

Walter M. Gardner, Jr.
Mayor

Jeffery Parrott
Administrator

TOWN OF WARRENTON
"Historically Great - Progressively Strong"
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October 10, 2011 Minutes
Board of Commissioners Regular Meeting

Those present were:

Mayor Walter Gardner, Jr.
Commissioner John Mooring
Commissioner John Blalock
Commissioner Mary Hunter
Commissioner Robert Davie
Commissioner Woody King
Commissioner Audrey Tippet

Jeffery Parrott, Town Administrator
Jennifer Harris, Warren Record
Bill Perkinson, Public Works Director
John Younts, Police Chief
Annette Silver

25 in attendance

Mayor Gardner called the meeting to order at 7:00PM. The proposed agenda was presented with the addition of a letter from Lynn Stemle and sewer adjustment request. Commissioner Mooring requested New Business be heard after Public Comments. Commissioner Hunter moved that agenda be approved with changes, motion was seconded by Commissioner Davie which passes unanimously.

Public comments were heard from Ernie Fleming, Bill Miller, Robert Shingler and Deborah Speer. Fleming believed the renovation of town hall was important for the future of Warrenton. Miller agreed that renovating was important but thought the utilization of the Super 10 building on South Main Street should be considered. Shingler suggested doing the renovation in steps rather than all at once for financial reasons. Speer agreed to steps (roofing first) with having possible citizen involvement to promote pride.

New Business

Commissioner Tippet presented board with letter from Lynn Stemle concerning flower bed improvement on Main Street. Complaints had been lodged on work being done. The main concern was miscommunication between committee members, Board and Revitalization/Beautification Committee, thus resulting in the removal of bricks and canceling of flower orders. The flowers ordered by the Master Gardener Committee will be planted as they have been ordered. Board agreed to replacement of bricks as soon as possible and Stemle joining the Revitalization Committee/Beautification Committee. Commissioner Blalock requested any planting on town streets be brought before the town

board and Master Gardeners before any work is done in future. The Town appreciates the work done by Mr. Stemle

Mitch Styers, town attorney, was not present to discuss recovering architectural fees. Commissioner Mooring made a motion to table recovery fees until November meeting when Styers can be present. Motion was seconded by Commissioner Hunter, vote was unanimous.

Mayor Gardner presented the consent agenda for consideration.

- A. Minutes of Board meeting September 12, 2011
- B. Year-to-Date cash flow report
- C. Year-to-Date Tax revenue Report
- D. Year-to-Date State Shared Revenue report
- E. Checks in excess of \$10,000
- F. Sewer adjustment request – Rosalyn Copeland and Loler Boyd
- G. Public Works Monthly Report
- H. WWTP Monthly report
- I. Police Activity Report
- J. Warren County Solid Waste Management Plan

Commissioner Blalock questioned leak adjustment request for Rosalyn Copeland, upon explanation Commissioner Mooring moved consent agenda be approved and Commissioner Hunter seconded motion which passed unanimously.

Committee Reports

Public Works

Commissioner Davie and Public Works Director Perkinson reported most potholes had been repaired with remainder to be done after the gas company has done their connections in town. A reminder was made of leaf removal from October 15, 2011 thru February 1, 2012.

Public Safety

Commissioner Blalock and Police Chief Younts reported approval has been received from court system on destroying evidence held by town. New software has been received by police department and should be installed by end of November. There is a vacancy in the department but is being covered by part-time officers and is working well. Fire code enforcement inspector, David Stanley, begins work October 13, 2011. Mayor reminded all present this is Fire Safety Week.

Finance and Administration

Commissioner Hunter stated Finance Committee has met with Committee of Rural Center and COG. The group has created documents to be used in revolving loans for Small Town business projects. Laura Hight, officer, at First Citizens Bank has been asked to join Board as an advisor. At present budget is on tract.

Human Resources/Information Technology

In absence of Commissioner Banzet, Town Administrator stated a performance appraisal program is being established for town employees. Introduction of Annette Silver was made as part time employee.

Revitalization/Historical

Commissioner King reported Small town Main Street Kick-off was a success giving Board a review of meeting. He encouraged all present to attend for vital information presented to help town grow. Next meeting is scheduled for Tuesday, October 11, 2011. Reminder of Harvest Market October 22, 2011.

Beautification/Facilities

Commissioner Tippet presented a request from Carla Norwood to remove maple tree from front of building on corner of Main and Macon Streets because of damage being done to building. Ms Norwood stated the tree would be replaced at her expense. Board was made aware of a Tree Committee in conjunction with the historical beautification committee (contact is Margaret Britt). Commissioner King made a motion for the request to be referred to the Tree Committee, motion was seconded by Commissioner Davie and passed unanimously. Commissioner Blalock and Bill Miller voiced concern of sidewalks on South Main Street and Marshall Street being slick in early mornings from dew and vegetation, making them treacherous for walkers. Commissioner Davie asked Bill Perkinson (public works director) if pressure washer with bleach could be used to kill vegetation and assist with condition of sidewalks.

Planning/Zoning/Annexation

No report from Commissioner Mooring at this time.

No unfinished business.

Commissioner Davie report on the Town Hall Renovation was detailed. Eddie Belk informed board building has a total of 8600 sq ft instead of the 5300 sq ft. This brought about an intense discussion among board members. No one wants to abandon Town Hall building but cost is greater than expected with the major concern being the cost to the citizens of the town. Commissioners agreed current condition of Town Hall is an embarrassment to Town, especially when asking store owners to improve their property on Main Street. After discussion of renovations options and cost, 3 options were in the fore front. Option 1 is roof repair at approximately \$140,000, removal of balcony and placement of sprinklers. Option 2 is replacement of roof, removal of balcony, placement of sprinklers and renovation of 1st floor. Option 3 is renovation of total building at approximately \$1 million. Commissioner Davie stated without the 3rd floor police department renovation (placing the police department on 2nd floor) the cost could possibly be paid off in approximately 2 years. The next major concern is the financial support needed for any option used. The Town Administrator reminded board that a place has to be located for town offices while renovations are being done. Commissioner Mooring suggested moving town offices to King Street complex during renovations. The usage of the old Super 10 building was, also, suggested as an alternative building but in doing

so that is income being removed from tax base on an additional building in town limits. There are 2 buildings within the town limits being renovated that will, hopefully, increase the ad valorem base when completed. Plus the Credit Union has purchased land to build upon just outside the town limits. They have requested voluntary annexation for fire and police protection. The question of whether Small Town Main Street project can assist in finance concerns was voiced. Commissioner Hunter suggested a meeting of board with Bill Ammons to discuss project concerns. Commissioner Tippett stated Warrenton has a history of falling back but believes this is the time to step out on a limb. Commissioner Blalock made a motion to set a date for a work session before November meeting with Board, Eddie Belk, and Bill Ammons, motion was seconded by Commissioner Mooring and passed unanimously.

Warren County Solid Waste Management Plan

The Warren County Solid Waste Management Plan resolution was presented for adoption. Motion was made by Commissioner King to adopt with second by Commissioner Hunter with board voting unanimously.

There being no further business, motion for adjournment was made by Commissioner Mooring with second by Commissioner Davie.

Respectfully submitted by
Jeff Parrott