

**ERWIN BOARD OF COMMISSIONERS
MEETING MINUTES
AUGUST 23, 2012
SPECIAL CALLED MEETING
ERWIN, NORTH CAROLINA**

The Board of Commissioners for the Town of Erwin with Mayor Patsy Carson presiding, held its Special Called Meeting in the Town Hall on Thursday, August 23, 2012 at 6:30 P. M. in Erwin, North Carolina.

Board Members present were: Commissioners William Turnage, Frank Taylor, Frankie Ballard, Randy Baker, and Ricky Blackmon.

Board Members absent were: Commissioner Norma Ennis.

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

Mayor Patsy Carson called the meeting to order at 6:30 P. M.

Commissioner Taylor gave the invocation.

Those present recited the Pledge of Allegiance.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Commissioner Turnage made a motion to amend the agenda to add Item D under New Business Resignation of Planning Board Out of Town Alternate Karen Lamm and was seconded by Commissioner Blackmon. The Board voted unanimously.

OLD BUSINESS

**DISCUSSION AND CONSIDERATION OF WATER AND SEWER UTILITY
IMPROVEMENTS ALONG HWY 421 REFERENCE 2006 HARNETT
COUNTY/TOWN OF ERWIN UTILITIES TRANSFER AGREEMENT**

Town Manager Bryan Thompson informed the Board that a meeting was held last week with Harnett County Public Utilities and is bringing this to the Board as requested. The reason for this meeting was to see what the time frame would be to have the improvements installed. Mr. Thompson then asked the Board for direction.

Mr. Thompson also stated that based on the conversations in that meeting he has sent the cost for the Chicora Project thus far. Steve Ward with Harnett County Public Utilities stated that he would get with Staff and figure out what they can do.

After some discussion with the Board, it was the Consensus of the Board to try and get reimbursed for the Chicora Project which is estimated around \$310,000.

MINUTES OF AUGUST 23, 2012 CONTINUED

Mr. Thompson informed the Board that he will go back to the County to let them know that our Board has had conversation and agreed that the measures that were spelled out at the prior meeting would be appropriate and will wait to hear from Harnett County Public Utilities. Will also try and get a time frame of when that will be. Mr. Thompson suggested in tabling this issue until we hear back from the County.

Commissioner Turnage made a motion to Table the Water/Sewer Utility Improvements along Hwy 421 reference 2006 Harnett County/Town of Erwin Utilities transfer agreement and was seconded by Commissioner Ballard. The Board voted 5 for and 2 absent (Commissioner Baker and Ennis).

DISCUSSION AND CONSIDERATION OF DEPOT AGREEMENT

Town Attorney Mac Hunter spoke to the Board. Mr. Hunter advised the Board to have an agreement in Principal of which this is how we feel right now, this is where we would like to go, see if they can raise the money and keep an eye on the project. This way you are not binding the Town.

The Board directed Mr. Hunter to draw up an Agreement in Principal and have it ready by the next meeting with the Board of Commissioners.

Commissioner Blackmon made a motion to Table the Depot Agreement and was seconded by Commissioner Ballard. The Board voted 5 for and 2 absent (Commissioner Baker and Ennis).

DISCUSSION AND CONSIDERATION OF PROPOSED PARKING CENTER MAP REFLECTING AREAS TO BE RETAINED BY INDIVIDUAL PROPERTY OWNERS AFTER TRANSFER OF PARKING CENTER PROPERTY TO TOWN OF ERWIN

Mr. Thompson stated that several months ago the Board and Parking Center had discussions on the terms under which the Town would agree to take over ownership of the downtown parking lot in current ownership of the Erwin Parking Center. The Board expressed that the Town is not interested in granting a blanket easement for ingress and egress to the parking facility to downtown property owners whose buildings adjoin the parking facility on account that the facility is intended and will remain a public parking facility and therefore ingress and egress is implicit in such public designation. However, the Board did agree that some concessions were warranted in order to facilitate access of loading docks and other facilities associated with each of the buildings as well as affording property owners locations where dumpsters and other fixtures could be located, where the same would not be on Town property following the transfer of the parking facility to the Town.

Commissioner Baker came in at 6:55pm.

MINUTES OF AUGUST 23, 2012 CONTINUED

Also in this agenda is a map of which demonstrates the proposed areas to be conveyed to the individual property owners from the Erwin Parking Center and the remaining portion of the parking facility to be remitted to the Town's ownership.

The map illustrates a 15' strip of the parking lot to the rear of each business to be conveyed to each business for the purpose of affording each business a location to place fixtures such as dumpsters and the like. There are a number HVAC units, concrete pads, loading docks, exterior stairs, one storage building, one real landing with canopy, steps, ramps, meters, and other fixtures located to the rear of downtown buildings adjoining the subject parking lot. The location of these fixtures would fall within the 15' strip identified on the subject map and would remove them from the portion of the parking facility over which the Town would take ownership. In addition, three other buildings adjoining the parking facility identify 12' strips in order to accommodate dumpsters and any future improvements that may be necessitated.

Town Attorney Mac Hunter recommended removing the dumpsters that are outside of line.

Commissioner Blackmon suggested in setting aside one area for dumpsters and reducing the dumpsters to what is now 8 down to 4. That way you would not have a traffic problem and also cut cost for the property owners as well.

Mr. Hunter also stated that part of the sidewalk is on the property owners land. The Town of Erwin will have to acquire that 2 ft. of land.

Mr. Hunter stated that he would like to have a Quick Claim Deed from all of the people involved and during that time deed the 2ft. at the same time. The 2ft has been surveyed by Andy Joyner.

Commissioner Ballard asked the question has anyone located the gas, water/sewer lines at the back of the property. Mr. Thompson replied that no one has located the lines. Commissioner Ballard said that this is an issue that the Town has failed time and time again. This is something that we need to go ahead and get located and if we need to do any work go ahead and get it done before we spend the money to pave the parking lot.

Mr. Thompson stated that what he was hearing was no objections on the distances just yet however we may want to locate what we can locate to see if it is in our best interest to move lines one way or another. Come back to the Board when we get those locates and consider at that time and will also contact the County on this matter as well.

Commissioner Blackmon made a motion to Table the proposed Parking Center Map reflecting areas to be retained by Individual Property Owners after transfer of Parking Center Property to Town of Erwin and was seconded by Commissioner Ballard. The Board voted unanimously.

MINUTES OF AUGUST 23, 2012 CONTINUED**CONSIDERATION OF RESIGNATION OF PLANNING BOARD
OUT OF TOWN ALTERNATE KAREN LAMM**

Commissioner Ballard made a motion to accept the resignation of Karen Lamm, Planning Board Out of Town Alternate and was seconded by Commissioner Blackmon. The Board voted unanimously.

ADJOURNMENT

Commissioner Blackmon made a motion to adjourn at 7:25pm and was seconded by Commissioner Ballard. The Board voted unanimously.

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

**Patsy Carson,
Mayor**

**Cynthia B. Patterson, CMC
Town Clerk**