

Town of Wallburg, North Carolina
Town Council Meeting - Wallburg Fire Station
TUESDAY 7:00 P.M. JUNE 14, 2011
2ND TUESDAY OF THE MONTH

MINUTES

APPROVED 07-12-11

PROCEDURAL ITEMS

Mayor Allen Todd opened the council meeting at 7:00 p.m.
Present were the mayor, council members Steve Yokeley, Gary Craver, Lynn Reece, and Mark Swaim.
Council member Zane Hedgecock was unavailable to attend.
Also at the meeting were Town Clerk Lynn McKinnie and Attorney Jay Wagner.

MOTION FOR APPROVAL OF AGENDA

Mayor Todd requested the addition of one item (#5) – pertaining to Economic Development – a request for approval of two amendments to the TIMCO agreement.

**ON A MOTION BY MARK SWAIM, SECONDED BY STEVE YOKELEY, AND UNANIMOUSLY APPROVED BY COUNCIL, ITEM #5 – AMENDMENTS TO TIMCO AGREEMENT – WAS ADDED TO THE AGENDA.
ON A MOTION BY MARK SWAIM, SECONDED BY STEVE YOKELEY, AND UNANIMOUSLY APPROVED BY COUNCIL, THE AMENDED AGENDA WAS APPROVED.**

MOTION FOR APPROVAL OF DRAFT MINUTES

- MAY 10, 2011 – REGULAR MEETING
- MAY 10, 2011 – CLOSED SESSION

THE MINUTES FOR THE MAY 10, 2011 REGULAR MEETING WERE UNANIMOUSLY APPROVED BY MOTION OF STEVE YOKELEY, SECONDED BY LYNN REECE.

THE MINUTES FOR THE MAY 10, 2011 CLOSED SESSION WERE UNANIMOUSLY APPROVED BY MOTION OF GARY CRAVER, SECONDED BY STEVE YOKELEY.

PUBLIC SESSION

PLEASE SIGN UP WITH TOWN CLERK IF YOU WISH TO SPEAK

Public Session was opened and closed at 7:04 p.m. with no speakers.

**1. PUBLIC HEARING
PRESENTATION OF FISCAL YEAR 2010-2011 BUDGET**

Advertised May 25th in Thomasville Times & High Point Enterprise

Finance Officer Mark Swaim read his committee's budget letter to the council. (Budget Letter attached and made a part of these minutes.)

BY MOTION OF STEVE YOKELEY, SECONDED BY LYNN REECE, THE PUBLIC HEARING WAS OPENED AT 7:10 P.M.

Speakers:

1. Leigh Gill
Oaklawn Drive

Mr. Gill said he had "two words" – "public inspection". He had not seen the budget and asked for a copy, stating he can't make comments without seeing the budget first. Mr. Swaim obliged him by giving him a copy. Mr. Gill then commented on several aspects: Community Grants - \$43,600. Mr. Swaim responded that this is money budgeted for donations approved by the council after the application process. This is on a one by one basis. Mr. Gill asked about the education subsidy and was advised by Mr. Swaim that it had been raised by \$10,000. He added that that is not saying we will give all of it out, however. Mr. Swaim extended his remarks on the budget by saying a new line item – trash service had been added because the town has been discussing adding garbage and recycle pick-up as a new service. He explained that on a \$100,000 house, the estimate for trash/recycle pick-up cost to the resident would be \$50.00 whereas currently, the resident is paying an average bill of \$15.50 monthly. So the resident would be ahead if the town does contract the service.

BY MOTION OF STEVE YOKELEY, SECONDED BY LYNN REECE, THE PUBLIC HEARING WAS CLOSED AT 7:15 P.M.

BY MOTION OF STEVE YOKELEY, SECONDED BY LYNN REECE, THE COUNCIL APPROVED THE 2011-2012 BUDGET AS PRESENTED BY THE WALLBURG FINANCE COMMITTEE

2. TRASH PICK-UP - DISCUSSION

Mayor Todd said that trash pick-up has been discussed since he has been on the council and he said two things must happen:

- (1) We have to decide whether or not to put it out for bid; and
- (2) Whether or not any contracts would go to town attorney first.

Mr. Swaim agreed and said he would like Mr. Wagner to draft the RFP for trash and recycle services – that would mean it would be fair for all bidders as well as protect the town from discrimination claims.

Mr. Wagner said he was fine with doing all the work. He will produce a draft RFP and present to the council. He will also do a resolution at that time. He reiterated this would be for both trash and recycling and will bring an RFP to the July meeting.

3. JOB DESCRIPTION - INFORMATION

Attorney Jay Wagner addressed this issue by saying the Personnel Committee had met and discussed setting up a job description for a Deputy Town Clerk. Because Ms. McKinnie wishes to only work part-time, it was felt that an assistant clerk should be hired to fill in the times when Ms. McKinnie would not be present. The Committee consists of Mr. Wagner, Council Member Zane Hedgecock, and Town Clerk Lynn McKinnie. From a collage of municipal job descriptions presented by Ms. McKinnie, the Town of Wallburg has a draft job description prepared. Also, a Wallburg application has been produced. Because it must be fair to all applicants, a questionnaire was also deemed necessary and many municipalities submitted a copy of prepared. Also for the Council's information, statutes pertaining to the hiring of a Deputy Town Clerk were included in the packet.

The Committee will meet again soon and more information will be forthcoming.

4. TOWN HALL UPDATE

Mayor Todd reminded all that the town hall is still in the construction process and Mr. Yokeley asked about a "ball park" completion date. Neil Jarrell answered that June 28th is the guesstimate at this time. Mr. Todd mentioned the brick cleaning, asking if acid would be used? Neil said yes except around windows and doors. Mr. Craver brought up that there were no pole lights – not in the front nor in the back. He stated there was a verbal agreement with Energy United that pole lights would be installed. Mr. Craver reiterated that there were no lights and that it was a very dangerous situation. However, he stated emphatically that "there will be"!

Mr. Dwayne Childress arrived at 7:40 from another meeting, just catching the tail end of this discussion but he added his thoughts. He said the CO (Certificate of Occupancy) was issued Monday. As far as pay-outs go, he said amounts to be paid would be decided when it was determined what has been completed. He said he thought that as far as the light in back – a contract had been "let" outside of the agreement with Fuller Architects. He thought the lack of communication with Jarrell and himself might have contributed to the problem. Another reason was the outrageous price it would have been to go to middle of island to put in what was needed – they would have had to tear everything out.

There were other ideas but nothing was resolved concerning the pole lights.

Mr. Childress did say the address for the new town hall is 8020 NC Highway 109.

Mr. Yokeley asked about the sidewalks (cleaning) and Neil said to give it a little time – it's an appearance thing, not a safety issue, and he will let the council know what they will be doing.

Mayor Todd stated that everything but the sidewalks and the brick cleaning should be completed in the next two weeks.

Furniture will be delivered Friday morning at 9:00 a.m.

5. TIMCO AMENDMENTS

(Added to agenda)

Mayor Todd said the contracts for TIMCO are in place but they need to be adjusted. Mr. Wagner asked if the discussion on this issue should be in Closed or Open Session and council agreed to discuss in Open Session.

Mr. Wagner explained that there are two proposed amendments – when the contracts were signed, there were several issues to be worked out. One, if TIMCO sells a portion of the property, who would receive the benefits of the sale? Another was would the monies received from any sales be included in the \$5million required investment of the town/county?

The resolution the attorney requested just empowers the Mayor, the Town Clerk, and the Finance Officer to sign the amendment contract.

RESOLUTION: TO AUTHORIZE THE MAYOR, TOWN CLERK, AND COUNCILMAN MARK SWAIM TO EXECUTE AMENDMENTS TO THE TIMCO LEASE AND ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

BY: STEVE YOKELEY

2ND: LYNN REECE

VOTE: MOTION PASSED 3 TO 1

YES STEVE YOKELEY

LYNN REECE

MARK SWAIM

NO GARY CRAVER

ABSENT ZANE HEDGECOCK

REGULAR MONTHLY AND COMMITTEE UPDATES **AS AVAILABLE**

(COMMITTEE UPDATES WILL NOT BE AVAILABLE IF MEETING WAS NOT HELD OR UNATTENDED)

1. Finance Update Mark Swaim

Mr. Swaim gave the highlights of the monthly bank balances:

Checking	\$306,615.87
Building	\$641,073.53
Capital	\$351,436.99
Emergency Disaster	\$100,000.00
Reserve	\$125,709.12
Money Market	<u>\$245,957.98</u>
TOTAL:	\$1,770,793.49

2. MPO – High Point Lynn Reece

Mr. Reece attended the meeting on May 20th but nothing pertaining to Wallburg was discussed.

3. MPO - Winston-Salem Allen Todd

Mayor Todd attended the meeting on May 19th and no action items pertained to Town of Wallburg.

4. Trash & Recycling Committee
Committee is disbanded.

.... Gary Craver

ADJOURNMENT:

AT 8:15 P.M., ON A MOTION BY STEVE YOKELEY, SECONDED BY LYNN REECE, THE MEETING CONCLUDED.

SUBMITTED BY:

**LYNN MCKINNIE
TOWN CLERK**

OTHER INFORMATION:

ANNOUNCEMENTS:

- **TOWN COUNCIL MEETINGS:** (2ND TUESDAY OF MONTH)
7:00 P.M. (AT NEW TOWN HALL???????)

CALENDAR 2011:

JULY	12
AUGUST	9
SEPTEMBER	13
OCTOBER	11
NOVEMBER	15 *DUE TO ELECTION
DECEMBER	13

- **PLANNING BOARD MEETINGS** (1ST TUESDAY OF MONTH)

2011 CALENDAR

7:00 P.M. (AT NEW TOWN HALL???????)

JULY	5
AUGUST	2
SEPTEMBER	6
OCTOBER	4
NOVEMBER	1
DECEMBER	6

VISIT TOWN WEBSITE: www.townofwallburg.com