

Town of Spring Lake  
Regular Meeting of the Board of Aldermen  
Municipal Building  
300 Ruth Street  
Spring Lake, NC 28390

July 22, 2018<sup>DLW</sup>9

**MINUTES**

7 p.m.

The Spring Lake Board of Aldermen held a regular scheduled meeting in the Grady Howard Conference Room of the Spring Lake Municipal Building with Mayor Pro Tem James O'Garra presiding.

**Board Members Present:** Mayor Larry Dobbins - absent  
Alderman James Christian  
Alderwoman Soñia Cooper  
Alderwoman Jackie Jackson  
Alderwoman Fredricka Sutherland - absent

**Others Present:**

Daniel Gerald, Town Manager	Ellis Hankins, Town Attorney
Lt. Brown, Police Department	Tim Garner, Water Resources Director
Jay Graves, Recreation Director	Jimmy Hall, Inspections Supervisor
Claiburn Watson, Finance Director	Jason Williams, Fire Chief
Rhonda D. Webb, Town Clerk	

**2. Invocation**

Alderwoman Jackson gave the invocation.

**3. Pledge of Allegiance**

Mayor Pro Tem O'Garra led the meeting in the pledge of allegiance.

**4. Additions or Deletions to Agenda**

The Board added a Closed Session pursuant to G.S. 143-318.11(a)(5i) as item 11 and change adjournment to item 12.

**5. Approval of Agenda**

The Board approved the agenda.

**Action:** The Board approved a motion to approve the agenda as amended.

**Motion by:** Alderwoman Cooper

**Second by:** Alderwoman Jackson

**Vote:** Unanimous

(A copy of the Agenda is hereby incorporated by reference and made a part of these minutes – see attachment one.)

**6. Approval of Consent Items**

The Board approved the consent items:

- a. Minutes of the July 8, 2019 Regular Meeting

**Action:** The Board approved a motion to approve the consent items: Minutes of July 8, 2019 Regular Meeting.

**Motion by:** Alderwoman Jackson

**Second by:** Alderwoman Cooper

**Vote:** Unanimous

## **7. Public Forum**

Ms. Betty Sanford, 104 Wapiti Drive, spoke regarding the speeding on her street. She requested a speed bump. She stated once cars get past the 300 address, they speed really fast. She also stated that there are rental properties that are not being taken care of. She thanked the Spring Lake Police Officers for coming out to help with some broken glass that was on both sides of the roadway on Sunday. She stated that when we call the Police they are there "lickity split".

## **8. Public Hearing**

### **a. Economic Development Land Acquisition**

Mayor Pro Tem O'Garra open the public hearing.

Mr. Jessup, Sanford Holshouser Law Firm, stated the purpose of the hearing is to take public comment on the advisability of spending money for these economic development purposes and to participate in the financing of the project. He reviewed the legal matters and structure that the Board is being asked to approve. In order to give the Town more flexibility and give additional shield from liability, they are going to set up a Town controlled non-profit called Spring Lake Acquisitions that will be the entity to hold title to the properties. The Town has the ultimate control of what happens to this property. The Town will help the non-profit get a loan. The Town must approve appropriation of this money to make loan payments if we haven't been able to sell the property before the loan payments are due. He stated the bank understands that the security being offered is the mortgage interest in the property that we are selling, plus the Town's promise to pay. There is no other recourse against the Town for a lack of payment in the property.

Mr. McNeil stated the Town's overall plan is to assemble, through the non-profit, certain property inside and outside the Town limits. The Town will either develop that property or prepare it for development by others. This provides available industrial product for the Town from an economic development standpoint. He clarified that he means available sites and buildings. Those sites and buildings have to be in place in order to recruit industry or business to the Town of Spring Lake. The Town is also pursuing opportunities to exchange assembled property for other properties for economic development. The way to create jobs in the community means available sites and buildings plus available workforce equals jobs, jobs, jobs.

Ms. Rita Perry, 1013 Karen Circle, asked what the makeup of board for the non-profit will be. Mr. Hankins stated it is a common thing for a non-profit to be organized, papers filed in the Secretary of States Office, and the Board of Aldermen will appoint the members of the non-profit board. The members will not be members of the Board of Aldermen.

**Action:** The Board approved a motion to close the Public Hearing.

**Motion by:** Alderwoman Cooper

**Second by:** Alderwoman Jackson

**Vote:** Unanimous

## **9. New Business**

### **a. Economic Development, Land Acquisition and Related Transactions**

1. Resolution (2019) 10, Approving Financing Terms and Documents.

Mr. Jessup stated the Resolution formally approves the financing plan, approves the forms of the basic financing

documents and it authorizes town staff to proceed toward loan closing.

**Action:** The Board approved a motion to approve Resolution (2019) 10, approving the financing terms and documents and to approve the Support Agreement and the Financing Agreement and Deed of Trust.

**Motion by:** Alderwoman Jackson

**Second by:** Alderman Cooper

**Vote:** Unanimous

(A copy of the Agenda Memo, Resolution (2019) 10, Support Agreement and Financing Agreement and Deed of Trust is hereby incorporated by reference and made a part of these minutes – see attachment three.)

**10. The Last Word**

Alderwoman Jackson thanked everyone for coming out.

**11. Closed Session G.S. 143-318.11(a)(5i) – Acquisition of Real Property**

**Action:** The Board approved a motion to go into Closed Session pursuant to G.S. 143-318.11(a)(5i)- Acquisition of Real Property.

**Motion by:** Alderwoman Cooper

**Second by:** Alderman Christian

**Vote:** Unanimous

**Action:** The Board approved a motion to go back into open session.

**Motion by:** Alderman Christian

**Second by:** Alderwoman Jackson

**Vote:** Unanimous

**12. Adjournment.**

**Action:** There being no further business to come before the Board, the meeting was adjourned at 7:58 p.m.

**Motion:** Alderwoman Jackson

**Second by:** Alderwoman Cooper

**Vote:** Unanimous



*Rhonda D. Webb*  
Rhonda D. Webb, MMC, NCCMC  
Town Clerk

ATTEST:

*James O'Garra*  
James O'Garra  
Mayor Pro Tem