

**ERWIN BOARD OF COMMISSIONERS
MEETING MINUTES
MARCH 3, 2011
REGULAR MEETING
ERWIN, NORTH CAROLINA**

The Board of Commissioners for the Town of Erwin with Mayor Patsy Carson presiding, held its Regular Meeting in the Town Hall on Thursday, March 3, 2011 at 7:00 P. M. in Erwin, North Carolina.

Board Members present were: Commissioners Frank Taylor, William Corbett, Norma Ennis and Michael West.

Board Members absent were: Commissioners Randy Baker and Mark Whitman.

Town Manager Bryan Thompson and Town Clerk Cynthia Patterson were present.

Town Attorney Mac Hunter was present.

Mayor Patsy Carson called the meeting to order at 7:00 P. M.

Commissioner Taylor gave the invocation.

Those present recited the Pledge of Allegiance.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Commissioner Corbett made a motion to approve the Agenda as is and was seconded by Commissioner West. The Board voted 4 for and 2 absent (Commissioners Baker and Whitman).

CONSENT ITEMS

Commissioner Corbett made a motion to approve **(Item A)** Approval of Regular Minutes on 02/03/2011, **(Item B)** Tax Releases and Refunds #8 - #19 **(Item C)** Planning Board Appointments for In-Town and Out-of-Town Seats and **(Item D)** Approval of Recommendations from Identified Committees/Boards for the Appointment to the Facade Improvement Grant Award Selection Committee was seconded by Commissioner West. The Board voted 4 for and 2 absent (Commissioners Baker and Whitman).

MINUTES OF MARCH 3, 2011 CONTINUED**OLD BUSINESS****CONSIDERATION OF PROPOSED EASEMENT AGREEMENT BETWEEN GOOD HOPE HOSPITAL AND TOWN OF ERWIN**

Commissioner Taylor made a motion to Approve the Easement Agreement between Good Hope Hospital and Town of Erwin and was seconded by Commissioner Corbett. The Board voted 4 for and 2 absent (Commissioners Baker and Whitman).

NEW BUSINESS**CONSIDERATION OF DOT RESOLUTION ADOPTING 2035 COMPREHENSIVE TRANSPORTATION PLAN**

Mr. Tyler Bray from NCDOT came forward and presented his presentation. Mr. Bray stated that the intent is to make sure that U.S. Hwy 421 is safer and less congestive and provides different opportunities to get through the Town. There are improvements suggested for Hwy 421. The Expressway recommendations provide for minimal driveway access and no traffic signals so northwest out of Erwin would just be more about mobility and safety and not so much providing those driveways for every single fast food restaurant or gas station, etc. Along between exiting Hwy 421 and NC 55 and all the way to the County line it's still the Boulevard cross section which basically the improvements would just make the existing facility safer but with keeping with four lanes.

Commissioner Corbett asked this would not have a negative impact on Erwin the bypass itself. Mr. Bray stated that no this would not have a negative impact at all on Erwin. If anything it's going to have a much greater positive impact. Without this there will be detrimental effects to the Economic situation on Hwy 421. You are looking at in the future of having congestion problems that exist now to multiply within the next 10 to 20 years. You have to start planning something to handle that and so what came out of this plan was the new location alternative.

Commissioner Corbett commented that we are in the process of trying to build up our business and speaking for myself I want to make sure there is no negative impact on our future plans as we try and build Erwin up.

Commissioner Ennis also commented that it appeared to her that it's going to be hard for our downtown.

Mr. Bray stated that when they first looked at proposing this in keeping consistent with the 2001 plan both times I had no opposition to what is existing so Dunn was fine with that. What they wanted was to refine what was already or had been adopted. They wanted to make that what had happened from 2000 to 2008 we needed to make sure we were aware of what's going on and make necessary adjustments. We made some changes to where it would connect to I-95 how to connect to I-95 and what would happen once you cross over I-95 so that it would possibly connect to Hwy 421 on the other side. So we did that.

MINUTES OF MARCH 3, 2011 CONTINUED

Bryan Thompson and Steven Neuschafer from Dunn had indicated they wanted some sort of connection between Dunn and Erwin new location or whatever so you could connect existing Hwy 421, new location of Hwy 421, and I-95. One of the things we did was that truck route from existing 421 and down towards I-95 and Carolina Drive. The other thing that we did closer to Dunn is there's a new location connection that brings you up to 301 and 421 the new location of the bypass and existing 421. So you have those connections so you don't completely lose sight that if you are trying to take that new location you can't then come down and hit existing 421 and go to those business that are there today. That's not the intent. But if you don't start looking at possibly building something to handle the congestion its going to come to a stand still and we haven't planned for it and then there are homes out there and other things that have been built up. That is not an option that we should even consider. So right now we have the unique opportunity to look at a plan and develop. We know that we will need this and we know the effect that it can have on the economic development along the existing route.

Mayor Carson asked for the Town Manager's opinion on this.

Mr. Thompson stated that we are talking about 2035 and like Mr. Bray said there is nothing being funded and we are going to decide collectively at what point do we have these meetings. Right now which has been mentioned we are no where near like it is in Dunn. We know that we are going to have growth because we are currently seeing that growth. So let us pretend that it will be funded and let say it's done in 20 to 25 years, well 20 to 25 years by the model that has been run with numbers and flow that we are going to have an existing capacity and there will be a need to do something. If we don't at least plan for it then we will not have an option available to us and we are going to be reacting as opposed to being a head of the game. If we don't then its possible that we may find ourselves how be it good, that it would be great, that we would have the same problem that Dunn has and so many business in all this traffic but that also serves to strangle Commerce and if we were able to alleviate the unnecessary flow that these people are not stopping their destination beyond our points are not going to exchange in Commerce and we unlimit artery's for that free flow traffic for the Commerce trade then I think we are going to be a lot healthier for that. We don't know what we are going to look like in 15 to 20 years but we will intend to assume that the growth that we have seen in the past 3 years is going to continue and if it does continue at a steady pace we assume perhaps find ourselves in the same situation that Dunn has and the fortunate thing that we need to be in a position to identify those areas where we have the options available to us to alleviate those problems once those problems become really tangible.

Commissioner Taylor made a motion to Table this discussion until we can get together as a Board for further discussion and get the clarity among ourselves and a plan of action we would like to take plus get the information that we don't have currently so we can have time to study and make sense among ourselves before we make any recommendation and was seconded by Commissioner Ennis. The Board voted 4 for and 2 absent (Commissioners Baker and Whitman).

MINUTES OF MARCH 3, 2011 CONTINUED**SET SPECIAL CALLED MEETING FOR CONTINUATION OF ANNUAL BUDGET
RETREAT FROM RECESSED MEETING OF FEBRUARY 19, 2011**

The Board is asked to identify a time, date, and place to reconvene the recessed meeting. Staff recommends holding the meeting at the same location as the original Retreat Meeting. In order to be better able to ensure full participation, Staff suggests holding the meeting on a week night.

Commissioner West made a motion to continue the Recessed Retreat Meeting on Tuesday, March 15, 2011 at 5:30pm and was seconded by Commissioner Corbett. The Board voted 4 for and 2 absent (Commissioners Whitman and Baker).

**APPOINTMENT OF ERWIN BOARD OF COMMISSIONER MEMBER TO SERVE
ON FACADE IMPROVEMENT GRANT AWARD COMMITTEE**

Town Manager Bryan Thompson informed the Board that this Board is asked to appoint one of its members to the Façade Improvement Grant Award Committee. The Board Member serving in this position will not be a voting member, but rather as a member participating in discussion over grant applications and also serves to report back to the Board of Commissioners on the Recommendations of the Committee for Grant Awards.

Commissioner Taylor made a motion to elect Commissioner Corbett to serve on the Façade Improvement Grant Award Committee and was seconded by Commissioner Ennis. The Board voted 4 for and 2 absent (Commissioners Whitman and Baker).

CONSIDERATION OF FARMERS MARKET RULES AND GUIDELINES

Town Manager Bryan Thompson informed the Board that this is an example of what we are looking at and looking toward. This was brought to the Board for your thoughts, considerations, and feedback to make sure we are on the right track. At the last STEP meeting we identified a Chair to the Farmer's Market Committee as it was one of the projects identified by the STEP Program and can end of approval without this Board. Some of the important things to figure out is who is going to be Coordinator and what is going to be the location of the Farmer's Market but the bulk of the work has been done inside of that document which you have before you.

Commissioner West stated that he did not want it to be so strict that citizens can not come.

Commissioner Taylor asked the question if we get a Coordinator do you think we will be up and running in this growing season. Mr. Thompson replied by saying that is the intention and if we can establish a Coordinator and location we can make that happen.

MINUTES OF MARCH 3, 2011 CONTINUED

Harnett County Planner Landon Chandler came forward and spoke to the Board. Mr. Chandler stated that he had two main concerns. One of those is how do we want to handle this, is it some type of event that we want the Town to sponsor or do we want to have it as a land use where any individual can go and open a Farmer's Market. We have narrowed it down to, we do want a Town sponsored event where it is in a localized area where it will also benefit other businesses and encourage the foot traffic as well as other types of traffic in and around those businesses. I think that is the entire goal that we are working toward here. I do think we will be up and running by then because it will be a whole lot easier to refine these guidelines. I think we can definitely have this in place by June when the first crops will be coming in. Some of the biggest issues we will be facing is having a Coordinator so that we can make sure these activities are what is intended and not necessary having a Flea Market in downtown area verses having fresh farm fruits and vegetable and things to that nature.

Mr. Chandler also stated that this is just up for discussion right now. Please review the Rules and Guidelines and see what is going to be the most beneficial and then we can come back and revise any kind of language the Board desires.

Mr. Thompson also stated that he would like to use the committee that has been established to meet and come up with ideas especially the critical issues and come back to the Board at that point that we have recommendation for approval and get the Farmer's Market up and going.

CONSIDERATION OF ORDINANCE FOR MINIMUM HOUSING ACTION FOR THE PROPERTY OF 209 EAST H. STREET, ERWIN, NC

Town Manager Bryan Thompson informed the Board that there were a good number of documents that was in your packet associated with this. We are at a point now that we have given the notice, we have had an Administrative Hearing, we had determination letter from that Administrative Hearing and gave 90 days time to have appropriate action taken. This ordinance allows myself or Building Inspector to post the property and will need to be posted on the property for a period of no less than one year. At that time we can come back and take a look at the condition of the structure and if the corrections have not been made then we can proceed. The proceeding after that will be to give an additional 90 days and after that 90 days then we can go to another Ordinance similar to this but directing the Town Staff to engage into demolishing and removal of the structure. It's a long process but this is the first step before the long wait.

Mayor Carson asked if we have heard anything back from the Johnson's after the letter was sent in September. Mr. Thompson stated that he did and documented in the check list part of the conversation what was conveyed to him and that they understand that the house is in poor condition and which they are now in another house and have not done any work to it. Also have spoke with Mrs. Johnson and she stated that they do not have the ability at this time to do anything however they would like to do something and would like to know if they sold the house would Staff be able to give the new owner's time to take any corrective action they need. Mr. Thompson stated that he let her know that Staff would work with them to get that resolved.

MINUTES OF MARCH 3, 2011 CONTINUED

Commissioner Corbett made a motion to accept the Ordinance # 2010-007 for Minimum Housing Action for the Property of 209 East H. Street, Erwin, NC and was seconded by Commissioner West. The Board voted 4 for and 2 absent (Commissioners Whitman and Baker).

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**CONSIDERATION OF LETTER OF AGREEMENT FOR SERVICE PROVIDED BY
ROBERT S. SEGAL, CPA PA**

Town Manager Bryan Thompson informed the Board that a number of communities in this area have used Mr. Segal. It's a multi function operation which the idea is to grab as much revenue that we might see leaking and to reduce expenses that we see going out. They will look at our operations side what the expense is, look at our contracts is our contract suitable for market standards if they are not then they will give us suggestions and what other approach in doing and that will give us ammunition to renegotiate contract with minimal cost or vendor practices that will reduce cost. The cost associated with this service is a portion of the revenue or portions of the savings for a set period of time which is 2 years. If they don't find anything or don't save us any money or don't give us any money then we will not pay any money.

Commissioner Corbett made a motion to accept the Letter of Agreement for Service provided by Robert Segal and was seconded by Commissioner Taylor. The Board voted 4 for and 2 absent (Commissioners Whitman and Baker).

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MANAGER REPORT

HLGA meeting is scheduled for Thursday, March 31, 2011 at 6:30pm at Nona's in Lillington.

Put together documents to send to Bob Bowers who is going to work with us on the redistricting and since we have received the Census Data yesterday hopefully it will give us time to take care of this matter.

GOVERNING BODY COMMENTS

Commissioner Taylor thanked everyone for coming to the meeting and Staff continue to do a great job that you are doing. Would like to see the Town a little cleaner such as limbs, garbage, etc. at the Porter Park.

Commissioner West thanked everyone for coming to the meeting and thanked the Staff for what they are doing as well.

Commissioner Ennis thanked everyone for coming to the meeting and thanked the Town for the Get Well Card.

MINUTES OF MARCH 3, 2011 CONTINUED

Commissioner Corbett thanked everyone for coming to the meeting and encouraged everyone to attend the STEP meetings if possible

Mayor Carson informed everyone that last Tuesday along with Nancy Jackson and Sharon Stevens attended the signing over of the Pope Air Force Base to Fort Bragg which is now back to Pope Field. They are thrilled with what Erwin does for Pope Field now. Thanked the Town Staff as well.

ADJOURNMENT

Commissioner Corbett made a motion to adjourn at 8:25pm and was seconded by Commissioner Taylor. The Board voted 4 for and 2 absent (Commissioners Whitman and Baker).

**MINUTES RECORDED AND TYPED BY
CYNTHIA B PATTERSON TOWN CLERK**

Patsy M. Carson,
Mayor

Cynthia B. Patterson, CMC
Town Clerk