

June 4, 2007

The regular meeting of the Town of Franklin Board of Aldermen was held on Monday, June 4, 2007 at 7:00 P.M. in the Town Hall Board Room. Mayor Joe Collins presided. Aldermen Verlin Curtis, Jerry Evans, Billy Mashburn, Carolyn Pattillo, Charles Roper and Bob Scott were present.

Approval of the minutes

Motion was made by Curtis, seconded by Evans to approve the minutes for the May 7, 2007 and May 31, 2007 meetings as presented. Motion carried. Vote: 6 to 0.

Public hearing on petition for rezoning – Sallie Davis Gunnin estate

Mayor Collins opened the public hearing on the petition for rezoning on the Sallie Davis Gunnin estate at 7:02 P.M. Mike Decker said the property is located on Dryman Drive. He said the heirs are asking that the property be rezoned from Residential to Business. He said the Planning Board recommended rezoning the property to Business. Richie Jones said I am representing the heirs. He said the property is surrounded by business use on three sides. Mayor Collins closed the public hearing at 7:05 P.M.

Consideration of rezoning petition

Motion was made by Scott, seconded by Pattillo to rezone the Sallie Davis Gunnin property on Dryman Road from Residential to Business as was requested. Motion carried. Vote: 6 to 0. Copies are attached.

Persons to be heard

Sonny Burrell said I am back to ask for a water and sewer allocation. Mayor Collins said at the last meeting we did not have enough information. Mr. Burrell said I have a potential buyer for the property who plans to have a sporting goods store of around 3,200 square feet. Alderman Pattillo asked why not wait and get an allocation later. Alderman Curtis said I see no reason why we would turn down this request. Mr. Burrell said I need 1,200 gallons per day of water allocation and 750 gallons per day of sewer allocation. He said the property is located on Terrell Road off Highway 441 South. Alderman Scott said I have no problem giving the allocations if the proposal for the property does not change. **Motion was made by Scott, seconded by Evans to give to Sonny Burrell a water allocation of 1,200 gallons per day and a sewer allocation of 750 gallons per day to his property located on Terrell Road contingent on the use indicated from Mr. Burrell's information. Motion carried. Vote: 6 to 0.**

June 4, 2007 meeting continued,

Dan Williams said I have asked to be put on the agenda. He said my mother's house on Dale Drive had sewer coming out of the ground where the gas company accidentally bored through the sewer line. He said they came out immediately and fixed the problem. He said when I had problems with my trees the Town did not fix my problem. He said I dropped the lawsuit against the Town but I will be refiling soon. Mayor Collins said what is it that you want from the Town? Mr. Williams said I am asking for \$5,000.00. Mayor Collins said I am going to ask our attorney to give an opinion on this matter.

Arnold Arrowood said I want the Town to consider passing the Memorandum of Understanding with Home Depot. A copy is attached. He said the Town needs to give economic incentives to Home Depot. Alderman Scott said I thought we already voted to not provide any monetary incentives to Home Depot. Mike Decker said we did. He said Mr. Arrowood wants the Town to apply for several grants. Mr. Arrowood said if the Town applies for these grants it will not cost the Town a cent. He said this is standard operating procedure. Alderman Scott said Home Depot will have the opportunity to make a lot of money. Alderman Pattillo said I think that they will come without incentives. **Motion was made by Pattillo, seconded by Scott to decline the offer to enter into a Memorandum of Understanding with Home Depot. Motion carried. Vote: 6 to 0.**

Departmental reports

Fire Chief Pete Haithcock gave the fire department report. A copy of the report is attached. He said the fire department has applied for a matching grant from the North Carolina Division of Forest Resources. He said we are waiting for bids on doing the expansion at the fire station. He said the site preparation will be the big cost.

Public Works Director Jay Gibson said the paving has been completed on Tennessee View Street. He said the road at the police department has been paved. He said we have met with the contractor about the work on the Raw Water Intake. He said I have been reappointed for a three year term to the North Carolina Rural Water Association Board. Mr. Gibson said Scott Keener will be having surgery on his neck and will be out for three to six months.

Police Chief Terry Bradley gave the police department report. A copy of the report is attached. He said I need a diagram of the streets that need to be blocked off for the Taste of Scotland.

Town Planner Michael Grubermann said I have done no zoning permits and seven sign permits in May. He said the working group on the UDO will be meeting on several Wednesdays to discuss the different sections.

Main Street Coordinator Linda Schlott said the community forum on May 17, 2007 had a good turnout. She said we are planning to have another meeting on June 21, 2007. She said we are working on doing some events for the Fourth of July in the area of Main Street.

June 4, 2007 meeting continued,

Request for extension on final plat – Larry Turlington

Mike Grubermann said Larry Turlington has asked for a twelve month extension on his subdivision. A copy is attached. He said my recommendation is to continue approval of the temporary plat. **Motion was made by Evans, seconded by Curtis to give Larry Turlington a twelve month extension of his subdivision. Motion carried. Vote: 6 to 0.**

Offer to purchase town property – Lamar Sprinkle

Mike Decker said Lamar Sprinkle has made an offer to purchase two pieces of property on Jones Ridge Road from the Town for \$10,200.00. A copy of the letter is attached. Mr. Decker said he has made a five percent down payment. John Henning, Jr. said the first step would be to declare the property surplus and start the upset bid procedure. Alderman Scott said we may want to hang on to the property for a water tank site. Mayor Collins said it will benefit Mr. Sprinkle more than the Town. Alderman Mashburn said we have been told by our engineers that we do not need a water tank at this location since the county did one for the new school. Alderman Curtis said the tax value on the property is \$18,000.00. **Motion was made by Curtis, seconded by Evans to declare the two pieces of property on Jones Ridge Road surplus and to offer this property for sale under the upset bid procedure. Motion carried. Vote: 6 to 0.**

Discussion/consideration of space needs analysis for new public works facility

Mayor Collins said we need to do a space needs analysis for the new public works facility. He said the cost of getting this expert opinion would be between \$5,000.00 to \$7,000.00. Alderman Curtis said we already have plans done by McGill for another facility. Alderman Scott said the persons working for the Town have the expertise already and should be able to give their opinion. He said I do not want to spend seven thousand dollars. Alderman Mashburn said let us try this first before paying the seven thousand dollars. Alderman Pattillo said we are the stewards of the money for the citizens of Franklin. Mayor Collins said the cost would be less than one percent of the project. Alderman Scott said nobody in a consulting firm can tell us better than our staff what we need. The Board agreed to let Alderman Scott get with the public works staff and compile the information on their thoughts for a new public works facility.

Consideration of bids for EFIS repairs at the Burrell Building

Mike Decker said we have two bids to do the repairs at the Burrell Building. Copies of the bids are attached. Janet Anderson said I do not think we can legally put down fifty percent before the work is done. **Motion was made by Mashburn, seconded by Scott to accept the bid from Muscle Construction, Inc. in the amount of \$19,695.00 and with the understanding that there will be no down payment of fifty percent before the work is done. Motion carried. Vote: 6 to 0.**

June 4, 2007 meeting continued,

Recess

Mayor Collins recessed the meeting at 8:35 P.M.

Mayor Collins reconvened the meeting at 8:40 P.M.

Petition for rezoning – Childers heirs

Mike Decker said the twelve month waiting period has ended on the Childers heirs' petition of rezoning. He said they are asking that their property be rezoned from Residential to Neighborhood Mixed Use. **Motion was made by Scott, seconded by Pattillo to refer these petitions on to the Planning Board for a recommendation. Motion carried. Vote: 6 to 0.**

Consideration of sewer permit for Sawmill Village

Mike Decker said Sawmill Village wants to do a Fast Track Application for sewer. He said WNC Paving is waiting to pave the parking lot so that the sewer lines can be installed. Alderman Mashburn said we have not seen their plans and do not know where the lines are going. **Motion was made by Evans, seconded by Mashburn for Jay Gibson and the Town's engineers to review the plans for the line extension for Sawmill Village and if they are okay to allow Mayor Collins to sign the Fast Track Application. Motion carried. Vote: 6 to 0.**

Consideration of revisions to the sign ordinance – Michael Grubermann

Michael Grubermann said I have indicated some revisions to the sign ordinance. A copy is attached. He said please review this information and we will discuss it at the next meeting.

Consideration of additional sewer work at the Sanctuary Village

Mike Decker said this may be a good time to let the contractor do additional work on replacing the sewer line. **Motion was made by Mashburn, seconded by Evans to get prices of doing the additional work. Motion carried. Vote: 6 to 0.**

Request for use of the Burrell Building by FROGs

Mike Decker said Hank Shuler has requested the use of the Burrell Building for a fundraising event. A copy is attached. Mayor Collins said we can not serve alcohol on Town property. Alderman Evans said this may interfere with our plans for the building. The Board tabled this request.

June 4, 2007 meeting continued,

Update of bicycle planning grant

Mike Decker said we did not receive the bicycle planning grant. A copy is attached. **Motion was made by Scott, seconded by Pattillo to apply again for a grant. Motion carried. Vote: 6 to 0.**

Discussion regarding the proposed FY 2007-08 budget

Alderman Scott said REACH had requested \$7,500.00. He said the needs are there. He said they have had to increase security. Alderman Evans said I have questions about the Longevity Plan. He said we do not need to jump into it. Alderman Scott said as employees become better trained we need to focus on merit and longevity. Alderman Pattillo said I have no problem with it. She said I think it is fair. She said the employees are vested at five years. Alderman Curtis said we need to look at it next year. Alderman Evans said we need somebody at the police department at night. The Board increased the amount in the budget to \$5,000.00 for REACH.

Additional departmental and committee reports

John Henning, Jr. said there is an option to renew Linda Schlott's contract. **Motion was made by Scott, seconded by Pattillo to exercise the option to renew Linda Schlott's contract. Motion carried. Vote: 6 to 0.**

John Henning, Jr. said the agreement with the Great Outdoors RV Park expired on May 24, 2007. He said items on the punch list have not been done. He said we can continue for one month periods.

Janet Anderson said the annual employees Fourth of July picnic will be on July 6, 2007 at 12:00 noon at the Jaycee Park.

Water adjustments – payment of bills

Motion was made by Curtis, seconded by Evans to approve the water adjustments for May and to approve payment of the bills. Motion carried. Vote: 6 to 0. A copy is attached.

Adjournment

Mayor Collins adjourned the meeting at 9:35 P.M.

Joe Collins, Mayor

Janet A. Anderson, Town Clerk

