Property**

WHEREAS, the Town of Middlesex owns real estate identified as Lot 15, Block 19, on the Nash County Tax Maps, Parcel ID 005490, recorded in Deed Book 1432, Deed Page 648, and located on East Hanes Avenue, Middlesex, NC with a tax value of \$1,730; and,

WHEREAS, Henry L. Manning, Jr., of Middlesex, NC, and B. Williams (Bertha Jane M. Williams) of Pleasant Garden, NC, own Lot 11, Block 19, on the Nash County Tax Maps, Parcel ID 006951, recorded in Deed Book 963, Page 27, also located on East Hanes Avenue, Middlesex, NC, with a tax value of \$1,771; and,

WHEREAS, the Town of Middlesex and Henry L. Manning, Jr., and B. Williams wish to exchange the properties described above; and

WHEREAS, the Town of Middlesex agrees to pay \$900 to Henry L. Manning, Jr., and B. Williams due to the disparity that a fire hydrant is located on Lot 15 owned by the Town of Middlesex; and

WHEREAS, North Carolina G.S.160A-271 authorizes the town to make such an exchange if authorized by the Board of Commissioners by a resolution adopted at a regular meeting of the board at least ten (10) days public notice; and

WHEREAS, the town has given the required public notice, and the board is convened in a regular meeting,

THEREFORE, THE BOARD OF COMMISSIONERS OF THE TOWN OF MIDDLESEX RESOLVES THAT:

1. The exchange of properties described above is authorized.
2. The appropriate town officials are directed to execute the appropriate instruments necessary to carry out the exchange.

Adopted this the 18th day of October, 2013.

Quotes from Moye Fencing and Seegars Fencing for installation of 8-foot fencing around the East Hanes Avenue lot were discussed. The Moye Fencing bid totaling \$5,751 was unanimously awarded in a motion by Commissioner Bachmann and seconded by Commissioner Davis. Seegars Fencing bid was \$593 higher at \$6,344.

Budget amendments totaling \$20,000 for the East Hanes Land transactions had been previously approved by a telephone vote. The budget amendment was unanimously approved in a motion by Commissioner Alford and seconded by Commissioner Bachmann. However, after further discussions regarding the fencing, clearing and the need for four (4) inches of crush and run gravel, Commissioner Bachmann moved to increase the total budget for the land transactions to \$25,000. His motion was seconded by Commissioner McClenny and it passed unanimously. Commissioner Alford rescinded his motion for the \$20,000 budget amendment. Following is the approved budget amendment:

<u>GENERAL FUND EXPENDITURES:</u>		<u>INCREASE</u>
<u>Public Buildings:</u>		
10-500-7400	East Hanes Land Purchase	25,000.00
<u>GENERAL FUND REVENUES:</u>		
10-390-0100	General Fund Balance Approp.	25,000.00

The wet lot needs four inches of crush and run totaling 220 tons, which would run \$2,500 from Hanson Aggregates, and \$1,200 for hauling quoted by Wayne Perry Trucking, which totals \$3,700.

TriScapes and Finch Construction both quoted between \$3,700 to \$4,000 for spreading the crush and run and installing the driveway. TriScapes could complete the job now, whereas Finch Construction could not get to it for a couple of weeks. Commissioner McClenny moved to purchase the gravel, have TriScapes place it and install the driveway. Commissioner Alford seconded the motion, which passed unanimously.

Commissioner Bachmann moved to proceed with the exchange/purchase of the East Hanes Avenue land covered by the Buy Sell Agreement dated August 23, 2013, and to proceed with the closing on the land transfer/purchase. Commissioner Davis seconded and the motion passed unanimously.

After the new fencing is installed there will be 160 feet of existing 6 feet tall fencing and posts. Mayor Lewis asked the board if they wish to make the entire fencing and posts to 8 feet tall. He added that changing the fencing from 6' to 8' tall would just be an aesthetic improvement. This fencing backs up to Woodruff Tire Company. Commissioner Meacombs stated that in the interest of being conservative, he feels the town should just clean up, paint the existing poles and leave as is at this time. Everyone was in agreement and no action was taken to change the existing fencing from six to eight feet tall.

With 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

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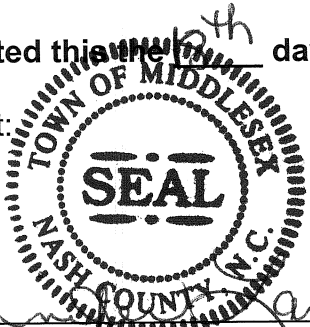
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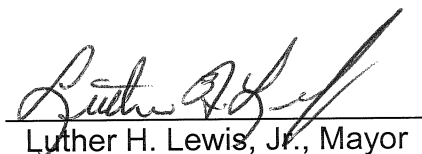
1. The exchange of properties described above is authorized.
2. The appropriate town officials are directed to execute the appropriate instruments necessary to carry out the exchange.

Adopted this 15th day of October, 2013

Attest:




Jennifer Lambert, Town Clerk


Luther H. Lewis, Jr., Mayor