

TOWN OF BLACK CREEK
TOWN BOARD MEETING

Date: December 12, 2006

Time: 7:30 p.m.

Place: Black Creek Town Hall

Present: Mayor Howard Moore, Commissioners Seltzer, Franks, Lucas, Godwin, Smith

Staff: Barbara Aycock/Town Administrator, Greg Gates/Supt., Candy Minshew/Deputy Clerk.

Absent: None

Minutes Taped Yes

Quorum Present: Yes

PUBLIC HEARING

Mayor Moore called the public hearing open for the Park Grant for 2007. The town will be seeking the grant for 2007. Mrs. Aycock, have we had any calls or comments from the citizens about the park grant. Mrs. Aycock stated the town has not received any calls or letters from the public. Mayor Moore opens the floor to the audience. Does anyone in the audience have any comments regarding the park grant? There were not any comments from the audience. Notice published in the Wilson Daily Times. If there aren't any comments from the audience do I have a motion to close the public hearing? Motion made by Commissioner Seltzer, 2nd by Commissioner Godwin. Motion carried unanimously. Public hearing closed:

REGULAR BOARD MEETING

Mayor Moore: Meeting called the regular board meeting to order. Has everyone had an opportunity to review the bills; do I hear a motion to pay the bills? Commissioner Lucas motioned to pay the December bills, second by Commissioner Godwin, all in favor say I, all opposed. Motion carried unanimously. Consideration of the November minutes, has everyone had a chance to review the minutes for November. If the minutes are in agreement with the board do I have a motion to accept the minutes? Motion to approve the minutes made by Commissioner Seltzer, second by Commissioner Godwin, all in favor say I, all opposed, Motion carried unanimously.

Mayor Moore: First item on the agenda is Herring and Sutton. Mr. Donald Perry of Herring and Sutton will be representing Mr. Ryan Skinners interest.

Donald Perry: Mr. Mayor and members of the board my name is Donald Perry, and I represent Herring, Sutton and Associates. I'm here to speak with you in reference to a possible proposed subdivision on Woodbridge Rd. Mr. Ryan Skinner is looking to bring a 19 lot subdivision to your town. One of the things he needs to this project started is to get the subdivision served with water and sewer. Basically the water is located down from Mr. Mill's property on Woodbridge Rd. As it stands now, we've done some calculations on the property and the thing is the numbers just aren't coming up for us. We'd like to entertain some help with some off site improvements. One of the things we would like to talk about is if maybe we could get some help with off site improvements; if this could happen we could get this subdivision moving forward. Not getting into the numbers at this time we would like to entertain some type of situation where Mr. Skinner would put in all the improvements necessary to construct the subdivision and also serve the adjoining property. When a lot is sold based on some help we hope we could get. Let's say a price that you all would be willing to participate our owner could be reimbursed that cost, or reimbursed a certain amount per year for a short time. We're looking to put homes in the neighborhood 1200 to 1400 square foot homes at a price of about \$130,000.00 per lot and home combined. I have some numbers here. Basically what we would be looking at is participation from the town on water that would go down Woodbridge Rd and go over to the adjoining property and also sewer as well would go from your existing pump station down Woodbridge Rd in front of our property. That's what we would be asking for. After we pay for the improvements, example: once a home was sold and the resident was using the services, the water, the sewer and your electricity, there would be some type of agreement where we have some repayment to the owner, by some type of method. We're not looking at this as all or nothing participation. We just need some help to get this project started. I'd like to think that once you get your tax base from the homes that are sold you're not really out any money per say anytime. I think for the total good if we run sewer across there that way this piece of property at some point would have access to the sewer. What I'm saying is the owner would put all of these improvements in and we'd come up with a number we could all agree upon. Let's throw out \$50,000.00 and you have 19 lots for example, this is an approach. Let's say the entire infrastructure is in and we sold lot #8 maybe you Mr. Skinner. The developer would put the money out there and then he would be reimbursed once a lot is sold on a agreed amount between the town and Mr. Skinner. This is not all or nothing for both parties. We would not like to think that the day the lot is sold he has to be reimbursed. We're just looking for some type of help form the town to help get this started.

Commissioner Godwin: What if you do all this and 2 years from now you haven't sold a lot?

Mr. Perry: Then you don't have to pay anything. I think that's a risk the developer is willing to take if we can get some participation from the town with this project. We've got a cost estimate. Let's just say it's \$2700.00 a lot. So what would happen if this was to take place; the town would reimburse the developer \$2700.00 when a lot was sold, it could be half the money at that time and half a year later, whatever we could work out between the town.

Commissioner Godwin: You are saying we would reimburse \$2700.00 when the lot is sold. And we'll get about \$500.00 tax rate. It'll take about 4 or 5 years to bread even on that.

Commissioner Seltzer: You're saying this is the total cost of doing this work. But you just told us we wouldn't be expected to pay it all, but that is all of it.

Mr. Perry: This right here sir, is this line here, it does not include this line here.

Commissioner Seltzer: I know that. That's your subdivision; I'm not concerned with that. I'm saying this price right here is what it cost to put that in, right. But you just said that we wouldn't have to pay for all of it, and now you're saying that we would have to pay for all of it.

Mr. Perry: I look at this as I'm not coming to you as an all or nothing situation. We're trying to get some help here. I just had this amount here estimated so we would have some numbers to look at. Of course, if we did go through with this we could have something that was agreed on in writing that we will not exceed this number. Or it could be we'll pay for this and we can have everything documented on the prices.

Mayor Moore: In other words, you are going to pay for it to start with and the town will pay after you've sold the lots.

Commissioner Smith: What he's asking us to do is agree to give back x number of dollars after a lot is sold and there's a house on the lot and there is a customer living in the house and closing out to help him pay for that \$52,000.00. That's basically what you're asking

Mr. Perry: Yes sir, and what we're trying to do is , you're going to have as you know the electricity, the water, sewer, and tax base. We estimate the homes to be about \$130,000.00.

Commissioner Smith: But you could ask \$2700.00 more per lot and not ask us for assistance.

Commissioner Seltzer: That's' what I'm looking at. This is just my personal opinion, and I'm speaking as one board member here. I don't think it's a wise thing, to come in here and ask for the whole thing. I think you should have come up with some numbers, and come in here and told us what you needed. If you need all of this, I don't think you should be looking at developing the subdivision. Economically it just doesn't look feasible for us to do this. That's eight tenths of an acre, that's an expensive seat, \$2500.00.

Mr. Perry: I understand your concern Commissioner Seltzer. That's what we get charged that's about average. If you have some frame of mind that you need a return on

your investment which is built in 3 years, which is like, our tax rate is this. We're just looking for some help.

Commissioner Godwin: We can't do anything about this tonight anyway. It's going to have to go before the planning board.

Commissioner Smith: To start with the town has never helped out a developer to develop. The town is not in the business of developing. To my knowledge, anybody that has ever developed in this town has taken care of all of that. You are asking us to do something that we've never done before.

Mr. Perry: I understand where you're coming from, but in addition to that when you look at the growth the town will experience. You can get your money back in 3 years. If you only get back the property tax, and you have growth, and water sewer and power, then have you really lost anything? This will help the town grow and bring new citizens to the community.

Commissioner Seltzer: It's not the point if we have lost anything. We know we're not going to lose anything on this project if the board goes along with it. Long term it would be impossible for us to lose.

Commissioner Smith: And another thing is people have always understood that if they were going to develop in town they were going to have to pay for it for the development. The property rezoned 9 years ago and was annexed in the town. Mr. Mills has come and asked for the same thing and we couldn't do it for him. So if we do it now we're going to be in a bad situation. According to our town ordinance the developer has to do that.

Mr. Perry: OK, I appreciate your time.

Mayor Moore: Next item on the agenda is the purchase of a new backhoe for the town. Will there be any discussion on this? Motion made by Commissioner Seltzer, second by Commissioner Godwin, all in favor, all opposed. Motion carried unanimously to purchase the Caterpillar 420E Backhoe Loader for 75,261.00 plus tax of 5,080.12. Next item is to approve which way we're going to finance it. I believe it was BB&T 5 year CD with a collateral rate of 3.2% equals a 4.45% loan rate.

Commissioner Seltzer: It's part of the minutes that this is a fixed note.

Mayor Moore: Motion made by Commissioner Lucas, second by Commissioner Seltzer, all in favor say I, all opposed. Motion carried. The next item is Christmas bonuses for the town employees. Motion to leave it as it was last year made by Commissioner Lucas, second by Commissioner Seltzer, all in favor say I, all opposed. Motion carried. A motion to seek a park grant for 2007-2008 is on the floor. Motion made by Commissioner Seltzer, second by Commissioner Lucas, all in favor say I, all opposed, motion carried. Moving on to Commissioner and Dept. head business, do we have anyone who would like to speak on business? Mr. Lucas do you have anything?

Commissioner Lucas: Does anybody know anybody that could do some repair work on the police station. I know nobody has given you a bid. Commissioner Smith recommends that someone call Chris Dawson. Commissioner Seltzer also states that he will get some names and numbers for contact on this matter.

Mayor Moore: Commissioner Franks, do you have anything?

Commissioner Franks: Nothing for the police dept. Supt. Gates did you and your staff have a safety meeting. Greg responds that they did.

Mayor Moore: Commissioner Godwin, do you have anything? Mr. Godwin states that he does not. Commissioner Smith, do you have anything? Mr. Smith states that he does not. Commissioner Seltzer, do you have anything?

Commissioner Seltzer: How are we coming with the Christmas decorations down Central Ave.? Are they going to be put up? Mr. Gates, states that they didn't go up, and it would probably have to wait until next year.

Commissioner Lucas: I've got one more thing. The cemetery rates. We need to discuss them. Keep it like it is for in town. The fire district, township district \$600.00. Out of town and out of district \$2000.00.

Mayor Moore: So that's 3 rates. \$300.00 for in town. \$600.00 for township. \$2000.00 for out of township. That is correct, stated Commissioner Lucas. Motion made to adopt those rates by Commissioner Lucas, second by Commissioner Godwin, all in favor say I, all opposed. Motion carried. Motion made to donate \$100.00 to the senior center for the new years event made by Commissioner Lucas, second by Commissioner Seltzer, all in favor say I, all opposed. Motion carried. December 7th we had a preconstruction conference. The notice to proceed was given to the contractor. They have 10 days to proceed. This is the project on the FPCR. Williams Utilities has got 120 days to complete the project from start date. The scheduled completion date is no later than April 16th, 2007. Liquidated daily is \$100.00 calendar day. Does anybody have any questions on that? Commissioner Seltzer asks if he has started. Mayor Moore: Not yet, he had to order some material. Greg has started marking some sewer lines that he had to mark before they could start digging. He did tell me that he had several crews that were working for the state, and the state has suspended their work for 2 weeks. So he's expecting when they start, to have 2 or 3 crews working on the job. Now on to department heads. Do you have anything Greg?

Greg Gates/Supt: Yes sir, the tree that we were talking about on the main line coming from the substation, they are all down except for 3 that we can't reach. We're probably going to have to rent a truck to get them. The park rules and hours are posted.

Mayor Moore: Ms. Aycock, do you have anything?

Barbara Aycock/Town Administrator: I was just wondering where we stand on the bathrooms. Do we have anybody in mind to complete the project? Commissioner Seltzer states that they are working on it. Mr. Gates states that he doesn't think that it can be done for \$20,000.00 after January 1st, because everything is going up.

Commissioner Smith: A labor bid for all the concrete and lay the block was \$4300.00. The material to do the block work probably \$4300.00 so that's \$9000.00. So all you need is somebody to plumb it and wire it, and put the commode in. You have to buy the commode, sink, and put the top on so you are talking about \$17,000.00. I've got a material list, I'm not a builder, but here's his list. So if we can get somebody to plumb, wire, and put in the commode, and sink. And find somebody to put a top on the bathroom. Thomas May could probably put the top on it. \$100.00 a square foot is ridiculous. You can build a house for that, I don't care what goes in it. Chris Dawson will do it, he does good work. But he's not a plumber, or an electrician. He can do the masonry work.

Mayor Moore: If that is settled, do you have anything else Ms. Aycock? Does anybody in the audience have anything for the board? Don't forget the Christmas Party on Friday night. I believe it's a pot luck thing. Everybody is expected to bring something. Robert is going to cook pork chops, and steak, and baked potatoes. Did you want to say something Mickey?

Mickey Davis/Citizen: I may be speaking out of turn. I'd like to see the Christmas lights down at the day care taken care of. Mr. Davis stated the lights has been up by now, and it is a tradition thing.

Mayor Moore: Mr. Gates is going to take care of it. He's been busy with other things but he's going to get it done. It's not the towns responsibility we're doing it as a favor. Anybody got anything else? Do I hear a motion to adjourn? Motion made by Commissioner Seltzer, second by Commissioner Franks, all in favor say I, all opposed. Motion carried, meeting adjourned.

Barbara Aycock, Secretary to Board

Mayor Howard Moore

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