

Walter M. Gardner, Jr.
Mayor

Robert F. Davie
Town Administrator

TOWN OF WARRENTON

"Historically Great - Progressively Strong"

P. O. Box 281
Warrenton, NC 27589-0281
PHONE (252) 257-3315 FAX (252) 257-9219

BOARD OF COMMISSIONERS REGULAR MEETING JANUARY 12, 2015

Attending were: Mayor Walter Gardner, Jr.
Commissioner George "Al" Fleming
Commissioner Mary Hunter
Commissioner Kimberly Harding
Commissioner John Mooring
Commissioner Margaret Britt
Commissioner William "Tom" Hardy
Commissioner King was absent from meeting.

Robert Davie, Town Administrator
Police Chief Goble Lane
Mitch Styers, Attorney
William "Bill" Perkinson, Public Works
Annette Silver, Minute Taker

Call to Order/Minutes/Agenda

Mayor Gardner called the regular monthly meeting of the Town of Warrenton to order at 7:00PM. Those attending were asked to observe a moment of silence remembering all tragedies locally and worldwide. The Pledge of Allegiance was led by Commissioner Hardy. The Proposed Agenda was presented. A motion was made by Commissioner Fleming with second by Commissioner Hardy to approve Proposed Agenda. The motion carried by a unanimous vote.

Conflict of Interest Disclaimer and Rules for Citizen Comments

Mayor Gardner read the Conflict of Interest Disclaimer advising any members with conflict of any items on current agenda to identify themselves and their conflict.

Public Comments

No public comments were voiced.

Consent Agenda

The Consent Agenda was presented.

- (a) Minutes of Board meeting December 8, 2014
- (b) Year-to-Date Revenue and Expenditure Reports (Budget vs. Actual)
- (c) Monthly Checks Report
- (d) Public Works Monthly Report
- (e) WWTP Monthly Report
- (f) Police Activity Report
- (g) Southern Software Support Agreement Renewal
- (h) Unifirst Agreement Renewal (Public Works uniforms)

A motion was made by Commissioner Mooring with second by Commissioner Harding to accept the Consent Agenda. The motion carried by unanimous vote of approval.

Committee Reports

Beautification/Facilities

Commissioner Britt had no report, however, she complimented the Street Department on leaf pick-up and neatness of the Town.

Planning/Zoning/Annexation

Commissioner Mooring had no report at this time but stated that a relevant item shall be discussed in Old Business.

Finance and Administration

Commissioner Hunter had no report other than written report submitted. The Board was reminded of the County Work Session scheduled January 21, 2015, at which time the ABC revenue distribution will be discussed. Commissioners Hunter and Harding are to meet to compile information to be presented.

Public Works

Commissioner Harding reported that on December 22, 2014 a meeting of the Public Works Committee was held concerning the water/sewer rehab project and associated grant. The USDA program would grant 45% and loan to the Town the balance of 55% of expenses at a interest rate of 3.25%. USDA requires a revenue bond to finance this project. Warrenton has not increased water/sewer rates in approximately 6 years. A rate comparison was conducted with surrounding municipal and county water departments, using 5000 gallons of water and sewer as the base. Warrenton rates were found to be in the middle of the range. With the proposed rate increase the rates will remain in the middle of the range as compared to other towns in the area. Rehabilitation to water and sewer lines over 45 years old and renovation of Town Hall as a public works building were discussed. Grant dollars would reduce the overall project costs by 45%.

The Public Works Committee presented to the Board three options. Option 1 would be water and a small amount of sewer replacement for a total cost of approximately \$2,200,000. Option 2 would be water and a small amount of sewer plus facilities renovations for a total cost of approximately \$3,000,000. Option 3 would be water and more sewer lines and facilities for a total cost of approximately \$3,500,000. It was the recommendation of the Public Works Committee to support Option 3, contingent upon the outcome of the facilities renovation meeting on January 22, 2015. The costs for each option were discussed, with Option 3 requiring an 8.6% increase in the water and sewer availability and usage rates. Commissioner Fleming made the motion with second by Commissioner Mooring to approve Option 3 recommended by Public Works Committee contingent upon the January 22, 2015 meeting. The vote was unanimously approved by the Board.

In other news, Perkinson reported additional mixers are in place and working well. A treatment plant compliance inspection has been completed and the plant received its approval.

Public Safety

Commissioner Hardy and Chief Lane reported in addition to written report that there has been one employee moved from part-time to full-time. Mayor Gardner reported that a refurbished rescue truck will be picked up this week for the Fire Department.

Human Resources/Information Technology

Commissioner Fleming reported there were two employee changes in the Public Works Department, one retirement and one resignation, and effective today two employees have been hired.

Revitalization/Historical

In absence of Commissioner King no report was given.

Old Business

It is the recommendation from the Planning Board to approve a Special Use permit for the solar farm at 912 Warren Plains Road. A Public Hearing is scheduled for February 9, 2015 at 6:45PM, after which the Board of Commissioners will vote on the permit.

New Business

Mayor Gardner stated nothing formal had been presented requesting a solar farm at the end of Downtin Street; however, a petition has been circulated opposing such. Commissioner Fleming stated, presently, he is not opposed to solar farms but he would like more general information. Commissioner Fleming expressed concern over what happens to equipment/material if a contract/lease is not renewed or bankruptcy occurs. Commissioner Mooring stated most solar farms include in lease/contract restoration of land to the way it was found, if not better condition when contracts/leases are not renewed. If bankruptcy occurs, the land reverts to owner with removal of equipment. Attorney Styers proposed that the Board enact a solar farm ordinance and will send Mr. Davie relevant information to review. Commissioner Mooring made a motion, with a second by Commissioner Fleming, to table discussion until the February meeting. The motion was approved unanimously.

Announcement

A Town Hall Workshop is scheduled for January 22, 2015 7:00PM at Warrenton Rural Fire Department.

With no further business, meeting adjourned by motion of Commissioner Fleming and second by Commissioner Hardy.