

Mayor Woodlief called the meeting to order.

**PUBLIC INFORMATIONAL MEETING – ANNEXATION OF PROPERTIES LOCATED ON
W. INDUSTRY DRIVE AND PINE TREE ROAD**

Mayor Woodlief declared the public informational meeting open. Planning Director Cheryl Hart stated this property would bring the City approximately \$1,500 in revenue. Water and sewer is available to the site. Audience member Angel Marzano asked how much this would raise property taxes, PD Hart stating it would be \$.60 per \$100 of the tax valuation. Mayor Woodlief stated this property is owned by Avnet and that the building was torn down to avoid additional taxes. The property is contiguous to the City.

With no further questions or comments, Mayor Woodlief declared the informational meeting closed.

**PUBLIC INFORMATIONAL MEETING – ANNEXATION OF PROPERTIES LOCATED ON
COLLEGE STREET AND THE OUTER LOOP**

Mayor Woodlief declared the public informational meeting open. PD Hart stated this property would bring the City approximately \$13,000 in revenue. Water and sewer, which is available, is currently being paid at outside rates.

Audience member Sam Crews, owner of the Granville Warehouse, questioned why no other businesses on the Loop are being targeted for annexation. PD Hart stated the City's goal is to fill in the gaps of areas inside the City. We are looking at all areas, not just the Outer Loop, and there are recommendations upcoming from studies that have been done. Mayor Woodlief stated that if someone is in an area close in proximity, at some point they will be considered for annexation also. Anything contiguous will be considered to be brought into the City for taxation as well as development purposes. Mr. Crews asked if this includes manufacturing, to which the Mayor stated manufacturing is not being considered at this time. The City has met with several industries; and due to the economic times, the City has been told some industries may close or cut back if they are annexed which may jeopardize jobs. Manufacturing is not off the board, but the Board decided not to include them at this time.

Commissioner Sergent stated she was not in full agreement with this. Some time ago, she proposed that the Annexation Committee and the Board as a group look at all properties that could be subject to annexation and not make decisive decisions about any one group but to formulate a longer-range plan on which the Board could come to consensus. This has not yet been finished. Commissioner Sergent stated she did not consider any entity included or excluded. Until this Board decides to do something different about manufacturing, Mayor Woodlief stated the majority of the Board chose to honor a gentleman's agreement made 40 years ago by a handshake.

Commissioner Williford asked Mr. Crews how much burden this would put on him. Mr. Crews stated his County taxes are \$6,160, he incurs very little revenue, and he has not been able to find a

permanent source of income. This would be a terrible burden at this time assuming his taxes would at least double by becoming part of the City. There is only family employed in the building, and he pays outside fire protection.

Audience member Kenny Forbes, owner of the property between the forklift place and the warehouse, stated the property is zoned I-3. He wondered if it would be better to leave this open for a chance for industry to look at the properties. A tax break would be one of the pluses for the property. The Mayor explained the City and County already offer tax incentives for industry which would help in the selling of the property. PD Hart stated it would be beneficial to annex. The more business and industry in the City, the better the recruiting tool.

Audience member Alice Morton from Master Woodcraft stated that the City says they are not looking at manufacturers, but her company manufactures school products. She is taking notes for the owner of the business and wanted to know what she should take back to the owner in the way of information. Ms. Morton stated they were doing as much as \$1 million worth of business until a few years ago when business was lost to imports from China. Therefore, this annexation would negatively affect them. The Mayor stated that Master Woodcraft is contiguous and that everyone around them is already in the City limits. Mayor Woodlief stated that Master Woodcraft took advantage of the City for over 25 years, in that no outside fire protection was ever paid even though they had the service. Ms. Morton stated they have paid fire protection, but maybe not for the last eight years.

Audience member Scott Marzano, owner of the forklift shop, asked if there are going to be more services, i.e., are more fire hydrants. The Mayor answered in the affirmative. Mr. Marzano asked about trash service since he uses dumpsters. The Mayor answered that this service will be less expensive with annexation.

Ms. Marzano asked if she could receive a printout of how much the annexation would affect them. PD Hart stated she could provide inside and outside rates and then Ms. Marzano could make the comparisons herself. Ms. Marzano asked would there be tax incentives with the increase of employees. City Manager Mark Donham stated this would be based on added value once a certain threshold is met. Over a five year period, a grant is given each year for adding value. The larger the expended amount, the larger the grant investment. The Mayor added that the County and even the State have incentive programs.

Commissioner Sergent stated she wanted to propose final action on this be delayed until discussion of all the properties that could be eligible for annexation is complete. She felt this would better serve the interest of the City, our residents, and all interested parties.

Mr. Crews stated there are other types of warehouses on the Loop that try to rent space. If he is annexed before they are, this would put him at a competitive disadvantage. Mr. Crews agreed with Commissioner Sergent's approach. He does not want to be annexed, but he will take his medicine just like everybody else. Mr. Crews hoped that this could be done in a fairer manner. The Mayor restated that the City is looking at properties that are contiguous and that some of the warehouses to which Mr. Crews referred are not contiguous. PD Hart stated that Mr. Crews'

property and Highprice Warehouse would need to be annexed before some of the other properties could be.

Ms. Marzano asked how far way is the Board from Commissioner Sergent's proposal. She liked her idea when it was brought up months ago because of its fairness. We should look at the goals and what is trying to be accomplished. Ms. Marzano asked how far away is the Board from a vote on this annexation, to which PD Hart stated she is looking at March. The Mayor added there will be a public hearing, and then there would be a 12-month waiting period before annexation if the Board so votes in that direction.

The Mayor stated that the Board had heard Ms. Sergent's recommendation not to proceed with this until further study and wished, by a show of hands, to know who was in agreement. Commissioners Cantley, Harris, Sergent, and Bullock voted to postpone the annexations; Commissioners Currin, Williford, and Herring voted to move forward with the annexations. MPT Herring reminded the Board that they have already voted to move forward with these annexations. City Attorney Burnette stated the Board needed to be careful with its Agenda. The Agenda stated that only public informational meetings would be held on this evening; therefore, nothing needs to be voted upon.

Commissioner Harris stated he wished to make it clear that he was not against the annexations, he simply wished more information. He did not want to rush into anything and then hear about it later. Commissioner Harris stated he does agree that if the properties are contiguous, then they need to be annexed. Commissioner Harris stated he is the chair of the Annexation Committee and that they have not had time to meet. He has spoken with PD Hart; and he will submit to her, in writing, the information he wishes and then they will proceed from there.

The Mayor stated that the vote just taken did not mean anything since this was a public informational meeting only. The Board will make its formal vote at the time of the public hearing. With no further questions or comments, Mayor Woodlief declared the informational meeting closed.

AGENDA SET

The Board set the agenda for the January 11, 2011 Regular Session.

DISCUSSION ON APPROVING A WATER TAP FOR 522 SALEM ROAD

PD Hart stated that the house on this property has been there for quite some time and that there is probably an old well. Commissioner Williford stated that if the water is going bad in the area, perhaps the City could run a water line for everybody to tap into. Mayor Woodlief stated there is already a line there and everyone was given the opportunity to tap into it. PD Hart stated the residents received letters, but they did not understand there would not be another opportunity to tap into the line or that it would possibly result in annexation if they did want the tap. MPT Herring stated this area is not contiguous to the City.

MPT Herring stated that at some point people may ask to tap into the line and their requests will need to be addressed. The City had talked about a secondary line going into the area, but there was no action taken. City Engineer Larry Thomas stated it would not hurt if there were one or two little holes in the line. Commissioner Cantley responded, however, that the Public Works Committee reviewed this in detail and decided against punching into the City's line. MPT Herring stated he wished to recommend that the City/Committee look at this again, because he felt at some point others would ask to tap into the line. A policy should be done. MPT Herring stated he will vote in the affirmative for this request, because it's the right thing to do.

Commissioner Williford stated that the Board voted to do this for another resident whose well went dry. There is another citizen who was given a tap, for which he paid dearly. CE Thomas reminded the Board that when these two taps were done, there was not a policy in place regarding City services and annexation – this was just adopted a year or so ago. There are no sewer lines close to 522 Salem Road, and it would be a major undertaking to run those lines.

DISCUSSION ON APPROVING A BUDGET AMENDMENT IN THE AMOUNT OF \$600 TO TRANSFER UNEXPECTED REVENUE FROM GRANVILLE PAVING RENT TO GENERAL GOVERNMENT TRAVEL

The Mayor stated Granville Paving was renting property from us, Finance stopped billing them, and Granville Paving got behind. The property went unused until recently when Granville Paving was contracted to fill sand bags. Mr. Oaks, owner, asked the Mayor if he still had access to the building, the Mayor responding he did if he was paying his rent. Mr. Oaks, not knowing the rent was not paid, has begun paying at \$600/week to catch up a \$3,800 bill owed. The Mayor stated he thought it a good decision rather than close the gates on Mr. Oaks to allow him to catch up his bill plus collect the current rent.

These funds going to government travel would allow the entire Board to go to Washington in March [to the League Congressional Conference]. Last budget year, funding for travel was cut; and these funds would assure travel to the conference. The Mayor stated that every time Mr. Oaks makes payment, a budget amendment would need to be approved according to the law.

Commissioner Cantley asked how did he fall so far in arrears. Commissioner Sergent offered the explanation that often times people do not question when they cease being billed for a service. Mr. Oaks informed CE Thomas the City could have all the free sand it needed. The Mayor stated this is a no loser, especially seeing as it would assure the entire Board travel to Washington.

DISCUSSION ON ADOPTING A RESOLUTION FOR THE GREEN CHALLENGE AS SPONSORED BY THE LEAGUE OF MUNICIPALITIES

Mayor Woodlief appointed an ad hoc committee for this effort. Commissioner Bullock was appointed chair and Commissioners Sergent and Harris were appointed members. There are several phases to this Challenge, the first of which is to adopt this resolution.

OTHER DISCUSSION

MPT Herring reminded the City Manager that the Board talked earlier about some kind of Ordinance for grass cuttings not being blown into the street. He asked that this be worked on.

MPT Herring stated he wishes a Personnel Committee Meeting to be held. In the Manager's evaluation, it was discussed what he should do and what the Board should do. He is aware that the Manager's job description is identified by State Statute. However, MPT Herring wishes to establish some very specific things that the Board and Manger want done. For example, there is an upcoming meeting on the ACIM building. One specific, measurable goal would be for the Manager to complete this task in whatever timeframe set by the Board. Some other tasks have been talked about as well between Engineering and Recreation, and we need to be specific to the Manager as to what and when the Board wants done. These are measurable items that MPT Herring stated he wants put on paper as goals for the Manager for 2011.

Commissioner Bullock stated he thought this matter should be discussed in a closed meeting. Commissioner Sergent stated she hears MPT Herring saying that there is worth to be gained from the Board working together on some strategic objectives for the next year. Commissioner Sergent stated she sees this happening by the group discussing their goals.

Mayor Woodlief directed the Board and the City Attorney to NC Statute 143-318. This issue does not qualify for discussion in closed session. MPT Herring stated that bottom line, the next time the Manager is evaluated, he would like to have a tool by which the Manager can be measured. Commissioner Williford stated that goals cannot be accomplished without adequate funding, to which MPT Herring agreed. MPT Herring stated he wished to see this list of items before the month is out. The longer it is delayed, the more difficult it is to evaluate the Manager. MPT Herring asked the Clerk and Manager to set a meeting before the end of the month to discuss these goals.

Commissioner Sergent stated she did not see how this can be done in an individual vacuum. MPT Herring stated that each individual list will be up for discussion. This would at least allow the Board to come to the table with something. CM Donham stated it might be good to have as a resource a facilitator from the League to help come up with this list. The League would be an independent source with a different perspective. Commissioner Currin stated he thought the Manager's goals had already been established. MPT Herring stated the Manager was evaluated on past performance. CM Donham stated the Board has set general priorities, not directed to him per se. He felt Commissioner Sergent was speaking to goal setting for the future. Commissioner Bullock suggested the Manager meet with the three Commissioners who conducted his evaluation and to see where things need to go from there. Mayor Woodlief stated the two can be done together.

Commissioner Harris stated there needs to be a policy for employees hurt on the job and off the job.

Mayor Woodlief asked Commissioner Cantley would the upcoming recycling address how long waste cans can stay on the street and if someone really needs to get a written statement from the doctor to the City if they are unable to take their cans to the street. Commissioner Cantley

answered in the affirmative. CM Donham stated that Waste Industries worked on this quite a bit, and they have a procedure in place to work with people who leave their cans out. This needs to be specifically stated in our Ordinance. Waste Industries is estimating that 4% of the citizens will continue to need back yard service. There will be ample time, assuming the Board adopts what is presented, for information and education.

CLOSED SESSION

ON A MOTION BY COMMISSIONER CANTLEY, THE BOARD UNANIMOUSLY VOTED TO GO INTO CLOSED SESSION ACCORDING TO G.S. 143.318.11 TO DISCUSS A PERSONNEL MATTER.

ON A MOTION BY MPT HERRING, THE BOARD UNANIMOUSLY VOTED TO RETURN TO OPEN SESSION.

ADJOURNMENT

WITH THERE BEING NO FURTHER BUSINESS, COMMISSIONER HARRIS MADE A MOTION TO ADJOURN. ALL VOTES WERE IN THE AFFIRMATIVE. THE MOTION CARRIED.