

**Walter M. Gardner, Jr.**  
Mayor

**Robert F. Davie**  
Town Administrator

## **TOWN OF WARRENTON**

*“Historically Great - Progressively Strong”*

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### **Board of Commissioner’s Regular Meeting June 10, 2013**

Those attending were:

Mayor Walter Gardner

Commissioner Palmer King

Commissioner Kimberly Harding

Commissioner George Fleming

Commissioner John Mooring

Annette Silver, Minute Taker

Robert Davie, Town Administrator

Goble Lane, Police Chief

Bill Perkinson, Public Works Director

Jennifer Harris, Warren Record

Mitch Styers, Town Attorney

Commissioners Mary Hunter, Margaret Britt and Julius Banzet were absent from meeting. There were 10 citizens present.

#### **Call to Order/Minutes/Agenda**

Mayor Gardner called the meeting to order at 7:00PM followed by the Pledge of Allegiance and a moment of silence. The Proposed Agenda was presented with correction to item #A (should be Minutes of Board meeting May 2013 not April 2013). A request was made to include an amendment to 2013-2014 Budget. The Proposed Agenda was accepted with correction and request by motion of Commissioner Mooring and second by Commissioner Fleming. The vote of approval was unanimous.

#### **Public Comments**

Public Comments were heard by Susan King, Thomas Miller and John Blalock. Mrs. King was before Board concerning the restriction of poultry in the Town of Warrenton. Mrs. King referred to Chapter 90.03 of Town Ordinances and spoke to the pros and cons of backyard poultry (living more sustainably and knowing where food comes from versus being disruptive and bad smelling). She stated she found nothing in the Town Ordinances restricting chickens totally from town limits but rather hogs/pigs not being kept within city limits. Thomas Miller, also, spoke to the subject of chickens in town limits. Mr. Miller has had chickens for over a year with no problems occurring. Mr. Miller also stated his opinion that the authority of the Historic District Commission should be more limited. John Blalock spoke to Board concerning the appearance of South Main Street by faulty asphalt work done in November 2012 by DOT which has not been corrected. Mr. Blalock has contacted DOT to no avail and is before the Town requesting an official complaint be lodged.

#### **Consent Agenda**

- A. Minutes of Board Meeting May 2013
- 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

The Consent Agenda was presented. The following errors were noted; instead of stating Stemle had acquired consent from Connell to use property, Lynn Stemle said "he had obtained an option to purchase the land from Jane Connell with intention to pay for it with donations." Also, Commissioner Harding would like it noted that the explanation by Mayor Gardner and Rick Seekins concerning the COG deficit indicated that we were asked to pay an assessment based on a problem that occurred when COG Funds were comingled in a general account and to avoid this in the future Fed wanted separate accounts. The deficit amount is \$319,000 not \$317,000 as reported. A motion to accept the Consent Agenda with corrections by Commissioner Harding was made by Commissioner Mooring with second by Commissioner King. The vote was unanimously approved.

## **Committee Reports**

### **Finance and Administration**

In the absence of Commissioner Hunter, Mr. Davie reported the Finance Committee is considering a Revolving Loan. The Budget amendment for 2012-2013 is a change to accurately reflect the payment amount of interest on two car loans for the police department. The Budget line items 37-500-016, 37-500-311 and 37-500-010 will be affected to correct the \$44.00 amount. A motion to accept the Budget amendment was made by Commissioner Mooring with second by Commissioner Harding. The vote was unanimously approved. The 2013-2014 Budget was presented for approval showing a tax rate of \$0.61 per \$100 value, an increase in water rate only to super users and a retirement set-up for employees. The motion to accept the 2013-2014 Budget as presented was made by Commissioner Mooring with second by Commissioner King. The vote was unanimously approved. Mr. Davie reported \$10,000 had been set aside in reserve fund account in the 2013-2014 budget.

### **Public Works**

Commissioner Harding and Public Works Director Perkinson reported in addition to written report all hydrants had been fixed and passed inspection. The approximate 5.8 inches of rain Friday, June 6 caused temporary flooding to several streets. Commissioner Fleming complimented Perkinson and staff on the way the problems were expediently handled in addition to regular obligations.

### **Public Safety**

In absence of Commissioner Banzet, Police Chief Lane stated in addition to the written report an officer had resigned. Chief Lane requested a closed session to update the Board.

### **Human Resources/Information Technology**

Commissioner Fleming had no report.

### **Revitalization/Historical**

Commissioner King announced the last official Small Town Main Street meeting is scheduled for Tuesday, June 18<sup>th</sup> at 6:00PM, with a Revitalization meeting following. (This is the last official STMS meeting; however the project will continue).

### **Beautification/Facilities**

In the absence of Commissioner Britt, Mr. Davie reported Commissioner Britt had contacted the Sr. and Jr. Arborist of Progress Duke Energy concerning the way the trees were butchered in the trimming phase in Warrenton. They made a trip to Warrenton and committed to funds and resources to remove trees under power lines during Town's street beautification grant process. Commissioner Britt and Mr. Davie will follow-up. The Town clean-up, Saturday, June 8, 2013, spearheaded by Mrs. Debbie Speer was deemed successful with volunteers and merchants participating. Mrs. Speer was thanked for her commitment to Town. Commissioner Harding suggested possibly doing project earlier in 2014. Mr. Davie announced the USDA/RBEG grant for \$50,000 plus "matching fund contributions" of \$6500 from Preservation Warrenton and \$2000

from the Warrenton beautification budget for a grand total of \$58,500 was approved for Warrenton which will assist in upgrading the Town appearance and must be completed within 12 months of receipt of the grant money. A motion for a resolution to accept the USDA/RBEG grant was made by Commissioner King with second by Commissioner Mooring. The vote was unanimously approved.

### **Planning-Zoning-Annexation**

Commissioner Mooring, Attorney Styers and Board reviewed Chapter 90 Nuisances – Animals of Town Ordinance concerning the discussion of chickens in Town limits. It was unanimously agreed at the present time, the wording does not put the owners of poultry in violation of any Town Ordinance in R8 or R12 Zoning District. Town ordinances are still being reviewed. Zoning committee to meet and come back with recommendations to the board.

### **Administrator's Report**

The Rural Center Grant has not presently been heard from on grant submitted for water meters. There is a scheduled meeting Friday, June 14, 2013 at 11:00AM at Town Hall of the Park Oversight Committee (the application is due January 2014). CAB has recommended Town of Warrenton send a letter to the resident on Fairlane Drive concerning condition of miscellaneous household items in yard. A motion was made by Commissioner Mooring with second by Commissioner Fleming for a letter to be sent to resident. The vote was unanimously approved. The Vacant Property Registry was discussed as Town Hall is not compliant with Town regulations. After discussion of Vacant Property regulations a motion was submitted by Commissioner Mooring with second by Commissioner King for the Town Administrator to submit a letter and plan of action formally requesting a 6 month extension to ordinance. It is understood this extension will set precedence for other vacant buildings in C1 and C2 District. The vote was unanimously approved. The Town Hall roof project has not proceeded due to receiving higher bids than anticipated and material cost issues (a metal roofing company used by most bidders has gone out of business but material it made is expected to be offered by another soon). Bids from two new companies are expected before July board meeting and there is hope that they will be lower.

A motion was made by Commissioner Fleming with second by Commissioner King to adjourn into closed session. The vote was unanimous.