

Town of Wallburg, North Carolina
SPECIAL CALLED MEETING – PUBLIC HEARING
Wallburg Fire Station
WEDNESDAY 7:00 P.M. DECEMBER 1, 2010
2ND TUESDAY OF THE MONTH

MINUTES

APPROVED 12-14-10

PROCEDURAL ITEMS

Mayor Allen Todd called the meeting to order at 7:00 p.m. Along with the mayor, attendees present were Council Members Steve Yokeley, Zane Hedgecock, Gary Craver, Lynn Reece, and Mark Swaim. Also attending were Clerk Lynn McKinnie and Attorney Jay Wagner. The audience included Steve Googe and Michael Walser.

After Mr. Swaim said a brief invocation, Mr. Yokeley led the pledge to the flag.

MOTION FOR APPROVAL OF AGENDA

Mr. Swaim motioned for approval of the agenda as presented, with Mr. Hedgecock seconding and the vote was unanimous.

1. PUBLIC HEARING

ADVERTISED DIFFERENT DATES – DIFFERENT NEWSPAPERS

Presentation by Steve Googe, EDC, and Michael Walser (GRANTS ADMINISTRATOR – HOBBS, UPCHURCH & ASSOCIATES, PA)

- (A) QUESTIONS AND COMMENTS FROM TOWN COUNCIL**
- (B) OPEN PUBLIC HEARING**
 - (1) SPEAKERS AGAINST**
 - (2) SPEAKERS FOR**
- (C) CLOSE PUBLIC HEARING**
- (D) VOTE ON ISSUE**

Mayor Todd explained the procedure for the Public Hearing and said that anyone wishing to speak could do so by simply rising, stating their name – with anyone against the information speaking first, and those for the proposal speaking last.

The mayor then turned the floor over to Steve Googe and Michael Walser. Mr. Googe thanked the mayor and the council for taking the time to call this Special meeting. He said the project is a great project and the grant will be good for the community.

Michael Walser spoke to the council, saying that this is a \$750,000 grant, Building Reuse, with the North Carolina Department of Commerce. The purpose of this grant would be to provide assistance and improvements to the former Tyco Electronics Corporation building located at 5568 Gumtree Road for the

expansion of TIMCO Aerosystems. TIMCO has plans to expand their operations into Wallburg and in return for these grant funds, they're committed to creating 129 new jobs over the next two years. The total project is \$1.5-million; the grant is for half of the improvements - \$750,000. History on this is there is a pre-application that has to be submitted. This money has been set aside for the town and they are eagerly awaiting the town's application and they have every intention of returning it back to us as quickly as they can. In addition to the Public Hearing, there is a resolution in your packet that, with your approval, will authorize this application to be submitted on your behalf. The Policies, Procedures, Resolutions, Plans and Ordinances are also included. And because these are Federal HUD dollars, federal rules apply. What you have before you is what is required. A lot of this stuff in here sounds ridiculous that we would be adopting something like this for a building reuse project – but these are all requirements that we have to have. One of the questions is, "*Why in the world would we adopt a Fair Housing Plan?*" ----- The good thing is, all this fair housing activities you see in there does not fall on the town. Those are activities that will take place over the next two years and beyond, if for some reason, they need an extension. As you approve these tonight, there will be a couple of corrections, and what you approve will include the corrections.

Questions from the council included:

- As long as the town receives the grant, are we responsible for all the requirements or forever? Just for the life of the grant.
- Can anybody else in the town that may have something that falls under these requirements apply and get part of this money? If something did come up in that three-year period, the town would be responsible? Advertising costs would be part of the administrative costs – and would come out of the grant. Typically, there is no administrative funds built into this – our company will have to enter into a contract with TIMCO to administer this grant and essentially funds that are reimbursed to them – they'll have to compensate us. Our final payment will take place when the project is done. We will be responsible. Administrative funds don't get paid until there is action on the project
- The town has to do what's in the packet to get the grant? Correct.
- Doing what is required is checked by the state.
- Mr. Googe stated that if Michael (or his company) didn't do a job right one time – he wouldn't have a job!
- Wallburg will have absolutely no reliability as long as everything is done by the paperwork. A copy of everything in the packet is sent in as part of the application and is part of the requirements.
- How does the town need to set up the budget? It's a simple line item – you used to have to set up a separate checking account but not anymore. It just goes in the General Fund – just set up one Expenditure and one Revenue line item.
- The town does not contract with Mr. Walser – this is one of those rare one where there is no administrative funds built into it. You're required to have an administrator – with at least two years experience – but it falls under TIMCO.
- Does all the money have to be spent? No.

MOTION: TO OPEN THE PUBLIC HEARING AT 7:19 P.M.
BY: STEVE YOKELEY
SECOND: LYNN REECE
VOTE: MOTION PASSED UNANIMOUSLY

Mayor Todd called for any speakers to stand and speak at their seats.

There was one speaker:

1. Bobby James
Mr. James said he keeps in touch with the new town hall building – goes over there to look at it two or three times a week. He said he really likes what he sees and that it will be a benefit to the community – it's pretty. It upgrades Wallburg and he said, *"I would like to commend the Board. I think you have done your research and I think it shows that you have done your research."* He said that the council had talked about keeping Wallburg small – and they are spending big money on this area of town. He Wallburg is *"not little Wallburg any more"*. He then stated he appreciated what the council was doing.

MOTION: TO CLOSE THE PUBLIC HEARING AT 7:21 P.M.
BY: STEVE YOKELEY
SECOND: LYNN REECE
VOTE: MOTION PASSED UNANIMOUSLY

Mayor Todd then asked for further comments from Mr. Googe and/or Mr. Walser. Since there were no questions or comments, approval or disapproval of the resolutions were then accomplished:

- (1) **RESOLUTION #10-017**
TO AUTHORIZE THE TOWN OF WALLBURG TO SUBMIT APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FOR THE TIMCO AEROSYSTEMS BUILDING REUSE PROJECT

MOTION: TO APPROVE RESOLUTION AS PRESENTED
BY: STEVE YOKELEY
SECOND: MARK SWAIM
VOTE: MOTION PASSED UNANIMOUSLY

- (2) **RESOLUTION #10-018**
TOWN OF WALLBURG POLICIES, PROCEDURES, RESOLUTIONS, PLANS AND ORDINANCES FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

MOTION: TO APPROVE RESOLUTION AS PRESENTED
BY: LYNN REECE
SECOND: STEVE YOKELEY
VOTE: MOTION PASSED UNANIMOUSLY

(3) **RESOLUTION #10-019**
TOWN OF WALLBURG
FAIR HOUSING RESOLUTION
MOTION: TO APPROVE AS AMENDED: SECTION 3 – CHANGE
“TOWN MANAGER” TO “MAYOR”
BY: ZANE HEDGECOCK
SECOND: MARK SWAIM
VOTE: MOTION PASSED UNANIMOUSLY

(4) **RESOLUTION #10-020**
TOWN OF WALLBURG
RESOLUTION FOR SIGNATORY AND CHECK SIGNATURES FOR
CDBG BUILDING REUSE PROJECT
MOTION: TO APPROVE RESOLUTION AS PRESENTED
BY: STEVE YOKELEY
SECOND: LYNN REECE
VOTE: MOTION PASSED UNANIMOUSLY

(5) **ORDINANCE #10-001**
GRANT PROJECT ORDINANCE
MOTION: TO APPROVE ORDINANCE AS PRESENTED
BY: ZANE HEDGECOCK
SECOND: MARK SWAIM
VOTE: MOTION PASSED UNANIMOUSLY

ADJOURNMENT:

MOTION: TO ADJOURN MEETING AT 7:27 P.M.
BY: STEVE YOKELEY
SECOND: LYNN REECE
VOTE: MOTION PASSED UNANIMOUSLY

SUBMITTED BY:

LYNN MCKINNIE
TOWN CLERK

VISIT THE TOWN'S WEBSITE:

www.townofwallburg.com