



**Minutes  
Town of Chadbourn, North Carolina  
Chadbourn Council Regular Meeting**

**March 6, 2012**

The regularly scheduled meeting of the Chadbourn Town Council was held Tuesday, March 6, 2012 at 7:00 p.m., in the Council Meeting Room.

**Members Present:** Mayor, Kenneth Waddell; Mayor Pro Tem, Fax Rector; Councilmembers: Rashad Roberts (left at 8:40 p.m.), Brian Edwards, Phillip Honeycutt and Edwin Roberts

**Members Absent:** None

**Others Present:** Stevie Cox, Town Manager; Patricia Garrell, Town Clerk; Jason Durdle, Police Officer; Michael Foss, Public Works Director; Harold Pope, Town Attorney

**CALL TO ORDER AND ROLL CALL**

Mayor Waddell called the meeting to order at 7:00 p.m. Patricia Garrell, Town Clerk took roll call.

**INVOCATION**

Mayor Pro Tem Rector led the assembly in prayer.

**PLEDGE OF ALLEGIANCE**

Mayor Waddell led the assembly in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Councilmember Rector made a motion to approve the Agenda. The motion was seconded by Councilmember Honeycutt to approve the Agenda. The motion carried with a unanimous vote of 5 - 0.

**Approval of Minutes of Town Council Meetings**

1. Regular Meeting Minutes – February 7, 2012
2. Closed Session Meeting Minutes – February 7, 2012

Councilmember Rector made a motion to approve the minutes listed above. The motion was seconded by Councilmember Edwards. The motion carried with a unanimous vote of 5 - 0.

**PUBLIC COMMENTS AND CITIZEN REQUEST**

*Anyone seeking to speak under Public Comments must complete a comment card and submit it to the Town Clerk prior to the start of the Town Council Meeting. When you come up to speak, you will need to state your name, address, what organization that you represent and your topic of concern.*

Evelyn Anderson stated that she had problems with water pressure mostly in the mornings. Ms. Anderson questioned if the 2" water pipe was the reason for the water pressure problem.

Public Works Director Mike Foss stated that Ms. Anderson had a water filter system, which would be the cause of some water pressure issues.

Ms. Anderson stated that the reason she purchased the water filter is because of sand in her water. Ms. Anderson stated that the Town of Chadbourn needs to improve the water quality. Ms. Anderson stated she just changed the filter and it seemed like it had a layer of Crisco on it, she even brought it to Town Hall and gave it to Linda Gaddy.

Ms. Anderson stated that the Town needs to install a booster for her low water pressure. Ms. Anderson, also, stated this was not a complaint against the Town's employees. She thinks it is the pipes going to her house from the Town.

Public Works Director Mike Foss stated that he would like to go with a plumber to check the pipes under her house.

Mayor Waddell instructed Public Works Director to go with a plumber and to figure out the problem with Ms. Anderson's water pressure.

Russell Gause stated that he was speaking on behalf of the Concerned Citizens of Chadbourn for Better Government. He inquired as to whether the water rates were going to be lowered as requested at the February Council meeting. He also stated that one citizen complained that the water payment is due by the 25<sup>th</sup>, and she does not receive her check until the 1<sup>st</sup> of the month. Mr. Gause asked if the water payment schedule could be changed from the 25<sup>th</sup> of the month to the 1<sup>st</sup> of the month. Russell Gause, also, asked about the late fee that the Town of Chadbourn charges for late payment.

Mayor Waddell stated that when Council works on the new budget, they would discuss the water rates. He also stated that they could not be changed until the new fiscal year.

Evelyn Anderson asked if you pay your water bill early, do you get a percent off, similar to when you pay your county taxes.

Councilmember Edwards explained that the late fee was a percentage of the outstanding water bill. The water meters are read around the middle of the month, and the bills are sent out on the first of the month for the previous month. If a customer has an outstanding bill on the 25<sup>th</sup> of the month, they would be charged a late fee for the outstanding balance.

Evelyn Anderson stated that the 5<sup>th</sup> of the month is the cut off date for the previous month.

Eugene George asked what percent is the late fee.

Town Manager Stevie Cox stated that the late fee is 12 percent for the past due balance.

Mayor Waddell closed the Public Comments session.

## CONSENT AGENDA

*All items listed below are considered to be routine and will be enacted by one introduction/motion/second/roll call vote. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered separately.*

1. **2012 North Carolina Strawberry Festival Clean-Up Week Proclamation.**
2. **Release of Taxes for Bobby Earl Hilburn for 2011.**
3. **Budget Amendment for the Water Department – BA-11/12/22 – for a two inch water meter at the Sweet Potato Plant.**

Councilmember Rector made a motion to approve the Consent Agenda items listed above. The motion was seconded by Councilmember Edwards. The motion carried with a unanimous vote of 5 - 0.

(Clerk's Note: A copy of the Consent Agenda Items are hereby attached and therefore made a part of these minutes)

## ACTION AGENDA

**1. Community Development Block Grant Funding Application.**  
Presented by: Tammy Jones with the Adams Company

Tammy Jones stated that this was the second meeting of the Community Development Block Grant (CDBG) funding process which is intended to inform the citizens of the possibility of an application for community development assistance. The application would be submitted to the NC Department of Commerce, Division of Community Investment and Assistance. The maximum amount for the grant is \$500,000 and is due by April 30, 2012. Ms. Jones stated that there is not a matching fund for the Town of Chadbourn, but it is recommended. All persons are invited to comment regarding any proposed application that might be considered.

## PUBLIC HEARING

Mayor Waddell opened the floor for public comments.

Katie Williams asked if this grant would include mobile homes.

Tammy Jones stated that it could include mobile homes that were built prior to 1978.

Evelyn Anderson asked if there was an income requirement.

Tammy Jones stated it was for low to moderate income families and she did not have that number with her.

Mr. Russell Gause asked what properties other than houses could be included.

Tammy Jones stated that other than Single/Multi-Family homes it could be Senior Centers, Shelters for Victims of Domestic Violence or Homeless and Community/Neighborhood/Recreation. Ms. Jones stated that at least 100 applications could be submitted to the state, but only 12 would receive the funding.

Katie Williams stated that with the grants in the past, some of the houses were updated more than once. Ms. Williams asked how her home would fit into the grant application. She has a half mobile home and half stick built home. Ms. Williams also stated that they need to focus on Joyner Street.

Evelyn Anderson stated that she agrees with Katie Williams that the same houses are being repaired over and over again.

Eugene George stated that it basically comes down to the Town to make the decision on what houses are repaired.

Mayor Waddell stated that the Town does not make the final decision. He stated that it is based on the applications that are submitted by the citizens. He also stated that in the past, we had a committee that evaluated what homes were selected.

Tammy Jones stated that applications will be available at Town Hall and any citizen can fill out an application. From those applications, recommendations are made to the Town of Chadbourn. The CDBG in the past had to do a block of homes. With the current application, a scattered selection of houses can be submitted.

**ACTION AGENDA**

**1. Chadbourn Arts Building**

Presented by: Mayor Kenneth Waddell

Mayor Waddell stated that he wanted to update the public on the Arts Building. Mayor Waddell stated that the building was evaluated to determine the repairs needed to the roof. Mayor Waddell stated that he had received an estimate of \$15,000 for the roof repairs; but, after Floyd Adams with The Adams Company evaluated the building, he said it would be more than \$15,000. He, also, stated that it appears to be more than the roof that needed replacement; the walls are separating from the corners.

Floyd Adams, with The Adams Company, stated that the Chadbourn Arts Building was unsafe in its present condition. He, also, stated that it would cost more to fix the building than to replace it.

Mayor Waddell stated that "The Revitalization Committee" does not have enough money to maintain the other buildings and repair this building. Mayor Waddell recommended that Council make a motion to condemn the Chadbourn Arts Building.

Councilmember Honeycutt made a motion to start the condemnation process on the Chadbourn Arts Building. The motion was seconded by Councilmember Edwards. The motion carried with a unanimous vote of 5 - 0.

**2. Selection and Approval of an Auditor for Fiscal Year 2012 - 2013.**

Presented by: Town Manager, Stevie Cox

Town Manger Stevie Cox stated that only three bids were received for the Audit, which is listed below:

- Thompson, Price, Scott, Adams and Company
- Isaac Norris, Jr., CPA, P.A.
- S. Preston Douglas & Associates, LLP

After much discussion by Council, a motion was made by Councilmember Honeycutt to accept S. Preston Douglas & Associates, LLP for the 2012 - 2013 fiscal year. Councilmember Rector seconded the motion. The motion passed with a vote of 4 - 0. Councilmember Edwin Roberts did not approve.

**3. Selection of a Financial Software System Provider.**

Presented by: Finance Officer Patricia Garrell

Town Finance Officer Patricia Garrell gave an overview of the cost projections for our current and prospective Financial Software Provider. After much discussion, Town Council selected Southern Software as the new Financial Software Provider.

Councilmember Honeycutt made a motion to accept the Southern Software proposal and BB&T to finance the software. The motion was seconded by Councilmember Edwards. The motion carried with a unanimous vote of 5 - 0.

**4. Update on the K-9 Grant.**

Presented by: Corporal Jason Durdle

Corporal Jason Durdle gave an update on the K-9 Grant that the Chadbourn Police Department received in 2011. This included an update on drug arrests and seizures that have been the result of the K-9 Officer.

No action was taken by Council.

**5. Public Works Update.**

Presented by: Public Works Director Michael Foss

Public Works Director Michael Foss gave an update on his department's activities. This included a discussion of steps to improve the department's efficiency and accountability measures to improve the performance of his staff.

No action was taken by Council.

**6. Noise Ordinance Violations and Violent Crime Update**

Presented by: Delton Johnson

Delton Johnson requested an update on the Noise Ordinance and enforcement. Mr. Johnson stated that he feels targeted by the individuals who travel by his house with their car radios up extremely loud. Mr. Johnson, also, wanted an update on the shooting that took place at the house on the corner of Grist Road and North Wilkes Street.

No action was taken by Council.

(Clerk's Note: Copies of the Action Agenda items are hereby attached and therefore made a part of these minutes)

**OTHER ITEMS**

Mayor Waddell asked if anyone had any announcements.

Town Manager Stevie Cox stated that the bids for the trash contract consortium will be turned in by March 16, 2012. He also stated that on March 19, 2012, the Managers will be making a decision if the trash contract will be done for the entire County or by each Town.

Mayor Waddell asked Council to make a motion to go into Closed Session.

A motion was made by Councilmember Rector to go into Closed Session for Discussion of Possible Litigation – General Statutes 143-318-11(a) (3). Councilmember Edwards seconded the motion. The motion passed by a vote of 4 – 0. Councilmember Rashad Roberts was not longer present at the meeting.

Mayor Waddell closed the Town Council Meeting to the public to go into Closed Session at 8:48 p.m.

**CLOSED SESSION**

- 1. Discussion of Possible Litigation – General Statutes 143-318-11(a) (3)**
- 2. Discussion of Personnel Issues.** Pursuant to North Carolina General Statutes 143-318.11(a) (6). The Town Council will be conducting the annual evaluation of the Town Manager.

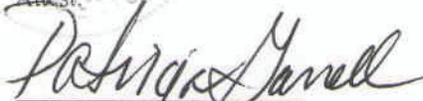
A motion was made by Common Consensus to go back into open session.

The Closed Session was approximately twenty-five (25) minutes.

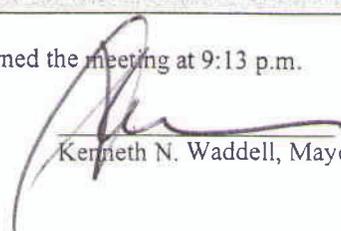
**ADJOURNMENT**

With no further business, Mayor Waddell adjourned the meeting at 9:13 p.m.

Attest:



Patricia Garrell, Town Clerk



Kenneth N. Waddell, Mayor