

MINUTES FOR THE TOWN OF SWEPSONVILLE  
TOWN COUNCIL MEETING OF MARCH 16TH, 2010.

The meeting was called to order by Mayor Raymond Herring.

Mayor Raymond Herring, Mayor Pro Tem Hugh Doss, Elvin Briggs, Doug Scott, Darrell Newton were all present for the meeting.

The minutes for the meeting February 16th, 2010 were reviewed. Hugh Doss made a motion to accept the minutes as written. Elvin Briggs seconded the motion. The minutes for the meeting February 16th, 2009 were unanimously approved.

Leon Shields from the NC Employment Security Commission came to talk to the Town Council about unemployment insurance regulations, who qualifies why and how. Right now the Town pays back at 100% when someone turns in a claim. There are different tax laws; you can be charging or non- charging. When someone fillies a claim it last for 1 year. They can come back and charge us with benefits and extended benefits. We can send in a letter and request to be non- charging and if we win the case, we are not charged. The information that he lefted was given to Paul Koonts, Town Attorney, by the Mayor to look over. Paul was late so he didn't get to hear the explanation of the difference of charging and non-charging. Paul is going to read over the material and if he has any questions he is going to contact Leon Shields.

Greg Garrett from Shugart Enterprises, LLC came to ask the Town Council for a request for a change of the Laurelton Townhome Subdivision on Hwy 54 to a single family subdivision. The Mayor explained that the Town Council was acting as a planning board. Mr. Garrett told a little about Shugart Enterprises, LLC. He explained that they have been in business since 1967 and it is family owned. They have an agreement with Wells Fargo Bank while they look at the property on Hwy 54. They have a Subdivision in Gibsonville called Stone Ridge. The Mayor and a few Town Council members went and looked at the homes in Gibsonville. He told Town Council instead of 137 Townhomes it would now be 3 Townhomes that are already structure, and 118 single family homes. The Council asked what the price range of the homes was and he said from \$130,000 to \$170,000. The Mayor asked about the brick foundation around the homes in Gibsonville Subdivision. Mr. Garrett stated that it would be added to the

plans only if the customers wanted it. The Mayor asked him why he was cheaping up for Swepsonville. What's the difference in Swepsonville and Gibsonville? Mr. Garrett answered that they was doing to do it this way because of the economy. Darrell Newton asked how much they would sell a lot for. Mr. Garrett stated \$28,000 to \$32,000. Mr. Garrett also told Council that the road frontage would be 50 foot wide up to 80 foot wide, but with only 2 sites that would be the 80 foot. Square footage would be 5100 up to 28,200. The average house in the subdivision would be 1700 sq ft. The Town Council also wanted the streets changed form private streets to Public Street, DOT standard. Mr. Garrett explained that the way the streets are already laid out they do not meet DOT standard. The Town Council doesn't like the home association plan of taking care of the streets. The Mayor made a motion Do we want this project in Swepsonville? All Town Council members voted no. The Mayor and Elvin Briggs told him that there is always room for negotiation. The main thing the Town Council didn't like was the road footage and no bricks on the houses.

Bobby Massey, CPA for the Town came to talk to the Town Council about a letter that we received from the NC Department of State Treasurer. The letter stated that the Water/Sewer fund borrowed \$42,998 from the General Fund, increasing the amount owed to by the Water/Sewer fund to the General fund to \$216,749. Bobby contacted Sharon Edmundson, CPA, Director, and Fiscal Management Section about this because it states that you can write off. Mrs. Edmundson stated that this is correct. She also stated that you can move money form one account to another account. Bobby does not support this. Bobby said the best thing to do come Fiscal year July 1, 2010 is to go with one checking account. This would fix this problem. It would be taken care of through bookkeeping. The Mayor made a motion do we want to write this off? All Town Council members voted yes to write off the money and go to one check book come July 1, 2010.

The Mayor handed out the water project update. He let the Town Council know that all water projects are completed. It also summed it up to how much money we saved. The Town Council was happy on the \$13,540.01 that was saved.

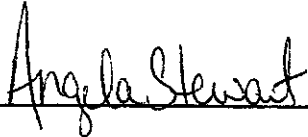
Doug Scott talked on the different retirement plans. He talked about the differences with the Local Governmental Employee's Retirement System (LGERS) and the NC Deferred Compensation Plan (457). The Mayor stated for everyone to look over the information packets and at the June meeting

they will vote on which one the Town is going to adopt. The Mayor spoke of Town Personnel policy and stated they it would be voted on at the May meeting.

Darrell Newton asked to talk about the Virginia Mills Property. He calls and talked to Bruce Nichols with DENR. He said that Mr. Nichols stated that no one has ever asked for a Brownfield. He also stated that you don't have a Brownfield unless there is a reason for it. Darrell talked to Mr. Woodard at Mid Carolina Bank about the property and he stated the Town can purchase this land for \$100,000. Darrell thinks it would be a nice park one day. Darrell thinks its great idea and investment for the Town. Doug also spoke with Bruce Nichols with DENR. Doug stated that the state wants to help us with the land through grants. Darrell also stated that Mr. Nichols said that DENR will never come unless you call them. Mr. Nichols also told Darrell Newton that he feels that if there was something under the ground it would have already surfaced. The mayor asked why would Mr. Woodard offer the property to the Town for \$100,000 but not put it out to the public for that price. Paul Koonts, Town attorney said that he hasn't heard of this price. He has only heard it from Darrell. Mayor wants to know why the Town wants to purchase it. Hugh Doss and the Mayor are not for buying the property. The Mayor also asked who is going to maintain the property. Are we going to let it grow up and not follow vegetation ordinance. Doug stated it would maybe need to bush hogged twice a week. The Mayor stated you can't bush hog tree and concrete. The Mayor wants to know what Paul's thinking about the property is. Paul said the Town needs to hire an environmental engineer to look over the phase 1 to see if the Town needs a phase 2. Or first we could let Franz Holt with Alley, Williams, Carmen, and King read the phase 1 then he could direct us to who we need to take to. Doug stated that Mr. Nichols stated that we do not need a phase 3. Negotiate with Mid Carolina to purchase the property for \$100,000 or less. An Environmental Study is capped off at spending no more than \$5,000.00. Contact Mr. Woodard about having contracted to let him know we are interested. We want to look over what they have on the land already. Get phase 1 from the Mid Carolina Bank to look over. Darrell Newton made a motion to go forward with the Virginia Mills Property. Doug Scott seconded the motion. Darrell Newton, Doug Scott, and Elvin Briggs voted to go forward. Mayor Raymond Herring and Mayor Pro Tem Hugh Doss voted against the property motion. After the vote was taken Paul Koonts, Town Attorney stated that this should not be public knowledge, what we are offering for the land. Paul Koonts then stated that in the minutes it should be

like we went into Close Session, even though we didn't. The Mayor stated he would not up hold that because that it is not legal. He told Paul you should have asked for Closed Session. Paul said okay.

Darrell Newton made a motion to adjourn the meeting. Hugh Doss seconded the motion. The meeting was unanimously adjourned.

  
\_\_\_\_\_

Town of Swepsonville Minutes recorded March 23, 2010 by Angela Stewart, Town Clerk.

Motion was drafted by Town Attorney, Paul Keatts.

Motion is made to authorize Darrell Newton to investigate and negotiate the purchase of the Virginia Mills property on behalf of the Town of Swepsonville. Mr. Newton is authorized to offer up to \$100,000.00 for the property and to spend up to \$5,000.00 to conduct necessary due diligence and investigate the environmental issues concerning the property. Mr. Newton will report his findings to the Council and the Council must approve any final contract to purchase the real property.

There was a 3 to 2 vote on the motion.

Darrell, Newton, Elvin Briggs, Doug Scott voted for this motion.

Mayor Raymond Herring, Mayor Pro Tem Hugh Bass voted against the motion.

Angela Stewart  
Town Clerk