

State of North Carolina

County of Rutherford

Town of Spindale

March 17, 2014

The Spindale Board of Commissioners held their regular meeting on March 17, 2014 in the Commissioners' Room of the Spindale House. The following elected officials were present: Mayor Mickey Bland; Commissioners Tom Roberson, Robin Ensley, Brett Hooper and Nancy Walker. Staff present included Cameron McHargue, Town Manager; John Crotts, Town Attorney and Cathy Swafford, Town Clerk.

Mayor Bland welcomed everyone to the meeting and requested that we stand for the Pledge of Allegiance.

Mayor Bland recognized Beatrice Bright, Administrative Secretary for the Maintenance Department, who will be retiring at the end of the month with nearly eight years of service to the Town. He thanked her for her service and wished her well in her retirement years.

Approval of Minutes

Commissioner Walker made a motion to approve the Regular and Closed Session minutes from February 17, 2014. Commissioner Ensley seconded and the motion carried unanimously.

Public Comment

No members of the public chose to comment.

Mayor Bland recognized Jack Wallace who is in the audience tonight. Jack is working toward his Eagle Scout certification.

Additions or Deletions to Agenda

Commissioner Roberson made a motion to approve the agenda as presented. Commissioner Walker seconded and the motion carried unanimously.

Old Business

1. Waste Treatment Plant Rehabilitation Project Update – Mr. Kurt Wright spoke briefly about a new CDBG grant program that may be of some assistance to Spindale in the future. It will not, however, benefit the current WWTP rehab project. The Town may be eligible to apply for up to \$3 million over a 3-year period.

2. 2012 SRF Sewer Replacement Project Update – The only portion of the project lacking is the repaving and we just need to wait for the weather to warm up for the asphalt plant to open.

3. Public Hearing & Disposition re: Street Closure Request – Portion of Old Flynn Road – Commissioner Roberson made a motion to go into a Public Hearing for discussion. Commissioner Hooper seconded and the motion carried unanimously. Mr. John Roberts, 126 Spinner Street, Spindale asked some general questions about street closure, such as who then owned the property and would the Town maintain the closed portion. Mr. McHargue explained that the closed portion of the street would revert to the property owners on either side and that no the Town would not maintain that portion of the road once closed.

With no further public comment, Commissioner Ensley made a motion to close the Public Hearing. Commissioner Hooper seconded and the motion carried unanimously.

After meeting all statutory requirements for street closure, including proper advertisement and a Public Hearing giving all citizens a chance to speak Commissioner Hooper made a motion to order the street closure of approximately 500 feet at the end of Old Flynn Road. Commissioner Roberson seconded and the motion carried unanimously.

New Business

1. Public Hearing & Disposition re: Industrial Development Incentives – Mr. Matt Blackwell, with the Rutherford County Economic Development Commission, explained the proposed incentives involving an existing company code-named APPI, which is located in Spindale. The company proposes to invest \$1.2 million in real and personal property. The proposed incentive package would make an annual cash grant to the company equal to a percentage of the ad valorem personal and real property taxes paid on the new investment. Once the company has made the \$1.2 million investment the cash grant would be paid as follows: Year 1 – 50%; Year 2 – 40%; Year 3 – 30%; Year 4 – 20% and Year 5 would be 10%.

Commissioner Roberson made a motion to go into a Public Hearing for discussion on the proposed economic incentives. Commissioner Hooper seconded and the motion carried unanimously. With no public discussion, Commissioner Walker made a motion to close the Public Hearing. Commissioner Ensley seconded and the motion carried unanimously.

Commissioner Roberson made a motion to approve the resolution authorizing the Town to Pay Economic Development Incentives and the Town Manager to Execute Economic Development Agreements. Commissioner Walker seconded and the motion carried unanimously.

2. Resolution of Application for NC Commerce Industrial Development Fund Grant – Mr. Blackwell further discussed a company proposing an expansion in Rutherford County that will result in the creation of 70 new full-time jobs and a capital investment of \$2 million over a period of three years. This company will be located at the Hwy 74 and 221 intersection and while this is not within Town limits, the Town does provide sewer service to this area. The grant requested will be used for improvements to the existing lift station. Total amount of grant requested will be \$112,035 with a 25% local match. Rutherford County will contribute \$29,645 leaving the Town's portion to be \$7,700. Commissioner Roberson made a motion to approve the Resolution to authorize the Town Manager to complete and submit a grant application for Industrial Development Funds for a Lift Station Improvement Project to serve Project Nathan and other businesses along Highway 221 in Rutherford County. Commissioner Walker seconded and the motion carried unanimously.

3. Public Hearing & Disposition re: Zoning Ordinance Text Amendments – Mr. McHargue explained that some Zoning Ordinance Text Amendments need to be made in order to accommodate statutory changes made by the NC General Assembly this year. The Planning Board has reviewed and recommended that these changes be approved by the Board of Commissioners.

Commissioner Walker made a motion to go into a Public Hearing to discuss proposed Zoning Ordinance Text Amendments. Commissioner Roberson seconded and the motion carried unanimously.

With no public comments, Commissioner Walker made a motion to close the Public Hearing. Commissioner Ensley seconded and the motion carried unanimously.

Commissioner Hooper made a motion to approve the Zoning Ordinance Text Amendments as presented. Commissioner Walker seconded and the motion carried unanimously.

4. Recreation Committee Update – Eddie Searcy - Mr. Searcy reported that several members of the committee had resigned and he would like the Board to consider appointing some new members. The Board agreed to come back with three names in April for consideration.

5. Proclamation of Spring Cleanup 2014 – Mayor Bland proclaimed April 21st to May 2nd as “SPRING CLEANUP” time in Spindale and to encourage citizens all over Spindale to make use of this time in helping to make Spindale a cleaner place to live.

6. Discussion re: Purchase of Downtown Seasonal Banners – By consensus the Board agreed to purchase 4 sets of seasonal banners to be used in the downtown corridor. The funds have already been allocated through the Capital Reserve.

7. Audit Contract FY 2013-14 – This year’s audit will again be performed by Martin, Starnes & Associates at a cost not to exceed \$20,000. Commissioner Roberson made a motion to approve the contract as presented. Commissioner Hooper seconded and the motion carried unanimously.

8. Budget Amendment – A budget amendment was presented to Board members to meet immediate cash needs of aggregate health insurance claims that have recently occurred. Commissioner Roberson made motion to allocate \$60,000 to the health insurance claim fund. Commissioner Hooper seconded and the motion carried unanimously.

Manager & Planner’s Report

- The Planning Board discussed infrastructure acceptance and management – including how to handle these requests and growth issues involved
- Signed off on the Sterling Oaks property split
- Mr. McHargue and David Truscott will attend a Board of Adjustment workshop on 4-11-14 in Asheville
- Budget reviews will be held with Department Heads beginning next week
- Reminded the Board of the CIP meeting on April 10th
- Informed the Board of a presentation by W K Dickson on the Joint Sewer Project on June 24th at the Foundation

- Solids at the WWTP have been measured and examined, we will have more information later

Mayor/Commissioners' Reports

Commissioner Roberson – made note of lots of dangling wires in Town that are probably old AT&T lines that need to be addressed

Commissioner Ensley – inquired about the work going on at Four Leaf Textiles. Mr. McHargue explained that it boils down to the fact that they are remodeling, not completely demoing.

Commissioner Walker – Asked how many houses had trash pick-up. Wanted to know if Diamondback was still working because she hadn't observed any cars there lately. Also inquired about Crain's Shell Station. Asked if the reception for Karen Andrews, retiring Rutherfordton Town Manager, was 3-31-14.

Commissioner Hooper – expressed his appreciation that the guard rail issue on Pleasant Street had been taken care of so quickly and also the gate had been fixed at the Spindale House.

Mayor Bland – thanked all Town employees for an excellent job

Commissioner Roberson made a motion to go into Closed Session per NCGS 143-318.11(a)(3) to discuss Matters of Attorney-Client Privilege. Commissioner Walker seconded and the motion passed unanimously.

With no further business after returning from Closed Session Commissioner Walker made a motion to adjourn. Commissioner Roberson seconded and the motion carried unanimously.

R. Mickey Bland, Mayor

Cathy Swafford, Town Clerk