

May 27, 2014

Wendell Town Board of Commissioners Meeting Minutes

The Wendell Town Board of Commissioners held their regularly scheduled board meeting on Tuesday May 27, 2014 at 7:00 p.m. in the Town Boardroom with Mayor Timothy A. Hinnant presiding. Present at the meeting were Commissioners Sam Laughery; Jon Lutz; John Boyette; James Parham and Virginia Gray; Town Manager Teresa Piner; Town Clerk Jonnie Drive; IT Administrator Tamah Hughes; Finance Director Butch Kay; Police Chief Bill Carter; Public Works Director Alton Bryant; Interim Planning Director David Bergmark; Planner Allison Rice; and Parks and Recreation Director Brinkley Wagstaff.

Mayor Hinnant called the meeting to order at 7:00 p.m. and welcomed the guest.

Police Chief Bill Carter led the Pledge of Allegiance and the Invocation was given by Reverend James Lee of First Baptist Church.

Adjustment and approval of the agenda

Mayor Hinnant requested a Closed Session be added to the agenda to discuss a personnel matter. Commissioner Laughery made a motion to approve the agenda with the addition of a closed session.

Item 1 – Public Comment Period

Mr. Ed Morrell said in 1990 Jimmy Greene, Proc. Dean and himself purchased the Monk Henderson/Universal Furniture Building on Third Street and moved a small business from Raleigh to Wendell with 15 employees which grew to 300 employees. He said that in 2010 he and his partners sold the business to a larger company. The partners felt good about the sale because the business was larger and could offer better benefits to the employees. In addition, the owners were getting older. The company that purchased the business operated the company for three years and then closed the facility in September 2013. This was a big blow to us, the employees and the town. There was a business from Florida that was supposed to move in and open in December 2013, but that never happened.

Mr. Morrell said that they had decided to re-open the building and we have invited people to join us and work hard to attract business. We have no guarantee of success, but we are going to try. We will open the business with Kerry O'steen General Manager, and Loran Boyette our Graphic Artist. Both are from Wendell. We will open the business June, 2, 2014 with 6 people and the name of the Company will be Third Street Screen Print.

Mayor Hinnant said that was wonderful news and applauded their efforts. Wendell appreciates everything that you and Kissy have done for this town over the years and we are willing to help any way we can.

Regina Harmon said she brought five young men with her tonight and they were Bobby, Nick, Daniel, Eli and Christian and they would like to have a skate park in town. She knew the board had been looking for new things that no one else had and this is one of them. They had gone as far as to put a petition together for a skate board park. She said we were not sure how to go about this, but since it was budget time, she thought it might be a good time to bring this to the board's attention.

Mayor Hinnant suggested to Regina to talk to the Parks and Recreation Commission.

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Item 2 - Consent Agenda

- a. Approval of the Minutes from the Monday, May 12, Board of Commissioners' meeting.
- b. Approval of the Wake County Tax Report for March 2014

Commissioner Parham made a motion to approve the consent agenda as written. The vote was unanimous.

Item 3 – Presentation of a Proclamation by Mayor Hinnant to Ms. Tanya Barrett with the Eastern Wake Senior Center in celebration of 40 years of Meals on Wheels.

Mayor Hinnant read and presented Ms. Tanya Barrett of the Eastern Wake Senior Center with a Proclamation celebrating 40 years of Meals on Wheels.

Ms. Barrett thanked the mayor and said the Eastern Wake Senior Center had a very good program and invited everyone to come and visit the center.

Item 4 – Public Hearing on the Proposed FY 2014-2015 Budget.

Manager Piner stated the budget was prepared and had been distributed for the boards review. She said the budget was prepared in accordance with the North Carolina Local Government Budget Fiscal Control Act. She said the budget is balanced and identifies revenue and expenditures estimates for FY 2014-2015. The draft budget totals a little over \$5 million this year with all operations including capital improvements, grants, and debt service performance.

Mrs. Piner stated approximately \$209,000 of fund balance was used to balance the operating budget, but the Fund Balance remains above 44 percent of expenditures or approximately \$2 million. Mrs. Piner said no tax increase is being recommended.

Mrs. Piner said benefits for employees will remain the same, but the budget includes a salary increase of up to 1.5 percent merit and 1.5 percent COLA. She said the Town has four positions remaining unfunded at this time: 2 police, 1 planning and 1 public works.

Mrs. Piner said from the May 12, 2014 Board meeting, \$50,000 for furniture had been added to the facility loan for Town Hall. Funding for a grant from the Governor's Crime Commission had been added to accurately reflect the grant in the event it was awarded. The grant, if awarded, would not impact the Town's General Fund. The grant was identified for tracking purposes. Any required match would be paid from drug forfeiture funding.

Mrs. Piner said tonight any concerns should be addressed so changes can be made in preparation of the June 9, Board of Commissioners meeting which was tentatively scheduled for a vote on the budget.

Mr. Parham said he was sure the citizens would like to know what the 5% increase on the City of Raleigh Utility Rates would be in terms of dollars. Mrs. Piner said she would estimate about \$3.00 per month.

Commissioner Laughery said he was under the impression that we were going to pass the budget tonight and he had several changes to recommend. He asked if it would be appropriate to make a motion for the changes or should he wait until June 9th. Mayor Hinnant said the appropriate thing to do would be have the public hearing and then you make recommendations to our manager as to your

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request and then when we are ready to vote on the budget, we would discuss your recommendations to make sure we were all in agreement. Attorney Cauley said he did not know the nature of the motion, but he would think hearing them tonight would be of help for the manager.

Mayor Hinnant opened the Public Hearing for any comments or suggestions.

Regina Harmon – 6616 Tales Branch Road, Wendell, said she owned three businesses in the downtown area. She said she did not know that we would have an opportunity to speak as far as the budget on the Skate Park or she would have asked the boys to stay. Ms. Harmon asked if she could get a little more detail on the proposed budget on the Parks and Recreation. She said that the board mentioned Opening Day activities and for the past two years it has been successful and that has been taken out of the budget and also what is in the budget for it, because there is no explanation for it. She hoped we could bring the Opening Day activities back, because it does bring a lot of economic development to Wendell when we have that and she wanted a little more clarification on what you are trying to put out there and what the money would be spent on. Mrs. Piner stated that the line-item budget was rather detailed, and she thought it would be best for someone needing specifics of a line item to call or meet with her regarding their questions. Ms. Harmon said it would be nice to have the information tonight since it is open for discussion. Ms. Harmon said she would make an appointment with Ms. Piner and see what we are planning on doing.

Lucius Jones – Selma Road stated he did not come here to speak tonight, but I was impressed with the fact that every year we keep going into our fund balance to try to balance the budget. I spent 14 years trying to build up the fund balance, because when I became mayor we almost did not have a fund balance. It seems there have been several years now that you are taking out of fund balance, but not putting anything back. He said he thought you had gotten it down not to a point that you may have one more year of fund balance that you can draw out and then the Local Government Commission is going to start talking to you about the fact that you are over the limit. I want to encourage you to keep in mind that the fund balance is something you need to keep your eye on and we don't need to keep taking money out of it, we need to be putting money in the fund balance.

Commissioner Laughery said we call this a balanced budget but it really is not. A balanced budget to him was when you have as much coming in as you have going out and we don't. We have \$203,000 coming out of fund balance and an additional \$50,000 for furnishings for this building. He said the motions that he was going to make tonight was he knew we do not have a lot flexibility in our operating budget, but we do have flexibility in the amount of money we borrow. We are borrowing a lot of money \$340,000 with payment of \$42,000 a year for 10 years which is \$420,000 over the next 10 years. He said he thought we needed to take a very close look at where we were spending these capital dollars on and what we were borrowing money for. His recommendation was not to spend \$90,000 on lighting another field at Parks and Recreation and work on diverse activities and programs that would draw people in and a wider variety of people other than baseball. He said he did not believe we were getting more equipment for Public Works so he did not understand the need for a \$75,000 building. He said for every \$100,000 we don't borrow it puts about \$10,000 to \$15,000 back in our pocket for operating expenses. If we can eliminate some of these things, he thought we could put some significant dollars back and maybe we would not have to use \$259,000 of the fund balance. He said we need to delay the purchase of the vehicles for at least 6 months which will save us another \$75,000 and they would need to come back to the board for approval. He thought we needed to reduce the amount of money we

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were borrowing for the Town Hall. He did not agree with making major modifications to this board room. We only meet in here twice a month and we don't need to spend \$200,000 on this facility. He did not agree with the priority list of the amount of money that we were taking out of the fund balance. He said he thought we were really borrowing too much money.

Mayor Hinnant asked if anyone else wished to speak, and no one came forward, so the public hearing was closed.

Items 5 – Public Hearing on a map amendment request to rezone three residential pods (SF1, SF2, SF3 of Wendell Falls from R3 to Neighborhood Center (NC)

Item 6 - Public Hearing on a text amendment to amend the design standards in Chapter 5 of the UDO as they relate to master planned projects in excess of 1,000 acres.

Item 7 – Public Hearing on an amendment to the Wendell Falls Development Agreement.

Mayor Hinnant said we were going to have the public hearing on all three of these items at one time.

David said he would go over Item #5 Rezoning, and Item #6 Text Amendment, but leave it to the applicant who had their legal representation available to go into more detail regarding the development agreement and the Town's attorney is also present.

David said the applicant has requested a change in zoning classification for approximately 134.6 acres of property within that parcel identified by Pin #1763 94 4745. This consists of the first three residential pods of Wendell Falls (SF1, SF2, and SF3). The applicant is requesting that this property be zoned from R3 to Neighborhood Center (NC).

David stated this property was located within the corporate limits of the Town of Wendell and was governed by a Planned Unit Development (PUD) document, which serves as an alternative zoning ordinance for the Wendell Falls area. He said in addition to the rezoning request, the applicant has submitted a zoning text amendment request and an amendment to the development agreement controlling this property. The intent of these submittals was to apply certain standards from the UDO to the area identified by SF1, SF2, and SF3. He said typically once a development was approved, it cannot be held to newer standards that were adopted by a municipality after that approval. He said in this case, Newland recognized the benefit of additional land use, design standards and processes of the UDO and has voluntarily requested that SF1, SF, and SF3 be subject to those standards, with a few exceptions detailed in the text amendment request.

David said the PUD document requires lots in the (NC) district to have a minimum lot size of 4500-5000 square feet, a minimum lot width of 45 feet and a minimum front setback of 20 feet. He said these standards would prevent the applicant from providing any housing product on a small scale lot, as well as make the use of rear access alleys impractical. David said existing standards effectively prevent the applicant from supplying many alternative designs.

David said the UDO states the purpose and intent of the Neighborhood Center zoning district is to "provide for areas for residential and mixed-use development in close proximity to existing and planned

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neighborhood centers. The intent is to create higher density residential areas that compliment commercial districts with physical proximity and pedestrian connectivity. Different housing types and lot styles are encouraged". He said the area to be rezoned would be in close proximity to the amenity center site and future commercial areas.

David said the NC zoning district would grant additional flexibility for the developer to provide smaller lot size options with alternative streetscape designs. He said within the NC zoning district, the minimum lot width is 24 feet and the minimum lot depth is 100 feet. He said the minimum front setback is only 10 feet, allowing the home to be pulled closer to the road. David said applying the NC zoning district standards would also allow the developer to apply reduced rear setbacks for those lots served by a rear alley (15 ft. from centerline).

David said the Wendell Comprehensive Plan defines this section as S4 "Controlled Growth Area". He said the Comprehensive Plan states the S4 sector typically consists of areas "where moderate intensity new development is appropriate and where the majority of the community's new growth should occur".

David said at their May 19th meeting, the Planning Board recommended the following statement of plan consistency and reasonableness:

- The requested zoning map amendment for the 134.6 acre portion of the parcel identified by Pin # 1763944745 from R3 to NC is consistent with the recommended uses and development types out lined in the Wendell Comprehensive Land Use Plan for the S-4 sector.
- Similar language based on this statement is included in the ordinance for adoption.

David said the Planning Board voted 9-0 in favor of recommending approval of the petition to rezone 134.6 acres of that parcel from Residential-3 to Neighborhood Center at its May 19, 2014 meeting to include the statement of plan consistency in the motion.

David said the proposed text amendment was to amend the design standards in Chapter 5 of the UDO as they relate to master planned project in excess of 1,000 acres. He said if this text amendment passed the proposed amendments would apply to all master planned developments in excess of 1,000 acres, but would only currently apply to SF1, SF2, and SF3 of Wendell Falls per the Development Agreement proposal.

David said the following exceptions to the general provisions of Section 5.9 shall apply to houses within Master Plan developments in excess of 1,000 acres:

1. Front Porches or Stoops (Narrow lots). Notwithstanding Section 5.9.d., porches or stoops will be required on all houses located on lots of 49 feet or less in width, provided that stoops will be permitted on no more than 30% of such lots in each phase of development.

David said 5.9D currently requires porches on all lots 49 feet or less in width. There is no provision for stoops to be used in place of porches.

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2. Front Porch Dimensions (Narrow lots). Notwithstanding Section 5.9.E.1., porches on houses

Located on lots less than 49 feet in width will be a minimum of 7 feet in depth and will Comprise a minimum of 30% of the length of the façade.

David said 5.9.E.1 currently requires porches to be a minimum of 8 feet in depth (rather than 7) and comprise a minimum of 40% of the length of the façade (rather than 30%).

3. Foundation (Visible). As to the NC Zoning District only, notwithstanding Section 5.9.E.4., brick, stone, or stucco will be required on the slabs and crawlspace of buildings on each side that Faces public street fronts.

David said 5.9.E.4 currently calls for these materials to cover slabs and crawlspaces of each side of the house (rather than only those that face public street fronts).

4. Alleys with Rear Garages (Narrow Lots). Notwithstanding Sections 5.9.D alleys with rear Garages shall be required on lots of 39 feet or less in width.

David said 5.9.D currently requires alleys with rear garages on all lots 49 feet or less (rather than 39 feet or less).

5. Front-Facing Garages (Narrow Lots). Notwithstanding 5.9.E.5.a. and b., garage doors will be allowed on front facades of homes located on lots of 40 to 49-foot width, for so long as at least (2) of the following architectural features are also included on the façade:

- a. Two-car appearance to garage door;
- b. Windows in garage door;
- c. Trellis over garage;
- d. Building overhang over garage;
- e. Keystone or similar decorative design surrounding garage;
- f. Two door garage; and/or
- g. As otherwise approved by the Administrator.

David said 5.9.E.5.a and 5.9.E.5.b currently only allows garages on front façades of homes 50 feet or more (rather than 40 feet or more). Under the current language, no additional architectural features are required. The applicant included these additional features as a compromise for allowing front-loading garages on narrower lots.

6. Garage setbacks. Notwithstanding Section 5.9.E.5.d, no garage door shall be located any closer than 17.5 feet from the sidewalk or 15 feet from the right of way.

David said Section 5.9.E.5.d currently states that no garage door shall be located closer than 20 feet from the right of way.

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7. Garage Width. Notwithstanding Section 5.9.E.5.f., garage doors will not exceed:
 - a. 65% of the length of the façade on lots less than 65 feet in width; and
 - b. 40% of the length of the façade on lots 65 feet in width or greater.

David said Section 5.9.E.5.f currently requires garage doors to not exceed 40% of the length of the front façade for all lots, regardless of lot width. He said the 65 foot width figure was determined by looking at how wide a lot would have to be before you could have a 24 foot wide front load garage.

David said all these changes were to the UDO, but the proposed standards would still be more restrictive and offer more protection to the town than the current regulations under the Planned Unit Development document governing Wendell Falls right now.

David said in order to make the proposed language more consistent with the language in the UDO as it pertains to narrow lots, the requirements for porches should refer to lots “49 feet or less” rather than “less than 49 feet”. He said the applicant had agreed to this minor change.

David said the Planning Board voted unanimously to recommend approval of the proposed text amendment and amendment to the development agreement at their last meeting. He said a copy of their recommended statement of plan consistency and reasonableness was included in the draft ordinances.

Mr. Michael Lee stated he was present on behalf of the applicant and that Lorie Ford, Brad Rhinehalt, Grant Livengood; and Matt Cunningham.

Mr. Lee gave the board information about how Newland Communities begin developments and background on the company.

Mr. Lee said he wanted to talk briefly about the current zoning of the Wendell Falls Development which was currently under the PUD. He said the zoning and the PUD regulations controls what Newland can develop in SF1, SF2, and SF3. He said the lots on the ground today already have a lot of the infrastructure in place and as Newland came into this project wanting to create something different than what was already planned, and in order to do anything we have to look to the development agreement and the existing PUD so that Newland can create communities and not just individual subdivisions.

Mr. Lee said Newland wanted to establish meaningful connections between the Town and Wendell Falls Community and that means sharing history, arts culture, schools, and Parks and Recreation. He said they really want to create a community with sustainability and building standards to a level that creates a real differentiator for this community.

Mr. Lee said the first thing to look at was the rezoning. One reason developers do development agreements was to freeze the code in time so they would not have surprises and could do exactly what was in place at the time of the approval. He said when they were going through the document they

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realized the UDO was more in line with what they wanted to build and develop, rather than the old PUD. He said they would like for SF 1, 2, and 3 to dovetail into the rest of the community and let people know what was on the way. Mr. Lee said the UDO was very purposeful, and community oriented. He said the community would continue to be under the development agreement so it would continue to be capped at the overall density that was previously approved. He said if we rezone from the PUD to NC there are a few things that would have to be changed due to the existing configuration of water, sewer and streets.

Mr. Lee said as we talk about the text amendment, we are comparing the UDO against current requirements. He said most of the time what you see in these type developments were houses similar in style, maybe a different color, but no architectural design changes and that was not what Newland does.

Mr. Lee said in regards to the front porches and stoops on the narrow lots we were talking about modifications to the depth and other modifications that David went through, alleys with rear garages, garage doors on the front façade. He said this allows Newland to put some of the architectural features that we have to put on there and there is healthy tradeoff in the design.

Mr. Lee stated there were three separate items on the agenda that all dovetail together. One was the rezoning out of the old PUD into the new UDO, a text amendment that would apply to SF 1, 2, and 3 through the rezoning, and the Development Agreement.

Commissioner Boyette said the change to the agreement and changes specifically to what was allowed in the rezoning; specifically states that you would only allow these sorts of uses on these specific parcels in the 1,000 plus acre master planned communities. He said the idea of these smaller lots was to be more walkable and incorporate other types of things to give it a downtown feel. He said why would we not apply this to the Town as a whole. David said the reason behind that was to try and get more flexibility for these large master plans that were often a mixed use development and also the idea that something that large was going to be subject to a PUD or Developers Agreement that would give the board additional control measures or leverage on the project. He said a project of this size would make a large investment and because of its size the development would go through adjustments to the economy and market trends.

Commissioner Boyette said as far as the skirting on the sides of the foundations, he understood that if the lots were narrower and the houses were closer the side property lines, the foundations were not as visible to passing traffic, but again the idea was making it walkable and you are that much closer to your neighbor. He asked why would you not want to have all sides of the foundation skirted with brick, stucco or stone. Laurie Ford said when Brian Chapel was initially conceived the initial standard was four sides wrapping on the foundation and after a lot of back and forth with builders and their customers there was a tradeoff component and there was a lot of money that could go into that particular element of wrapping the four sides of the foundation. She said the benefit that came from making the change to the foundation material was that the homeowner could spend those dollars on things that might make more of a difference to them in terms of visibility of the home, or from a streetscape perspective more landscaping. She said Newland would definitely be encouraging walking, but in areas where a lot would back up to a space that was public space like a walkable trail, we would require that sort of treatment to be on the part of the home that is exposed. Commissioner Boyette asked how width was determined on a wedge shaped lot. Ms. Ford said it was at the frontage of the lot. David said the lot width was typically measured at the front set back line. Commissioner Boyette said it seemed as though the

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definition of a narrow lot was 49 feet or less. David said that was correct. Commissioner Boyette said one of the changes was to increase the percentage of garage frontage of the front façade to 65% on lots that were 65 feet or less, so that would apply to getting more into a normal size lot. David said that was correct. Boyette asked if there was going to be any lots that will be 65 feet. David said we do not have any plans submitted at this time.

Commissioner Gray said regarding the rear load, how much parking was going to be available in the back. David said the plans have not been submitted and it would depend on how they design the lots and how they orient the buildings on the lots. Laurie Ford said that most of the homes would have a two car garage and there would be a small parking pad on a few of the lots.

Mayor Hinnant said he talked with the team tonight prior to the meeting and his concern was the front load garages and the possibility that the garages would be bigger from the streetscape and he was concerned about the over representation of these front end garages. He said what he understood was that Newland was proposing a more restrictive standard than what we currently have in place in the PUD. David said that is correct. David responded that the PUD would allow for all lots to be front loaded. Mayor Hinnant said Newland said they were only talking about 30% from the 40-49 foot as far as the lots with front loading garages. He said he did have some heartburn, but it was more restrictive than what we currently have in place, which made him feel more at ease. Mayor Hinnant said he was able to visit Brian Chapel and from the streetscape part of it he could see that it worked.

Mayor Hinnant opened the public hearing for anyone to speak. No one wished to be heard and the public hearing was closed.

Item 8 – Discussion and action on a map amendment request to rezone three residential pods (SF1, SF2, SF3) of Wendell Falls from R3 to Neighborhood Center (NC)

Commissioner Laughery made a motion to approve the map amendment to rezone SF1, SF2, SF3 to Neighborhood Center. The vote was unanimous.

Item 9 – Discussion and action on a text amendment to amend the design standards in Chapter 5 of the UDO as they relate to master planned projects in excess of 1,000 acres.

Commissioner Parham made a motion to approve the text amendment in Chapter 5 of the UDO. The vote was unanimous.

Item 10 – Discussion and action on an amendment to the Wendell Falls Development Agreement.

Commissioner Parham made a motion to approve the amendment to the Wendell Falls Development Agreement. The vote was unanimous.

Item 11 – Review Fee Schedule for FY 2014-2015.

Manager Piner stated the fee schedule would basically stay the same. She said some of the fees that will be changing are the Water/Sewer Fees which we are required to match the City of Raleigh since the merge. She said there was one change to the Planning fees for consistency purposes additional residential renovation fee change from \$30.00 to \$25.00. She said there were no Parks and Recreation fee changes.

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Manager Piner stated based on the changes, the board is asked to place the Fee Schedule for the 2014-2015 fiscal year on the June 9, 2014 agenda for approval. She said it would be approved separately from the budget just in case something would have to be changed it would not impact the budget.

Commissioner Laughery asked when the water/sewer rates come up for an increase again. Mrs. Piner said we are hoping not for a while, we proposed a 4 percent growth rate and did not meet that last year, but it was close enough that the City of Raleigh felt we would be able to make that up with the development projected for this year.

Item 12 – Review and discussion of Citizen Board Applications

Town Clerk Jonnie Driver stated this was an update on the application received to date. The application deadline was April 30, 2014, however we received two applications after the deadline from 2 people that were currently serving on the Board of Adjustment and Planning Board but were eligible to serve another term. She said we were a couple of applications short for the Tree Board, however all the members currently serving that were eligible to serve another term were contacted, but did not apply.

Commissioner Gray said in the past years you have provided us with replacement sheets for each board and asked that they be provided to the board.

Mrs. Driver said if the board so chooses the appointment process will take place at the June 9, 2014 Board of Commissioners Meeting.

Item 13 – Commissioners' Comments

Commissioner Laughery said he attended the CAMPO meeting and we go to the meetings and support all the other communities. He did update them on Wendell Falls and some of the dormant developments that were starting to come back. He said the point he was trying to make was that in my tenure we supported a lot of projects for different municipalities, and he reminded everyone that we were going to have some projects that we would need financial assistance from the members of CAMPO and that he hoped the members would remember that Wendell had supported everyone over the years. He said he was disappointed that the North East Area Study did not include a stoplight at the intersection of Wendell Boulevard and Buffalo Street.

Commissioner Lutz said he assisted in a screening that was done at the East Wake Education Foundation and he wanted to commend those people for the good work they do. They face a lot of difficulties whether it is resources, financial or participation but they do a great job.

Commissioner Boyette said it was great news about Mr. Morrell opening his business. He would also like to thank Ms. Harmon for speaking about our recreation opportunities and the budget. He thought she hit on a good point, the budget process should be as open and available to everyone as possible and he knew that having a copy of the Library and Town Hall gives everyone an opportunity to look at it, but it needs to be more open and the citizens would better understand it. He said he would like to thank Ms. Barrett for her dedication to the Eastern Wake Senior Center and he also would like to thank Mr. Jones for his comments in regards to the budget. He was happy to see Wendell Falls moving along, and he thought we all knew there would need to be changes.

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Commissioner Gray said she was in complete agreement with Commissioner Laughery on the budget, she did not feel that she could justify borrowing money for things when we were in such tight times and talking about fund balance and making some changes. She was happy that we were going to take some time to look at those things.

Commissioner Gray said she was invited to Inaugural Leadership Day at Lake Myra Elementary School and she went and they gave her a lot of information. The whole philosophy was the leader in me and that school has a lot of the same demographics that we struggle with here. They have given those children a sense of place and accomplishment and they each contribute things every single day. She was very impressed and proud of those kids.

Commissioner Parham did not have a report to give.

Item 14 - Mayor's Comments

Mayor Hinnant said he also had a chance to attend Lake Myra School Leadership Day and was impressed. He also wanted to thank Mr. and Mrs. Morrell for coming out of retirement to open this business. He was glad that we were going to look at the budget, and he thanked Mr. Jones for his comments.

Item 15 – Closed Session

Commissioner Parham made a motion to go into closed session to discuss a personnel matter pursuant to General Statute 143-318.11(a)6. The vote was unanimous.

Commissioner Parham made a motion to return to the regular session. The vote was unanimous.

Item 16 – Adjourn

Commissioner Parham made a motion to adjourn at 9:20 p.m. The vote was unanimous.

Timothy A. Hinnant, Mayor

Attest:

Jonnie S. Driver, Town Clerk