



**TOWN OF GRIFTON
BOARD OF COMMISSIONERS
REGULAR MEETING**

Tuesday, September 14, 2010

7:00 PM

- A. Meeting Called to Order.
- B. Pledge of Allegiance to the Flag of the United States of America.
- C. Approval of Minutes (August Workshop and Regular Meeting) *Page 4*
- D. Recognition of Persons to Be Heard (**NOTE: Comments are limited to 5 minutes per person. Everyone addressing the Board shall first state their name and their residential physical address.**)
- E. Discussion/Action Items
 - 1. Zoning Request – Dick Mills Farms, Inc.
 - 2. NC STEP Grant – Budget Amendment *Page10*
 - 3. HOME Program(Birch Rd) – Authorization to Sell
 - 4. Code of Ordinances Update *Page12*
 - 5. Rezoning Request – Set Public Hearing *Page16*
- F. Commissioner’s Comments
- G. Adjourn



September 14, 2010

MEMORANDUM

TO: Mayor and Commissioners

FROM: Joe Albright, Manager

SUBJECT: Manager's Comments for September Regular Meeting

Below I have attempted to summarize and provide explanation for each agenda item.

Item E-1: Zoning Request – Dick Mills Farms, Inc.

All appropriate notices, notifications, and hearings have been held on this request. The Board should discuss and act on this matter.

Item E-2: NC STEP Grant – Budget Amendment

As we near the completion of this grant process, it is necessary to make some amendments to the grant budget. In order to do so, we must approve the Committees recommendations and then make a request to the NC Rural Center so that the existing contract can be amended. I recommend approval of Resolution No. 2010-11 Requesting Approval from the North Carolina Rural Economic Development Center to Modify the NC STEP Grant Budget for the Town of Grifton.

Item E-3: HOME Program (Birch Rd) – Authorization to Sell

As you know, the Town of Grifton participated in the HOME Program several years to create a subdivision off of Cottonwood Lane. This project used grant funds to create five residential lots and construct two homes. The Town sold one of the lots to Habitat for Humanity

which constructed a home. Thus, the Town is still responsible for the two homes that were constructed but remain unsold as well as the two vacant lots.

Unfortunately, the deadline for selling these houses and lots under the original grant agreement is only weeks away. Our financial obligation under the agreement is \$179,036.31. However, we do have an opportunity to at least sell the two houses before the deadline. To accomplish this, I am requesting permission to entering into an agreement with Metropolitan Housing & CDC, Inc. for the sale of these two houses. This group has the experience, client base and mechanisms in place to quickly put buyers in these homes. If we at least sell the two homes, our financial obligation will only be \$27,034.48. I recommend approval of Resolution No. 2010-12 Authorizing Town Manager to Enter into Memorandum of Understanding with Metropolitan Housing & CDC, Inc. for the disposition of houses located at 717 and 125 Birch Road.

Item E-4: Code of Ordinances Update

We have completed the update of our Code of Ordinances. The new Code Book needs to be officially enacted by ordinance to take effect. I recommend adoption of Ordinance No. 2010-02 Enacting the Code of Ordinances for the Town of Grifton.

Item E-5: Zoning Change Request – Set Public Hearing Date

We have received a request from the True Deliverance Church of Christ for a zoning change so that the Church can occupy the property located at 8911 South Highway 11 (Berce' Building). The property is currently zoned Industrial which does not allow churches. The Board needs to set a date for a public hearing. I would recommend the hearing be held during the Board's October Workshop.

I have attached the monthly reports from Police and the Library.