



**ELM CITY BOARD OF COMMISSIONERS
TUESDAY, JULY 14, 2015
ELM CITY TOWN HALL
CONFERENCE ROOM**

MINUTES

1. Call to Order

Mayor Grady Smith (hereinafter "Mayor Smith") called to order the regular meeting of the Elm City Board of Commissioners (hereinafter "Board") at 7:30 pm, on July 14, 2015.

2. Roll Call

Mayor Smith conducted a roll call. The following were present:

Commissioner, Dale Childress (hereinafter "Comm. Childress")
Commissioner, Melvin Cooke (hereinafter "Comm. Cooke")
Commissioner, Lewis Crockett (hereinafter "Comm. Crockett")
Commissioner, Marsha Wells (hereinafter "Comm. Wells")
Commissioner, Gil Wheeler (hereinafter "Comm. Wheeler")
Town Administrator, Jonathan Russell (hereinafter "Admin. Russell")
Town Clerk, Dena Cordell

3. Approval of Minutes from Last Meeting

Mayor Smith gave the Board opportunity to review the proposed minutes from the June 9, 2015, meeting.

MOTION: Comm. Cooke made motion to approve the June 9, 2015, meeting minutes; seconded by Comm. Wheeler. Motion passed by unanimous vote.

4. Coronal Solar Special Use Permit Application Presentation

Kyle West, Director of Project Development with Coronal Solar, was at the Board meeting. He withdrew the Special Use Permit Application in an effort to meet with neighboring property owners of the land along the proposed solar project, answering concerns and meeting their needs, to come to agreeable terms.

Much discussion was rendered among the Board regarding the previous projects and the proposed project.

Paul Moore, of Lake Wilson Road, mentioned that his property would be the only one in the middle of the earlier and proposed project. He was concerned of the devaluation of his property. He also mentioned his efforts on keeping part of the property clean and presentable coming in to Town, even though the property belonged to his cousin, costing him nearly \$1,000 each year to do so.

Thomas Jenkins, of Lake Wilson Rd, who is an adjoining property owner, raised concerns over the close proximity of the solar panels to the Elm City Ballfield. He expressed concerns over solar farms taking over farm land for which food could be grown. His dealings with the other solar farm companies were that they were not good neighbors. He had questions regarding easements, etc.

The Board rendered more discussion regarding the project, and the Mayor suggested that Admin. Russell work with both Coronal and concerned property owners to come up with a suitable agreement.

Mr. Moore mentioned the concern regarding part of the property being considered wetlands. Mr. West assured that all laws regarding wetlands would be followed.

5. Admin. Russell's Report

- A. Nash – Edgecombe – Wilson Hazard Mitigation Plan: The hazard mitigation plan for Nash, Edgecombe, and Wilson has been completed. The plan will allow for the disbursement of FEMA relief funding in the case of a natural disaster.

MOTION: Comm. Childress made motion to adopt the resolution for the Nash – Edgecombe – Wilson Hazard Mitigation Plan allowing for disbursement of FEMA relief funding in the event of a disaster; seconded by Comm. Cooke. Motion passed by unanimous vote.

- B. NCDENR Compliance Inspection: An inspection was performed on June 3rd of the Town's collection system and wastewater treatment facility. No issues were identified and the system was found to be operating satisfactorily.
- C. CDBG Grant Application Update: A letter confirming being non-funded was received for the most recent CDBG cycle, but application will be resubmitted in the September cycle. The Town's application received 118 points. Seven projects were funded and the Town scored 9th.
- D. Wilson County EMS Substation: The majority of construction for the new substation along Parker Street has been completed. The station will be referred to as Station 5 North. A proposed sign design and layout was

included for review. The sign does meet the Town's sign ordinance. It was noted that the Town's name was not included on the sign. The Board would like Admin. Russell to talk with officials, to have the Town name included with the N. Parker Street address.

- E. City of Wilson Water Rate: The City of Wilson has increased their water rate by 5 percent. Currently the Town pays \$4.87 per 1,000 gallons, which will increase to \$5.12 per 1,000. Currently the Town is on a decreasing block rate structure that decreases to \$4.59 per 1,000 after 37,400 and then to \$2.73 per 1,000 gallons after 374,000 gallons.
- F. Stormwater Repair: Admin. Russell contacted Mr. Harris regarding cleaning out stormwater drainage ditches on the east side of the Town from Church to Wilson Street. The preliminary estimate is \$5,500, but may be less, to clean and re-grade the ditches to increase flow.

MOTION: Comm. Cooke made motion that the Town have Mr. Harris clean the east side of Town stormwater drainage ditches; seconded by Comm. Childress. Motion passed by unanimous vote.

- G. Tree Removal Bid: Quotes to remove the large oak tree at the corner of West Nash and North Parker Streets have been requested. A quote from Batts Tree Service of \$2,000 to remove the tree, wood, and stump was received. The State has been contacted and stated that the tree is not diseased to the point that they would remove it.

MOTION: Comm. Crockett made motion that the Town accept the bid of \$2,000 from Batts Tree service to remove the tree, stump, and wood; seconded by Comm. Wheeler. Motion passed by unanimous vote.

- H. NOV Response Letter: The Town responded to the NCDENR notice of violation dated May, 13, 2015. The response outlined the Town's efforts to reduce inflow and infiltration, and the continued efforts to improve the situation.

- I. Train Depot Update: Admin. Russell informed Oakley Collier Architects that they have been awarded the project for the train depot. The fee was reduced from \$84,000 to \$75,500 based on the work that had been previously done by AECOM. A contract has been delivered reflecting the \$75,500 amount. Documents for review should be available in the next 30 days. The Historic Commission will be on site looking at handicap accessibility and other concerns.

MOTION: Comm. Cooke made motion to accept the Oakley Collier contract of \$75,500; seconded by Comm. Crockett. Motion passed by unanimous vote.

- J. NCPARTF Update: Work continues at the new Town park to improve the landscaping. Work on the horseshoe pit and walking trail will begin soon. It is in hopes that a ribbon cutting will take place on Friday, July 31, 2015.

6. **Invoices**

Admin. Russell presented the Board with the monthly Town invoices in the agenda packet.

MOTION: Comm. Crockett made motion to pay bills; seconded by Comm. Wheeler. Motion passed by unanimous vote.

7. **Comments from Public Floor**

John Manning, of Homestead Place, voiced his concern over the proposed spray field project planned for property adjacent to his, causing the devaluation of his property.

Other property owners located in the new spray field property vicinity also voiced their concerns over their wells being contaminated by waste water being sprayed in such a close proximity.

The Board mentioned that there was a public hearing scheduled with Nash County located at the Nash County Agriculture Center, 1006 Eastern Avenue in Nashville, where concerned citizens could voice concerns and bring questions forward regarding the project.

8. **Commissioner Concerns**

Comm. Wheeler would like to see a work study take place in the month of August.

Comm. Cooke mentioned that several were asking about the upcoming Fall Festival. Admin. Russell is to have the registration information updated and mailed / emailed to previous participants.

Question regarding the golf cart usage was posed. Admin. Russell mentioned that 2 golf carts had been approved and registered with the Town, and given a sticker.

9. Closed Session

MOTION: Comm. Crockett made motion to go into closed session; seconded by Comm. Cooke. Motion passed by unanimous vote. The closed session met pursuant NCGS 143-318.11 (personnel and legal matters).

10. Re-opening of Open Session

MOTION: Comm. Childress made motion to adjourn the closed session and re-open the open session; seconded by Comm. Crockett. Motion passed by unanimous vote.

11. Additions

A. *MOTION:* Comm. Childress made motion to increase Admin. Russell's salary to \$55,000; seconded by Comm. Cooke. Motion passed by unanimous vote.

B. Admin. Russell mentioned that he would be attending a meeting with Sharpsburg officials requesting a letter, regarding entertaining discussions of joining together to work towards a treatment plant that could be presented at the August meeting.

12. Adjournment

Mayor Smith adjourned the meeting at approximately 10:03 pm, July 14, 2015, upon motion of Board.

MOTION: Motion was made to adjourn by Comm. Childress; seconded by Comm. Wheeler. Motion passed by unanimous vote.

Minutes submitted by Dena H. Cordell, Town Clerk