

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

May 11, 2020

MINUTES

7:00 pm

The Spring Lake Board of Aldermen held a special meeting in the Grady Howard Conference Room of the Spring Lake Municipal Building with Mayor Larry G. Dobbins presiding.

Board Members Present: Mayor Pro Tem Taimoor Aziz
Alderwoman Soña Cooper (participated via Zoom)
Alderwoman Jackie Jackson
Alderman James O'Garra
Alderwoman Fredricka Sutherland

Others Present:

Daniel Gerald, Town Manager
Ellis Hankins, Town Attorney
Tonny McNeil, Economic Development
Dr. Anthony Wade, Human Relations Director (participated via Zoom)
Melissa Pereira, Deputy Town Clerk

2. Invocation

Mayor Dobbins gave the invocation.

3. Pledge of Allegiance

Mayor Dobbins led the meeting in the pledge of allegiance.

4. Add or Deletions to Agenda

Mayor Dobbins asked are there any additions or deletions to the agenda.

5. Approval of Agenda

Action: The Board approved a motion to approve the May 11, 2020 Board of Aldermen Regular Meeting agenda.

Motion by: Alderman O'Garra

Second by: Alderwoman Jackson

Vote: Unanimous

6. Approval of Consent Items

Action: The Board approved a motion to approve the consent items for April 27, 2020, Regular Meeting minutes and Budget Amendment (2020) 4, Sale of Fire Truck.

Motion by: Alderwoman Jackson

Second by: Alderman O'Garra

Vote: Unanimous

7. Old Business

Resolution (2020) 6, Disposition of Real Property

Mr. McNeil discussed Project Keebler's benefits. Mr. McNeil explained the sale of this property will increase the tax base for the Town of Spring Lake. The impact on the local economy is a \$1.5 million investment and 75 jobs created. This project will also create 15 new affordable homes for low to moderate-income families. Mr. McNeil stated the revenue for the Town of Spring Lake consists of several different things such as property taxes, sales tax, power bill, water and sewer revenue, stormwater revenue, and sanitation collection. Mr. McNeil said currently, we collect about \$2100 a year just on the land and the blighted house on the property. Mr. McNeil stated if the sale of this property is approved; the Town would receive approximately \$103,390 in the first year and from the second to fifth year \$32,130. Mr. McNeil stated creating these jobs will help the Town citizens who have lost their jobs due to the COVID-19, and assist in helping families put food on their table and keep a roof over their head. Mr. McNeil's concerns are the property taxes will go down due to the pandemic and revenue for the Town. Mr. McNeil said the solution to this is Economic Development and the purpose is to increase the tax base and create new jobs in the community. Mr. McNeil asked the Board if they would approve Resolution (2020) 6, Disposition of Real Property. Alderwoman Sutherland wanted to know when did we acquire these properties and her main concern was that they approved this land for the Recreation and Parks Department. Alderwoman Sutherland stated more research should be conducted, and no need to rush.

Alderwoman Sutherland concerned that she does not know what's the timeline. Alderwoman Sutherland concerned Kingdom Development Community housing programs they will use such as HUD, and if that's the case will they pay property taxes, and then Spring Lake will not receive that tax. Mr. McNeil stated he understands Alderwoman Sutherland's concerns. Mr. McNeil stated a portion of the land was gifted. Mr. McNeil stated certain lots were for institutions and agencies for zoning purposes, and some Lots were for residential purposes. Alderwoman Sutherland stated that she wants documentation and that originally the Board approved the Lots for the Town's Recreational Department.

Project Keebler Appraisal

Mr. McNeil explained the Project Keebler appraisal that was conducted shows some of the Deeds. Alderwoman Sutherland's concerns are the documentation of the deeds and when and what dates did these deeds take place. Alderwoman Sutherland stated she would feel more comfortable when the documents were deeded. Mr. McNeil explained each lot shows the titles of each Lot. Mr. Gerald explained the date of the deeds would reflect the day of the transaction. Mr. Gerald stated it was a deal that the Town and Wellons Realty made to offset the water bill. Alderwoman Sutherland stated it's we should have documentation. Mr. Gerald stated the deed is the packet where we deeded the property. Alderwoman Sutherland stated we should check with the Town Clerk because we have documentation on the properties. Mayor Dobbins asked we don't have tax liens that identify the properties and by identifying the properties by the grantee, meaning the owner? Mr. McNeil said yes. Aldermen O'Garra stated the properties belong to us, and we have the option to do what we want. Aldermen O'Garra stated we have a Splash Pad, and we need to go in a different direction. Aldermen O'Garra stated we need to move on with Project Keeble. Alderwoman Sutherland said we just need the correct documentation to make a legal decision. Mayor Pro tem Azizi agreed and asked about restrictions. Mr. Hankins explained that all Parcel is owned by the Town. Mr. Hankins stated that between 2007 – 2017 that the Town required these Parcel through several outstanding debts to the Town by property taxes and that's why the

properties were conveyed. Mr. Hankins stated the Board has the authority to sell the properties and the properties are subject to pay property taxes in Spring Lake and Cumberland County. Alderwoman Sutherland asked can we do the economic development? Mr. Hankins said they are not elements of economic development, but the purpose is for affordable housing. Mr. Hankins stated the Board can sell the property for affordable housing. Aldermen O'Garra stated in consideration he would like to make a motion to approve Resolution (2020) 6, Disposition of Real Property. Alderwoman Jackson said she second that motion. Alderwoman Cooper asked about the 75 jobs asking if those are long term jobs or just for building the homes? Mr. McNeil stated those jobs are associated with the length of the project and are not long-term jobs. Mr. McNeil stated he would have to give Kingdom Development a timeline. Alderwoman Cooper stated her concerns about the timeline. Mr. Hankins stated the Resolution can have certain requirements that KCDC will have to adhere too. Mr. Hankins stated that what he proposes in the Resolution is for the Town to impose conditions that are called a condition subsequent. Mr. Hankins stated requiring KCDC to use the property for construction to build affordable housing. Alderwoman Sutherland concerned that they don't want homes to be built one at a time over 10 years. Alderwoman Sutherland wants clarification in the construction of these affordable homes to ensure the Town will benefit according to the revenue that is being presented. Alderwoman Jackson stated she knows that KCDC will do what the Board asks. Alderwoman Jackson stated Town citizens are thankful for having affordable housing. Alderwoman Sutherland commented that KCDC has built beautiful homes. Mayor Dobbins stated these homes should be built within one year, and taxes would be available to the city. Aldermen O'Garra stated it will bring enhancement to the Town. Mr. Hankins stated he will go back to the agreement and clarify some things. Mr. Hankins stated he will go back to the Resolution and get approval. Mr. Hankins stated the Resolution approved by the Board gives the Town Manager to execute the agreement and handoff to Ann Evans to do the property transaction and draft the deeds based on what the Resolution says. Alderwoman Sutherland said when we approve things, we like everything to be together. Mr. Gerald explained over to Cumberland County Planning. Mr. Gerald stated as a Zoning Officer he has the right to sign it, and it went back over to Cumberland County Planning.

Action: The Board approved a motion to approve Resolution (2020) 6, Disposition of Real Property.

Motion by: Aldermen O'Garra

Second by: Alderwoman Jackson

Vote: 4-1

Yes

No

Mayor Pro tem Aziz
Alderwoman Jackson
Aldermen O'Garra
Alderwoman Cooper

Alderwoman Sutherland

8. New Business

Update 2020 Census

Dr. Wade Anthony discussed the update on the 2020 Census and the importance of completing the 2020 Census. Dr. Wade explained the importance for local municipalities and help aid in businesses and economic development, and most important that correct data is entered to receive millions of dollars in federal funding. Dr. Wade stated that are response rate in the United States is 58.6% and the North Carolina response rate is 54.7% and in Cumberland County, we are only 39 out of 100 in our response rate. Dr. Wade stated Spring Lake is only 46.2%. Dr. Wade said the extension on the 2020 Census has been extended until October 31, 2020.

Aldерwoman Cooper thanked Dr. Wade and his associates for coming out to inform us. Aldерwoman Cooper asked is there any way she can track the unaccounted and the track numbers. Dr. Wade stated yes. Mayor Dobbins and Board of Aldermen gave thanks.

Consideration of May 25, 2020 Meeting Schedule

Mayor Dobbins asked the Board about the next Budget Meeting what day would they like May 21 or May 22, 2020, from 8 am-11 am. Mayor Dobbins asked the Board to cancel the May 25, 2020, Regular Meeting.

Action: The Board approved a motion to cancel May 25, 2020 Board of Aldermen Regular Meeting.

Motion by: Alderman O'Garra

Second by: Aldерwoman Sutherland

Vote: Unanimous

Budget Amendment (2020) 5, Mitchley Street Sewer Project

Mr. Gerald asked to have the Town Board to do a budget amendment so funds can be put back into the Water/Sewer fund. Mr. Gerald stated the Town of Spring Lake received a sewer grant from Cumberland County Community Development Block Grant Program to perform sewer repairs on Mitchley Street. This was a reimbursement grant so the Town has to perform a budget amendment to receive the funds from the grant.

Action: The Board approved a motion to approve Budget Amendment (2020) 5, Mitchley Street Sewer Project.

Motion by: Aldерwoman Jackson

Second by: Alderman O'Garra

Vote: Unanimous

Town Response to the Local Government Commission Letter dated April 23, 2020

Mayor Dobbins stated after he received this letter; he asked Mr. Hankins to draft our response to this letter and Mr. Hankins did write a draft with Mr. Gerald's response added. Mayor Dobbins asked the Board if they had an opportunity to write the letter? Aldерwoman Sutherland asked to have her name removed. Aldерwoman Sutherland stated she would write hers separately because none of us met to discuss this. Mayor Dobbins stated none of us met. Mr. Hankins stated the Board could look at this as a draft, and a proposal, and that all Board signatures be on the letter. Mayor Dobbins stated he will sign. Aldерwoman Sutherland asked Mr. Hankins if he was writing the draft. Mr. Hankins said yes. Mr. Hankins said if the Board wants to make changes now, we can. Mayor Dobbins asked if the date June 30, 2020, was good. Mayor Dobbins stated we need to change the date. Mr. Gerald stated yes, we need cushion because of the Budget. Aldерwoman Sutherland recommends we have the Auditor come in and help. Mr. Hankins asked is July 15, 2020 good? Aldерwoman Cooper agreed. Mayor Dobbins stated the target date id June 30, 2020, but July 15, 2020, is good too.

Recognizing Graduates 2020

Aldерwoman Cooper stated she thought it would be nice if the Town of Spring Lake could do something for the upcoming 2020 graduates. Aldерwoman Sutherland stated recognition is great, but what are the particulars. Aldерwoman Cooper stated she just wants to recognize by drive-byes. Mayor Dobbins stated we could

recognize by name but no financial obligations by the Board. Mayor Dobbins agreed to recognize names but no drive-byes.

9. Closed Session- G.S 143-318.11 (a)(6) – Personnel

Action: The Board approved a motion to go into Closed Session.

Motion by: Alderwoman Jackson

Second by: Mayor Pro tem Aziz

Vote: Unanimous

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

Motion by: Alderwoman Jackson

Second by: Alderwoman Sutherland

Vote: Unanimous

10. Adjournment.

Action: There being no further business to come before the Board, the meeting was adjourned at 10:00 pm.

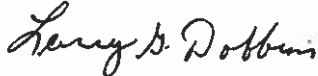
Motion: Aldermen O'Garra

Second by: Alderwoman Jackson

Vote: Unanimous


Melissa Pereira
Deputy Town Clerk

ATTEST:



Larry G. Dobbins

Mayor