

MINUTES OF THE HOPE MILLS BOARD OF COMMISSIONERS

October 6, 2008
Regular Meeting

Mayor Eddie Dees called the regular meeting of the Hope Mills Board of Commissioners to order on Monday, October 6, 2008 at 7:30 p.m.

GOVERNING BODY MEMBERS PRESENT

Mayor Eddie Dees, Mayor Pro Tem Bob Gorman, Commissioners Doris Luther, Eddie Maynor, Jackie Warner, and Tonzie Collins.

GOVERNING BOARD ABSENT – None

STAFF PRESENT

Town Manager Randy Beeman, Town Attorney John Jackson, Town Clerk Connie Spell, Finance Director Jeff Saleeby, Chief Building Inspector Mike Bailey, Code Enforcement Officer Jeff Wade, Parks and Recreation Director Stan Braswell, Public Works Director Bruce McLaurin, Fire Chief Chuck Hodges, Police Chief John Hodges and Deputy Fire Chief Steve Lopez.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was rendered by Rev. Ron Godbolt, Christ Gospel Church, followed by the Pledge of Allegiance led by Commissioner Luther.

1. APPROVAL OF AGENDA, ADDITIONS OR DELETIONS

Mayor Dees presented the agenda and requested the following addendum for consideration:

Addition to New Business

- **Consideration to authorize the purchase of safety fencing, \$5,730.00.**

Commissioner Maynor made a motion to approve the agenda with the above addition as presented. Commissioner Luther seconded, and the motion carried unanimously.

2. PRESENTATIONS/REPORTS

a. **Mayoral Proclamation: South View Band Day – Rumble In The Jungle XII, October 11, 2008.**

Mayor Dees read the proclamation and encouraged all citizens to recognize the band for its many contributions to our community and to further support the band in all its future endeavors.

b. **Mayoral Proclamation: Eva McNeill Reynolds 100th Birthday.**

Mayor Dees read the proclamation and presented the same to Ms. Eva McNeill Reynolds in recognition of her 100th birthday.

c. **Status Report on Hope Mills Lake/Dam project – Mayor Dees.**

Mayor Dees reported the contractor was in the clean-up stage and preparing the final completion of the project. He said since the last report they had removed and installed sheeting at the north slop on the west wall; they had cut off sheeting to grade; poured the steps from the exit pad at the west end of the pedestrian bridge; poured the concrete walks on the west end of the bridge; worked on final grades and placed riprap on the west end; poured concrete walks on the east end of the pedestrian bridge; begin moving the office trailer from the project site; removed the chain link fence from the west side of the project; removed and re-poured the broken curbing along Lakeview Drive; continued cleaning up the project site and loading un-needed materials and equipment.

Mayor Dees said he received an email from Dam Safety approving the temporary impoundment strategy for the lake. He said they would coordinate with the Town to coincide with the time period in which we were planning to hold our Lake Festival. Mayor Dees said they would be testing to determine the water levels down stream, up stream and in the lake bed. Also, they would be testing to determine the problem with the vibrations. He said they would let the Town impound the water before and during the festival.

Mayor Dees said the Board had a list of activities that were planned for Ole Mill Days/Lake Festival and asked the Board to make any final recommendations or suggestions.

Mayor Dees briefly discussed some of the highlights of the festival.

Commissioner Collins expressed concerns with the completion date of the Lake/Dam project and fines associated with the project if the final completion date was not met.

Attorney Jackson said he would review the documents and bring his finding back to the Board.

A discussion followed concerning bus shuttles for the festival.

Mayor Dees opened the floor for public comments or questions about the Lake/Dam project and there were none.

d. Committee Reports. There were none.

3. PUBLIC COMMENTS - None

4. CONSENT AGENDA

Mayor Dees presented the consent agenda and asked if there were any items the Board wished to place on the regular agenda for further discussion.

Commissioner Collins made a motion to approve the consent agenda items as presented. Commissioner Luther seconded, and the motion carried unanimously.

a. Consideration to approve minutes of the August 18, 2008 Regular Meeting and September 3, 2008 Regular Meeting.

Minutes approved as written.

b. Consideration to appoint Mayor Dees, voting delegate, and Mayor Pro Tem Gorman, alternate voting delegate, for the 2008 Annual League Business Meeting, October 14, 2008.

Appointments approved.

c. Consideration to accept donations for the Lake Festival and adopt Budget Ordinance Amendment No. 9 to allocate same - \$6,189.10.

The Town received \$5,300.00 from the Lake Festival Committee for Ole Mill Days/Lake Celebration and \$889.10 from the Historical Committee for the same event. The following Budget Ordinance No. 9 was presented:

**BUDGET ORDINANCE AMENDMENT
NUMBER NINE**

BE IT ORDAINED by the Governing Board of the Town of Hope Mills, North Carolina, that the following amendment be made to the General Fund for the 2008-2009 budget ordinance:

Section 1. To amend the General Fund for expenditures for the Lake Festival, the expenditures are to be changed as follows:

<u>Account</u>	<u>Current Budget</u>	<u>Increase (Decrease)</u>	<u>Revised</u>
Lake Festival Expenditures	\$ 8,000	\$ 5,300.00	\$ 13,300
Historical Committee Expend	\$ 0	889.10	889.10

Section 2. To provide for the additional costs, the following revenue sources are as follows:

<u>Account</u>	<u>Current Budget</u>	<u>Increase (Decrease)</u>	<u>Revised</u>
Lake Festival Donations	\$ 8,000	\$ 5,300.00	\$ 13,300
Historical Committee Donate.	\$ 0	\$ 889.10	889.10

Section 3. Copies of this amendment shall be furnished to the Town Clerk and to the Budget Officer and the Finance Officer for their direction.

Adopted by the Hope Mills Board of Commissioners this 6th day of October, 2008.

Eddie Dees, Mayor

Attest:

Connie Spell, MMC, Town Clerk

Donations accepted and Budget Ordinance Amendment adopted.

d. Consideration to adopt Budget Ordinance Amendment No. 10 to allocate payment of services to Bob Segal and allocate additional funding received from the Utility Franchise Tax, \$27,291.52.

Finance Director Jeff Saleeby said on June 2, 2008 he presented the results of the Utility Franchise Tax Audit performed by Mr. Bob Segal. He said Mr. Segal retrieved a lump sum payment of \$40,849.00 in Utility Franchise Taxes that was owned the Town from April 1, 2005 thru March 31, 2008 due to certain addresses not being included in the Hope Mills distribution area. Also, the same audit resulted in retrieval of \$13,734.04 in additional revenues each year. Mr. Saleeby said the agreement called for a collection fee of 50% paid to Mr. Segal.

**BUDGET ORDINANCE AMENDMENT
NUMBER TEN**

BE IT ORDAINED by the Governing Board of the Town of Hope Mills, North Carolina, that the following amendment be made to the General Fund for the 2008-2009 budget ordinance:

Section 1. To amend the General Fund for expenditures for payment of services provided by Bob Segal, the expenditures are to be changed as follows:

<u>Account</u>	<u>Current Budget</u>	<u>Increase (Decrease)</u>	<u>Revised</u>
Contracted Services (FIN)	\$ 22,000	\$ 27,292	\$ 49,292

Section 2. To provide for the additional costs, the following revenue sources are as follows:

<u>Account</u>	<u>Current Budget</u>	<u>Increase (Decrease)</u>	<u>Revised</u>
Utility Franchise Tax	\$ 404,000	\$ 27,292	\$ 431,292

Section 3. Copies of this amendment shall be furnished to the Town Clerk and to the Budget Officer and the Finance Officer for their direction.

Adopted by the Hope Mills Board of Commissioners this 6th day of October, 2008.

Eddie Dees, Mayor

Attest:

Connie Spell, MMC, Town Clerk

Budget Ordinance Amendment adopted.

- e. **Consider street/road closures for Ole Mill Days/Lake Festival on October 24, 2008, October 25, 2008, and December 6, 2008 for the annual Christmas parade.**

Town Manager Randy Beeman said the Town would celebrate three events of significance and suggested street and road closures during the celebrations. He said the Ole Mill Days/Lake Festival was scheduled for October 24 – 25, 2008 and the Christmas Parade was scheduled for December 6, 2008 and the Board needed to approve the street/road closures.

Mr. Beeman said the North Carolina Department of Transportation Division traffic engineer will be apprised of the action and request.

Street/road closure approved.

“END CONSENT AGENDA”

5. NEW BUSINESS

- a. **CASE NO. 08-136. Consideration of Municipal Influence Area (MIA) waiver request for Southview Section Nine, Zero Lot Line Subdivision Review, regarding sidewalks and concrete curbs & gutters; located at the northeast end of Crepe Myrtle Drive, Southeast of SR 1392 (Canady Street), submitted by Ram Development, Inc.**

Mr. Ed Byrne Cumberland County Planning displayed a map of the subject property. Mr. Byrne said this property was located in the County and within the Town of Hope Mills MIA. He said this subdivision was approved on August 27, 2008 meeting the Town’s standards for subdivision regulation. Mr. Byrne said the developer has requested a waiver of two of the standards that is required under the Municipal Influence Area requirements.

Mr. Byrne said the Hope Mills Subdivision regulations require sidewalks on both sides of all streets and street construction with concrete curbs and gutters. He said the Hope Mills Plan Review Committee and County Planning staff both recommends denial of the waiver request for sidewalks as submitted; however, the staff does recommend the Board’s recommendation to allow sidewalks along one side of all streets. This recommendation is based on the following:

1. The Town Board has required sidewalk construction along at least one side of all streets for developments with a similar set of facts and circumstances, including the topography of this site, and requiring the sidewalks only on one side of all streets will cause less impervious surface area within the development.
2. This development is likely to be annexed into the Town limits within a relatively short period of time and all new subdivisions should reflect the development standards enforced within the Town when proposed within the Municipal Influence Area.
3. Providing sidewalks on one side of all streets will help ensure safe pedestrian access.

Mr. Byrne reported the Hope Mills Review Committee and County Planning Staff recommend denial of the concrete curbs and gutters waiver based on the following:

1. Because concrete curbs and gutter do not currently exist within this general area is not a justifiable basis for the waiver request.
2. The staff is of the opinion that the provision of concrete curbs and gutters will not adversely affect the development.
3. Providing concrete curbs and gutters will aid in controlling future stormwater run off.

Mayor Pro Tem Gorman made a motion to follow the recommendation of the staff and recommend denial of the concrete curbs and gutter waiver request and recommend denial of the

waiver request for sidewalks as submitted, however, to allow sidewalks along one side of all streets. Commissioner Collins seconded, and the motion carried unanimously.

b. CASE NO. 08-147. Consideration of Southview Townhouses Two, Zero Lot Line Subdivision & Group Development review and a variance from Section 86-86(4) regarding access, Chapter 86, Subdivision Regulations, Hope Mills Code of Ordinances; located on the south side of Culloden Place, west of Dunrobin Drive.

Mr. Ed Byrne Cumberland County Planning Department displayed a map of the subject property. Mr. Byrne said the developer was requesting approval of a zero lot line and group development review for a 28 unit townhouse development and a request for an access variance. He said the development was located on four previously platted land-locked lots and would take its access off of Culloden Place a private drive.

Mr. Byrne said the developer is also requesting that the parks, recreation and open space fee be paid in place of having on-site parks/recreational/open space. He said the recommended conditions of approval provide both options, depending of the Board's decision. Mr. Byrne said if the Board did not approve the fee in lieu of the on site area, the developer would be required to re-design the site providing the required amount of park/recreation/open space area. He said this too may require major changes to the site layout; any major changes to the site would require re-approval by the Board.

Mr. Byrne reported the Hope Mills Plan Review Committee and the County Planning Staff had reviewed the proposed zero lot line & group development review and recommended conditional approval of the development. He said the Board of Commissioners may vary the requirements of this Chapter where, because of the size of the tract to be subdivided, its topography, the condition or nature of adjoining areas or existence of other unusual physical conditions, strict compliance with the provisions of this Chapter would cause an unusual and unnecessary hardship on the subdivider. Mr. Byrne said staffs recommend approval of the requested access variance based on the following:

1. The four existing lots were approved by a Town Official and legally platted without provisions for access.
2. The developer is the owner of the property which Culloden Place crosses and can provide the access to Dunrobin Drive.
3. The proposed zero lot line subdivision and group development will not increase the number of land-lock properties.
4. The Town has approved a similar type development located next to the subject property with the same type of access problem due to the way the lots were previously approved by a previous Town official.

Attorney Jackson stated anyone wishing to speak on the matter must be sworn in.

Mayor Dees opened the floor for public comments or questions.

Mr. Harvey Allen, 206 Raeford Road Suite 31, Fayetteville, 28303, Engineer for the developer briefly discussed the layout of the property and explained why they were requesting the variance.

A discussion followed concerning Culloden Place if it was a public or private drive, and the dedication of the easement.

Attorney Jackson said he would like to clarify that one of the conditions in the staff's preparation of the conditions is that the road be dedicated and the easement be available.

The Board expressed concerns with the fee being paid in lieu of having an on-site parks/recreation/open space. They also expressed concerns with the property being platted without provisions for access.

The Board expressed concerns with the amount of recreation/open space and the fee amount for this size project that is required. Mr. Byrnes briefly explained what the fee amount was based upon.

Mr. Byrnes said the plans would have to be modified to include recreation space.

Commissioner Luther said she had been working four years on the 2030 plan and one of the things they want this County to do is have open space. She said we are putting everything so close together; the people do not have room to breathe.

Commissioner Luther made a motion to approve the access variance and in lieu of money, require the developer to provide on-site parks, recreational and open space. Commissioner Warner seconded, and the motion carried unanimously.

The development plat/plan submitted was conditionally approved by the Hope Mills Board of Commissioners. The approval is subject to the following conditions:

CONDITIONS OF APPROVAL:

Revision-Related:

1. The developer must submit five copies of a revised site plan showing the required 34,847.96 square feet of required on-site parks, recreation and open space (PROS) area. **(Note: The Hope Mills Board of Commissioners did not approve the requested PROS fee in lieu providing on-site PROS area.)**

Pre-Plat/Pre-Permit Related:

2. Prior to clearing the site and/or removing any tree regulated by the Town's Landscape and Tree Preservation Code provisions, the developer must first obtain a tree removal permit from the Town's Inspections Department.

Permit-Related:

3. The owner/developer(s) of these lots must obtain detailed instructions on provisions of the Hope Mills Zoning Ordinance and permits required to place any structure within this development from the Hope Mills Inspections Department in the Town Hall at 5770 Rockfish Road. For additional information, the developer should contact a Hope Mills Inspector.
4. Connection to public water and sewer is required, the Public Works Commission (PWC) must approve water and sewer plans prior to application for any permits. A copy of the PWC approval must be provided to the Town Inspector at the time of application for building/zoning permits.
5. New development that disturbs one acre or more of land or is part of a larger plan that will disturb at least an acre of land is subject to the Hope Mills Post-Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Hope Mills Stormwater Department. If one acre or more of land is to be disturbed, prior to the issuance of any building/zoning permits for this site, a copy of the Town's post-construction permit must be provided to Hope Mills Inspections Department.
6. The developer must provide the Hope Mills Inspections Department with an approved NC Department of Environment and Natural Resources (NCDENR) sedimentation and erosion control plan (S&E) prior to any application for permits. (Note: If any retention/detention basins are required for state approval of this plan, then three copies of a revised plan must be submitted and approved by the County Planning Staff prior to application for any building/zoning permits.) A copy of the NCDENR approval must be provided to the Town Inspector at the time of application for any building/zoning permits.

7. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
8. Landscaping must be provided as shown on the site plan. The following are the minimum standards for the required landscaping of this site:
 - Three trees and 20 shrubs are required within the parking area.

In addition:

- a. All required plant materials shall be maintained by the property owners, including replacing dead or unhealthy trees and shrubs;
 - b. Trees shall be maintained in a vertical position at all times;
 - c. All planting areas shall be kept free of weeds and debris.
9. The building final inspection cannot be accomplished until a Town Inspector inspects the site and certifies that the site is developed in accordance with the approved plans.

Site-Related:

10. All uses, dimensions, setbacks and other related provisions of the Hope Mills Subdivision and Zoning Ordinances for the R5A zoning district must be complied with, as applicable.
11. This conditional approval is not approval of any freestanding signs. If a freestanding sign is desired, re-submittal of the site plan is required prior to application for any freestanding sign permits. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in Article X of the Hope Mills Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is **not** approval of the size, shape, or location of any signs.)
12. All applicable provisions of Section 86-86, "Group Developments", Hope Mills Subdivision Ordinance, must be complied with.
13. An adequate drainage system must be installed by the developer in accordance with the NC Department of Environment and Natural Resources' (NCDENR's) *Manual of Best Management Practices* and all drainage ways must be kept clean and free of debris with the standards of the Town of Hope Mills, Section 86-122(f), Hope Mills Subdivision Ordinance.
14. Fire hydrants must be installed in accordance with Section 86-128(a), Hope Mills Subdivision Ordinance. (Note: The developer must contact the Hope Mills Fire Chief and/or Fire Marshal for approval of the location of the fire hydrants.)
15. All utilities, except for 25kv or greater electrical lines, must be located underground.
16. All lighting is required to be directed internally within this development.
17. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides. (Note: Dumpster pads must be a minimum of 12' x 12').
18. All required off-street parking spaces shall be a minimum of 8 ½' x 20'. A minimum of 42 off-street parking spaces are required for this development.

Plat-Related:

19. The developer must provide copy a recorded easement giving access to this development across the William A. Maxwell Jr. (PIN: 0424-25-1245); M3 Investment, LLC (PIN: 0424-2549); and Southview Townhomes United (PIN: 0424-25-5367) properties to Dunrobin Drive, prior to submission to final plat approval of any portion of this development.
20. The developer is required to submit to Land Use Codes, three (3) copies of the legal documents specifically designating responsibility for the maintenance and upkeep of all

common areas through an owners' association for this development. These documents must be approved by the Town Attorney prior to the sale of or submission for final plat approval of any lot or unit within this development.

21. The developer must contact the Street Naming & Addressing Section of the County Planning & Inspections Department for street name approval for this development prior to submission of the final plat and the approved street name must be provided on the final plat.
22. The street name signs, in compliance with the County Street Sign Specifications, must be installed prior to final plat approval. The developer should contact E911 Street Naming/Signs for inquiries regarding the County's policy for street sign installation or, if the sign is commissioned from a private source, to schedule an inspection of the street sign(s). Land Use Codes must receive notice of agreement with the Street Naming & Addressing Section for sign installation or of satisfactory inspection prior to the approval of the final plat.
23. The builder/developer must provide the buildable envelopes on the final plat: providing a five-foot maintenance easement along each side of all common internal lines with all other applicable setbacks being provided for; or at the time of permit application, the individual plot plans must be approved by the Hope Mills Inspections Department prior to issuance of any permits.
24. Any/All easements must be reflected on the final plat and labeled as to type of easement, reference number for document creating the easement, and the name of the agency, individual, etc. who holds the easement.
25. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the final plat when submitted for final approval.
26. The developer is reminded that the improvements must be in place or that final plat approval will only be granted in accordance with Section 86-36(1), (2), or (3), Hope Mills Subdivision Ordinance. (Note: Once the improvements are in place, the developer is responsible for contacting Town of Hope Mills Inspections Department to schedule an inspection of the improvements.)
27. The final plat must be submitted to Land Use Codes for review and approval for recording with the County Register of Deeds, and then submitted to the Town for their approval; the plat must be recorded prior to any permit application for any structure and/or prior to the sale of any lot or unit within this development.
28. The developer should be aware that any addition and/or revision to this plat may require an additional review and approval by the County Planning Staff and/or the Town of Hope Mills prior to submission for final plat approval of any portion of this development.

Plat-Required Statements:

29. All structures shall be shown on the final plat or the final plat shall reflect the following statement:

“Nonconforming structures have not been created by this subdivision.”

Advisories:

30. The applicant is advised to consult an expert on wetlands before proceeding with any development.
31. The owner/developer is responsible for ensuring easements which may exist on the subject property are accounted for, not encumbered and that no part of this development is violating the rights of the easement holder.

Other Relevant Conditions:

32. This conditional approval is not approval of the location of the existing parking area for the existing Southveiw Apartments, which is located across the eastern property lines.
33. The Hope Mills Board of commissioners approved the variance from Section 86-86(4) regarding access on October 6, 2008.

c. Consideration to authorize purchase of anchoring devices and retrieval system for the Hope Mills Dam, \$8,086.96.

Town Manager Randy Beeman reported the interior dam structure had no points of securing devices for the required routine maintenance and rescue/recovery operations. He said there was a need for the anchoring points and retrieval system to allow basic safety operations for town staff and enhance emergency capabilities.

Mr. Beeman recommended the town purchase the anchoring devices, retrieval systems and the installation be done by Crowder Construction.

Commissioner Gorman made a motion to approve the purchase of anchoring devices, retrieval system and installation by Crowder Construction. Commissioner Luther seconded, and the motion carried unanimously.

d. Discussion of 2030 Growth Vision Plan.

Mayor Dees reported that all the Town Board attended the final presentation of the 2030 Growth Vision Plan last week. He asked everyone to review the plan. He said each municipality was asked to adopt the items they felt were relative to their community and to report back to them for a final countywide assessment of what goals, strategies, to implement throughout the County.

e. Consideration to authorize the purchase of safety fencing \$5,730.00.

Town Manager Randy Beeman asked the Board to consider the purchase of safety fencing. He said the fencing would be installed around and along the vehicular/pedestrian bridges and the counter fort walls abutting the riprap area. Mr. Beeman said the fencing would have gates to provide access for maintenance of gate valves by town personnel.

Mr. Beeman said the fencing would protect the safety sensitive areas, and he recommended the purchase of the fencing and award the purchase to the lowest responsible bidder, Smelcer Contractors, Inc., for \$5,730.00.

Commissioner Luther made a motion to approve the purchase of safety fencing. Commissioner Collins seconded, and the motion carried unanimously.

6. INFORMATIONAL ITEM

a. Finance Committee meeting to discuss (1) CIP and (2) The effect of the current economic situation facing the nation which will impact the way the Town proceeds for the rest of the fiscal year.

Mayor Dees reported the Finance Committee would meet on October 22nd, 7:00 p.m.

7. STAFF COMMENTS

Mr. Beeman discussed an Employee Appreciation Luncheon and asked what would be a good date for the Board to participate. He stated funds were available in the budget.

Mayor Dees asked the Board to bring back some suggestive dates to the next regular Board meeting and schedule it for sometime in November.

8. OFFICIAL COMMENTS

- The Board thanked everyone for coming to the meeting and thanked the employees for doing a great job.
- Congratulated Ms. Eva McNeill Reynolds on her 100th birthday.
- Thanked the Parks and Recreation Department for heading up Litter Sweep and all of the volunteers that participated.

- Remind everyone of the South View Band Day on Saturday.
- Remind everyone of the Lake Festival and thanked everyone for their hard work.

Commissioner Maynor said for information purposes he would like to raise awareness that no matter where you go, the Board needed to represent the Town to the highest degree of professionalism. He said he was a mirror of what our town and citizens are all about.

Commissioner Collins asked the Town Manager to look into having the contractors at the lake repave Lakeview Road and Lakeshore Drive due to all the damage that was done by their equipment.

Mayor Dees:

- Remind everyone that members of the Board would be attending the North Carolina League of Municipalities in Charlotte next week.
- Reminded everyone of the One Stop Voting scheduled to begin on October 16th at the recreation center.
- Stated there would be a Public Information meeting at Town Hall on Thursday, October 16th from 3:30 p.m. to 7:00 p.m. to discuss long range transportation planning.
- Stated the 2007-2008 Town Audit was underway and would be submitted to the LGC on time.
- Read a letter of commendation to the Sanitation Department on their excellent work
- Reminded everyone beginning with the November 3, 2008 Board Meeting the time would change from 7:30 p.m. to 7:00 p.m.

9. CLOSED SESSION

Commissioner Gorman made a motion to conduct a closed session pursuant to NCGS 143-318.11 (a) (3) to consult with the Attorney on matters within the Attorney-Client Privilege. Commissioner Luther seconded, and the motion carried unanimously.

Mayor Dees called for a five minute recess at 8:40 p.m.

At 10:00 p.m. upon a motion by Commissioner Collins, seconded by Commissioner Luther the Board returned to regular session.

Commissioner Gorman made a motion to seal the minutes of the closed session until such time as the release of the information would no longer frustrate the purpose of the closed session, and further no action was taken. Commissioner Luther seconded, and the motion carried unanimously.

10. ADJOURNMENT

At 10:01 p.m. upon a motion by Commissioner Luther, seconded by Commissioner Warner and unanimously carried the meeting was adjourned.

Eddie Dees, Mayor

Connie F. Spell, Town Clerk