

REGULAR MEETING

The Town Council of the Town of La Grange, North Carolina met in Regular Session at the Town Hall on June 7, 2010, at 6 p.m. with the following present:

Mayor Pro Tem Bobby Wooten; Council Members Larry Gladney, Clifton Harrison, David S. Holmes, Veronica Lee and Gregory Rouse; Town Manager, John P. Craft; Town Attorney, George Jenkins, Jr.; Town Clerk, Nelda H. Johnson, CMC.

Absent: Mayor Woodard H. Gurley

Guest: 9

ITEMS 1, 2, 3: CALL TO ORDER, MOMENT OF SILENCE, WELCOME

Mayor Pro Tem Wooten called the meeting to order and asked for a moment of silence. Mayor Pro Tem Wooten gave a warm welcome to the visitors and citizens in attendance.

ITEM 4: PUBLIC HEARINGS

None

ITEM 5: BOARD OF ADJUSTMENTS

None

ITEM 6: PUBLIC COMMENT PERIOD

None

ITEM 7: AMENDMENT(S) TO AND APPROVAL OF THE AGENDA

Manager Craft recommended approval of the printed agenda with the addition of the following two items:

ITEM 9D: APPROVAL TO EXERCISE OPTIONS TO PURCHASE LAND FOR WELL SITES

ITEM 9E: APPROVAL OF RESOLUTION ADOPTING AN AGREEMENT TO CONTINUE PARTICIPATION IN THE NORTH CAROLINA SMALL TOWN MAIN STREET PROGRAM

Motion was made by Council Member Harrison, seconded by Council Member Holmes to approve the printed agenda and the addition of the two items listed above. Motion carried 6-0 in favor of motion.

At this time, Manager Craft thanked each of the Council Members for their participation during Governor Beverly Perdue's visit to La Grange this morning. Governor Perdue made the official announcement that the Town received a grant through the state's Main Street Solutions Fund and also spent time visiting with our citizens.

Also, at this time, Manager Craft, asked Town Clerk, Nelda H. Johnson, to step forward. Manager Craft stated that Nelda had previously announced her retirement and a person has been hired for her position. Manager Craft stated that this meeting would be Nelda's last formal Council meeting and she had twenty-four plus years of service with the Town. Also, Manager Craft stated that Nelda had been a valuable employee and a great assistant to him.

ITEM 8: CONSENT AGENDA

- a. Approval of Minutes

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Motion was made by Council Member Gladney, seconded by Council Member Harrison to approve the consent agenda. Motion carried 6-0 in favor of motion.

ITEM 9: NEW BUSINESS

ITEM 9A: APPROVAL OF LOAN DOCUMENTS

Manager Craft stated that although the Council has formally approved the financing of the improvements to the Harvey Building, formal action must be taken to formally accept the terms of the financing and to instruct the Mayor, Town Manager, Attorney, and Town Clerk to execute the loan documents.

The loan is in the amount of \$90,000 through Southern Bank, for a ten (10) year period with a 4.83% interest rate, and \$400 loan fee. The financing will utilize tax exempt financing. Lenoir Community College will sign a ten year lease that will cover the cost of the principal and interest payments.

Motion was made by Council Member Gladney, seconded by Council Member Lee for approval of the loan, with the terms as stated above, and instruct the Mayor, Town Manager, Town Attorney, and Town Clerk to execute necessary documents to execute the loan, and seek Local Government Commission approval. Motion carried 6-0 in favor of motion.

ITEM 9B: ESTABLISH DATE FOR PUBLIC HEARING, JUNE 28, 2010, FOR PUBLIC HEARING REGARDING LOAN FOR CONSTRUCTION OF HARVEY BUILDING

Manager Craft stated that the Local Government Commission requires that the Town hold a public hearing to receive public comment on the proposed loan for the renovation of the Harvey Building. Manager Craft recommended the date of June 28, 2010 be established as the date for the public hearing.

Motion was made by Council Member Gladney, seconded by Council Member Rouse to hold the public hearing on June 28, 2010 at 6 p.m. for the purpose of receiving public comment on the proposed loan for the renovation of the Harvey Building. Motion carried 6-0 in favor of motion.

ITEM 9C: APPROVAL OF RESUBMISSION OF RURAL CENTER PLANNING GRANT APPLICATION RESOLUTION

Manager Craft stated that the Town had previously filed a Grant Application with the Rural Center for a Planning Grant; but, did not receive the grant in the last funding cycle. The deadline to refile the application for the next funding cycle is June 9, 2010 and Manager Craft stated that he recommended that the Town reapply, as the Town is required by NC Department of Environmental and Natural Resources (NC DENR) requirements to update the Capital Improvements Plan. The amount of the grant is \$40,000 with a requirement of \$10,000 in matching funds from the Town.

Motion was made by Council Member Harrison, seconded by Council Member Gladney for approval of the Resolution authorizing the filing of the Planning Grant Application to the Rural Center. Motion carried 6-0 in favor of motion. Resolution No. 2010-06-350 hereto attached and filed in Resolution Book No. IV.

ITEM 9D: APPROVAL TO EXERCISE OPTIONS TO PURCHASE LAND FOR WELL SITES

Manager Craft stated it was recommended by the Town's engineer, Jeff Thompson, with Hobbs Upchurch to purchase the following properties for the purpose of well sites. These sites have been approved by the State, test wells have been drilled and the

Town has been operating a test treatment facility on the wells to ensure that they would meet water quality requirements and proposed treatment methods would work.

- Peter Taylor Heirs property located off of Ed Herring Road on the east side - \$27,500
- Robert Mooring, Jr. property located on the west side of Lincoln Street - \$35,000

Motion was made by Council Member Gladney, seconded by Council Member Harrison to exercise the options to purchase the above properties. Motion carried 6-0 in favor of motion.

ITEM 9E: APPROVAL OF RESOLUTION ADOPTING AN AGREEMENT TO CONTINUE PARTICIPATION IN THE NORTH CAROLINA SMALL TOWN MAIN STREET PROGRAM

Manager Craft stated that the Town has now been participating in the Main Street Program for one year and have begun to see success with projects. The Grant received will rehab the Harvey Building and facades on two other businesses, for a total of 5 facades. Manager Craft recommended approval of the resolution to continue participation.

Motion was made by Council Member Gladney, seconded by Council Member Lee for APPROVAL OF RESOLUTION ADOPTING AN AGREEMENT TO CONTINUE PARTICIPATION IN THE NORTH CAROLINA SMALL TOWN MAIN STREET PROGRAM. Motion carried 6-0 in favor of motion. Copy of Resolution No. 2010-06-351 hereto attached and filed in Resolution Book IV.

ITEM 10: UNFINISHED BUSINESS AND INFORMATIONAL ITEMS

ITEM 10A: DEMOLITION OF 108 WEST RAILROAD STREET

Manager Craft stated that there has been some reduction in activity at 108 West Railroad Street. Code Enforcement Officer, Heith Harrison, has had a couple of conversations with the owner, Nicholas Picciotti, and his work hours have been changed and has reduced his ability to work. Manager Craft recommended that the Council wait and review the situation at the next Regular Council meeting in August and if the work has not been done by that time; the Council will need to take action.

Leisa Picciotti was in the audience, representing her husband, and spoke stating that she had brought a prepared statement. Mayor Pro Tem Wooten accepted the letter. Copy of letter hereto attached.

ITEM 10B: PARTF GRANT APPLICATION & SPRAY GROUND

Manager Craft stated that the PARTF Grant Application was complete and had been submitted. The Town was not funded in the May funding cycle and is automatically considered during the July funding cycle.

Manager Craft reported that the issues with the Health Department concerning the spray ground had been settled. Construction will begin in approximately ten days on the site and the anticipated completion date is the first of July.

ITEM 10C: REMINDER OF SPECIAL JUNE COUNCIL MEETINGS

Manager Craft reminded the Council of the following Special Meetings that had been established.

- June 9, 2010 – Special Meeting to review Municipal Budget – 6 p.m.
- June 10, 2010 – Public Hearing for Municipal Budget – 6 p.m.
- June 28, 2010 – Public Hearing for Loan for Harvey Building – 6 p.m.

After discussion among the Council it was decided to cancel the June 9, 2010 meeting and incorporate the review of the Municipal Budget in the June 10, 2010 meeting to begin at 5 p.m.

ITEM 11: CLOSED SESSION

Motion was made by Council Member Holmes, seconded by Council Member Harrison to go into Closed Session as authorized by North Carolina General Statute 143-318.11 (a) (6). Motion carried 6-0 in favor of motion.

Motion was made by Council Member Lee, seconded by Council Member Holmes to return to the Regular Meeting. Motion carried 6-0 in favor of motion.

Council Member Holmes stated that he would like to make a comment stating that he would like to recognize Nelda Johnson and show his appreciation for the help she has given the Fire Department during the past ten years that he has served as Fire Chief.

ITEM 12: ADJOURNMENT

Mayor Pro Tem Wooten declared the Regular Meeting recessed until Thursday, June 10, 2010, at 5 p.m.

Nelda H. Johnson, CMC, Town Clerk

Woodard H. Gurley, Mayor