



AGENDA

Henderson City Council Regular Meeting

Monday, 8 April 2013, 6:00 p.m.

R. G. (Chick) Young, Jr. Council Chambers, Municipal Building

134 Rose Avenue

Henderson, North Carolina

Mayor and City Council Members

Mayor James D. O'Geary, Presiding

Councilmember James C. Kearney, Jr.

Councilmember Sara M. Coffey

Councilmember Michael C. Inscoc

Councilmember D. Michael Rainey

Councilmember Brenda G. Peace—Jenkins

Councilmember Garry D. Daeke

Councilmember Vernon L. Brown

Councilmember George M. Daye

City Officials

A. Ray Griffin, Jr., City Manager

John H. Zollicoffer, Jr., City Attorney

Esther J. McCrackin, City Clerk

I. CALL TO ORDER

II. ROLL CALL

III. INVOCATION AND PLEDGE OF ALLEGIANCE

IV. OPENING REMARKS

In order to provide for the highest standards of ethical behavior and Transparency in Governance as well as provide for good and open government, the City Council has approved Core Values regarding Ethical Behavior¹ and Transparency in Governance². The Mayor now inquires as to whether any Council Member knows of any conflict of interest, or appearance of conflict, with respect to matters before the City Council. If any Council Members knows of a conflict of interest, or appearance of conflict, please state so at this time.

¹ **Core Value 4: Ethical Behavior:** We value the public trust and will perform our duties and responsibilities with the highest levels of integrity, honesty, trustworthiness and professionalism.

² **Core Value 10: Transparency in Governance:** We value transparency in the governance and operations of the City.

V. ADJUSTMENTS TO AND/OR APPROVAL OF THE AGENDA

VI. APPROVAL OF MINUTES

- a) 25 March Short Regular Meeting [*See Notebook Tab 1*]
- b) 25 March Work Session

VII. PUBLIC HEARING

- a) Consideration of Approval of Ordinance 13-15, Rezoning Eighty-Five (85) Tracts Located in the Julia Avenue and Frances Avenue Area From R20 (Low Density Residential Zoning District) to R6 (High Density Residential Zoning District). (*CAF 13-31*)[*See Notebook Tab 2*]
 - Public Hearing
 - Ordinance 13-15
- b) Consideration of Approval of Ordinance 13-17, Approval of Ordinance 13-17, Amending Zoning Ordinance Section 619B.3 to Include Mental Health Counseling as a Service to be Allowed as a Home Occupation by Special Use Permit. (*CAF 13-33*) [*See Notebook Tab 3*]
 - Public Hearing
 - Ordinance 13-16

VIII. PUBLIC COMMENT ON AGENDA ITEMS

Citizens may only speak on Agenda items at this time. Citizens wishing to address the Council must sign-in on a form provided by the City Clerk prior to the beginning of the meeting. The sign-in form is located on the podium. When recognized by the Mayor, come forward to the podium, state your name, address and if you are a city resident, and identify the Agenda Item about which you wish to speak on the sign-up sheet. Please review the Citizen Comment Guidelines that are provided on the last page of this Agenda.³

IX. NEW BUSINESS

- a) Consideration of Approval of Ordinance 13-20, FY 13, Budget Amendment #28, Amending and Closing Out Fund 89: Hope VI – Phase II Revitalization Grant. (*CAF 13-41*) [*See Notebook Tab 4*]
 - Ordinance 13-20

b) Consideration of Approval of Resolution 13-30, Rescinding an Economic Development Incentive Agreement Offer to Vescom America Real Estate Holding, LLC. (CAF 13-39) [See Notebook Tab 5]

- Resolution 13-30

c) Consideration of Approval of Resolution 13-31, Authorizing FY 12-13 Financing with SunTrust Equipment Finance & Leasing Corp. in the Amount of \$295,000 for Four (4) Pieces of Equipment: a Dump Truck & Tractor/Bush Hog for the Sewer Department, and a Backhoe and Service Truck for the Water Department. (CAF 13-44) [See Notebook Tab 10 – **Note:** this item is out of Notebook Tab sequence]

- Resolution 13-31

X. CONSENT AGENDA

All matters listed under the Consent Agenda have either been previously discussed by City Council during a previous meeting and/or are considered in the ordinary course of business by the City Council and will be enacted-on by one motion and a roll call vote in the form listed. If discussion is desired by either the Council or the Audience, the item in question will be removed from the Consent Agenda and considered separately after the revised consent agenda has been approved.

a) Consideration of Approval of Resolution 13-03, Removal of 0.16 Miles of Julia Avenue from City Street System and Requesting Acceptance by NCDOT. (CAF 13-05) [See Notebook Tab 6]

- Resolution 13-03

b) Consideration of Approval of Resolution 13-26, Endorsing the Request by the Henderson-Vance Recreation and Parks Department to Expand the Boundary of David Street Park by Adding Five Lots on Lamb Street that are Currently in Joint Ownership by The City of Henderson and Vance County. (CAF 13-35) [See Notebook Tab 7]

- Resolution 13-26

c) Consideration of Approval of Tax Releases and Refunds from Vance County for February 2013. (CAF 13-38) [See Notebook Tab 8]

XI. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS

Citizens may only speak on non-Agenda items only at this time. Citizens wishing to address the Council must sign-in on a form provided by the City Clerk prior to the beginning of the meeting. The sign-in form is located on the podium. When recognized by the Mayor, come forward to the podium, state your name, address and if you are a city resident. Please review the Citizen Comment Guidelines that are provided below.³

XII. REPORTS

- a) Mayor/Mayor Pro-Tem
- b) City Manager
- c) City Attorney
- d) City Clerk
 - i. Calendar Update [*See Notebook Tab 9*]
 - ii. Various Departmental Reports
 - Henderson Fire Department
 - Henderson-Vance County 911
 - iii. Proclamations
 - Child Abuse Prevention Month Proclamation
 - NC Domestic Violence Proclamation 100 Day

XIII. ADJOURNMENT

³ **Citizen Comment Guidelines**

The Mayor and City Council welcome and encourage citizens to attend City Council meetings and to offer comments on matters of concern to them. Citizens are requested to review the following public comment guidelines prior to addressing the City Council.

- 1) Citizens are requested to limit their comments to five minutes; however, the Mayor, at his discretion, may limit comments to three minutes should there appear to be a large number of people wishing to address the Council;
- 2) Comments should be presented in a civil manner and be non-personal in nature, fact-based and issue oriented. Except for the public hearing comment period, citizens must speak for themselves during the public comment periods;
- 3) Citizens may not yield their time to another person;
- 4) Topics requiring further investigation will be referred to the appropriate city official, Council Committee or agency and may, if in order, be scheduled for a future meeting agenda;
- 5) Individual personnel issues are confidential by law and will not be discussed. Complaints relative to specific individuals are to be directed to the City Manager;
- 6) Comments involving matters related to an on-going police investigative matter and/or the court system will not be permitted; and
- 7) Citizens should not expect specific Council action, deliberation and/or comment on subject matter brought up during the public comment section unless and until it has been scheduled as a business item on a future meeting agenda.

City Council Minutes
Regular Meeting
8 April 2013

PRESENT

Mayor James D. O'Geary, Presiding; and Council Members James C. Kearney, Sr., Sara M. Coffey, Michael C. Inscoe, D. Michael Rainey, Brenda Peace-Jenkins, Garry D. Daeke, Vernon L. Brown, and George M. Daye.

ABSENT

None.

STAFF PRESENT

City Manager Ray Griffin, City Attorney John H. Zollicoffer, Jr., City Clerk Esther J. McCrackin, Assistant City Manager Frank Frazier, and Finance Director Katherine C. Brafford.

CALL TO ORDER

The 8 April 2013 Regular Meeting of the Henderson City Council was called to order by Mayor James D. O'Geary at 6:00 p.m. in the R. G. "Chick" Young, Jr. Council Chambers, Municipal Building, 134 Rose Avenue, Henderson, NC.

ROLL CALL

The City Clerk called the roll and advised Mayor O'Geary a quorum was present.

INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member Peace-Jenkins led those in attendance in a prayer and the Pledge of Allegiance.

Mayor O'Geary welcomed all present and asked the Clerk to proceed.

ADJUSTMENTS TO/APPROVAL OF AGENDA

Mayor O'Geary asked if there were any adjustments to the Agenda. Council Member Coffey asked to add a discussion on the REEF Project. Council Member Rainey moved to accept the adjusted Agenda. Motion seconded by Council Member Peace-Jenkins and unanimously approved.

APPROVAL OF MINUTES

Mayor O'Geary asked for any corrections to and/or approval of the minutes. Council Member Peace-Jenkins moved the approval of the 25 March 2013 Short Regular and 25 March 2013 Work Session minutes as presented. Motion seconded by Council Member Rainey and unanimously approved.

PUBLIC COMMENT PERIOD ON AGENDA ITEMS

The City Clerk advised the Mayor and Council Members that no citizen wished to speak to Council on agenda matters.

PUBLIC HEARING

Rezoning Eighty-Five (85) Tracts Located in the Julia Avenue and Frances Avenue Area from R20 (Low Density Residential Zoning District) to R6 (High Density Residential Zoning District). (*Reference: CAF 13-31; Ordinance 13-15*)

City Manager Griffin asked Planning and Community Development Director Erris Dunston to address Council on this matter. Ms. Dunston stated this is a housekeeping matter as many the lots in the Julia Avenue/Frances Avenue area, located in the ETJ, are unable to meet the front, side and rear setbacks as required by R20 zoning due to the lot size. She said the questions raised during the Public Hearing held by the Planning Board were mainly for clarification purposes and no objections were raised once residents from that area understood the reasoning for this change. City Attorney John Zollicoffer, Jr., added the current zoning created problems for selling property in that area. This ordinance changes the setbacks to conform with the Zoning Ordinance.

Council Member Kearney asked if the majority of residents are homeowners. Ms. Dunston responded it was a mixture of approximately 50% homeowners and 50% renters.

Council Member Rainey, who serves on the Planning Board, said 99% of residents who attended the Planning Board meeting were looking for clarification on how the change would affect their property.

With no further discussion, Mayor O'Geary opened the Public Hearing by asking if anyone was present who wished to speak in favor of this amendment. No one came forward so Mayor

O'Geary then asked if anyone was present who wished to speak in opposition to the amendment. No one came forward.

Mayor O'Geary then closed the Public Hearing and asked for Council's pleasure.

Council Member Rainey moved the approval of *Ordinance 13-15, Rezoning Eighty-Five (85) Tracts Located in the Julia Avenue and Frances Avenue Area from R20 (Low Density Residential Zoning District) to R6 (High Density Residential Zoning District)*. Motion seconded by Council Member Coffey and APPROVED by the following vote: YES: Kearney, Coffey, Inscoc, Rainey, Peace-Jenkins, Daeke, Brown and Daye. NO: None. ABSTAIN: None. ABSENT: None. (See *Ordinance Book 8, p 459*)

Amending Zoning Ordinance Section 619B.3 to Include Mental Health Counseling as a Service to be Allowed as a Home Occupation by Special Use Permit. (Reference: CAF 13-33; Ordinance 13-17)

City Manager Griffin asked Planning and Community Development Director Erris Dunston to review this matter and said City Attorney Zollicoffer, Jr. would add his concerns. Ms. Dunston said a request to add mental health counseling to the list of home occupations in the R15 zoning district at 710 Parham Street was received from Ms. Frances Finamore, by the Planning Board. She said normally home occupations are low impact such as tailors which require no signage or extra parking, and no extra staff --- usually appointments only type businesses. After consideration, the Planning Board approved the special use request. However, City Attorney John Zollicoffer, Jr., was not present at the Planning Board meeting and he said since medical activities are not included in R15 or any other district, he felt this request should be studied further before receiving Council's approval. Attorney Zollicoffer, Jr., feels if this ordinance amendment is approved it would establish a unique and unusual exception to the present pattern of zoning in home occupations. Therefore, it is recommended that this item be remanded back to the Planning Board for further research and discussion.

Council Member Rainey confirmed that this special use permit is only for mental health in R15.

With no further discussion, Mayor O'Geary opened the Public Hearing by asking if anyone was present who wished to speak in favor of this amendment. One citizen came forward.

Frances Finamore, 710 Parham Street. Ms. Finamore said she has clients who do not wish to go to a clinic and would like to serve these clients in her own home. In response to City Attorney Zollicoffer's question she said both her office and home are located at 710 Parham Street.

No one else came forward so Mayor O'Geary then asked if anyone was present who wished to speak in opposition to the amendment. No one came forward.

Motion was made by Council Member Daeke to recess this item until the Planning Board could further evaluate the request.

Council Member Coffey asked for a timeframe for when this could be brought back before Council. City Manager Griffin confirmed with Ms. Dunston that the meeting needed a public hearing and because of the timeframe, it would not be before the first meeting in June as the last meeting in May has been cancelled due to the Memorial Day holiday.

Council Member Brown restated his understanding of the problem and City Attorney Zollicoffer, Jr., said this request creates a new category. Council Member Kearney confirmed approving this request would set a precedent to which Attorney Zollicoffer, Jr., responded yes.

The possibility of holding a special Planning Board meeting was discussed and ultimately, Mr. Griffin asked Ms. Dunston to explain the legal steps needed before this could come back to Council.

Council Member Peace-Jenkins said she appreciated the work Ms. Finamore provides and asked for her understanding.

Mayor O'Geary then closed the Public Hearing and asked for Council's pleasure.

Council Member Daeke moved to remand *Ordinance 13-17, Amending Zoning Ordinance Section 619B.3 to Include Mental Health Counseling as a Service to be Allowed as a Home Occupation by Special Use Permit* for further research and discussion by the Planning Board. Motion seconded by Council Member Inscoe and APPROVED by the following vote: YES: Coffey, Inscoe, Rainey, Peace-Jenkins, Daeke, Brown, Daye and Kearney. NO: None. ABSTAIN: None. ABSENT: None.

NEW BUSINESS

Amending and Closing Out Fund 89 Hope VI – Phase II Revitalization Grant. (*Reference: CAF 13-41; Ordinance 13-20*)

City Manager Griffin asked Finance Director Kathy Brafford to present this item. Ms. Brafford said this housekeeping item realigns the funds so this Grant can be closed out. She said all expenditures were made as required.

There were no questions. Mayor O'Geary asked for Council's pleasure.

Council Member Inscoe moved the approval of *Ordinance 13-20, Amending and Closing Out Fund 89 Hope VI – Phase II Revitalization Grant*. Motion seconded by Council Member Rainey and APPROVED by the following vote: YES: Inscoe, Rainey, Peace-Jenkins, Daeke, Brown, Daye, Kearney and Coffey. NO: None. ABSTAIN: None. ABSENT: None. (*See Ordinance Book 8, p 559*)

Rescinding an Economic Development Incentive Agreement Offer to Vescom America Real Estate Holding, LLC. (Reference: CAF 13-39; Resolution 13-30)

City Manager Griffin said no feedback or response has been received, either verbally or in writing from Vescom since offering this agreement in June 2012. Thus, he recommends this offer be rescinded.

(Clerk's Note: Council Member Inscoe asked to be excused from voting as he has a vested interest in this Economic Development agreement.)

There were no questions and Mayor O'Geary asked for Council's pleasure.

Council Member Coffey moved the approval of *Resolution 13-30, Rescinding an Economic Development Incentive Agreement Offer to Vescom America Real Estate Holding, LLC.* Motion seconded by Council Member Peace-Jenkins and APPROVED by the following vote: YES: Rainey, Peace-Jenkins, Daeke, Brown, Daye, Kearney and Coffey. NO: None. ABSTAIN: Inscoe. ABSENT: None. (See Resolution Book 3, p 161)

Authorizing FY 12-13 Financing with SunTrust Equipment Finance & Leasing Corp. in the Amount of \$295,000 for Four (4) Pieces of Equipment: a Dump Truck and Tractor/Bush Hog for the Sewer Department, and a Backhoe and Service Truck for the Water Department. (Reference: CAF 13-44; Resolution 13-31)

City Manager Griffin asked Finance Director Kathy Brafford to present this issue. Ms. Brafford said Council approved in the FY12-13 Budget the purchase of the above-mentioned equipment for the Water and Sewer departments. It is recommended that although there is very little different in the quotes from the two banks, the equipment be financed through SunTrust Bank.

Council Member Rainey asked why only two quotes and expressed concern that SunTrust is not located in Henderson.

Council Member Inscoe asked what type of service truck was to be purchased and if City staff had considered an electric vehicle. Assistant City Manager Frazier said this truck is a crew leader truck and electric was not considered. He went on to say another truck is being considered and electric would be an option.

With no further discussion, Mayor O'Geary asked Council for their pleasure.

Council Member Kearney moved the approval of *Resolution 13-31, Authorizing FY 12-13 Financing with SunTrust Equipment Finance & Leasing Corp. in the Amount of \$295,000 for Four (4) Pieces of Equipment: a Dump Truck and Tractor/Bush Hog for the Sewer Department, and a Backhoe and Service Truck for the Water Department.* Motion seconded by Council Member Daeke and APPROVED by the following vote: YES: Peace-Jenkins, Daeke, Brown,

Daye, Kearney, Coffey, Inscoc and Rainey. NO: None. ABSTAIN: None. ABSENT: None.
 (See Resolution Book 3, p 163)

CONSENT AGENDA

The City Clerk read the Consent Agenda, summarized as follows:

Removal of 0.16 Miles of Julia Avenue from City Street System and Requesting Acceptance by NCDOT. (Reference: CAF 13-05; Resolution 13-03) This recommendation asks the NCDOT to review and accept 0.16 miles of Julia Avenue back into the State-maintained street system. (See Resolution Book 3, p 107)

Endorsing the Request by the Henderson-Vance Recreation and Parks Department to Expand the Boundary of David Street Park by Adding Five (5) Lots on Lamb Street that are Currently in Joint Ownership by the City of Henderson and Vance County. (Reference: CAF 13-35; Resolution 13-26) Council’s approval is sought regarding the expansion of the David Street Park. (See Resolution Book 3, p 153)

Tax Releases and Refunds from Vance County for the Month of February 2013. (Reference: CAF 13-38). This item is a due diligence, routine matter (see listing below).

February 2013 Tax Releases			
Name	Reason	Tax Year	Amount
Real & Personal Property			
King, Joseph S	Personal Property Billed	2011	\$ 66.22
Carolina Telephone & Comp.	State Assessed	2012	\$ 46.80
Freshly Anointed Tabernacle	Religious	2012	\$ 1,303.74
Gateway Community Dev.	Correct Value	2012	\$ 1,065.02
Griffin, Douglas M.	Personal Property Billed	2012	\$ 9.66
Harriet Baptist Church	Religious	2012	\$ 81.40
Jimenez, Jose Prezas	Personal Property Billed	2012	\$ 14.54
NC Dept of Revenue	State Assessed	2012	\$ 19,712.43
NC Dept of Revenue	State Assessed	2012	\$ 55.25
Total R&P Releases			\$ 22,355.06

Registered Vehicle Refunds			
Hernandez, Sergion Guillen	Pro-Rate	2012	\$ 9.15
Johnson, David Keith	Pro-Rate	2012	\$ 59.20
Nageeb, Romany Wahbaa	Pro-Rate	2012	\$ 5.65
Stem, Jesse James Jr.	Correct Situs	2012	\$ 20.16
Tucker, David Jackson	Pro-Rate	2012	\$ 7.05
Total Refunds			\$ 101.21
Registered Vehicle Releases			
Covington, Jalisa Devo	Pro-Rate	2011	\$ 6.00
Rain, Cooper	Pro-Rate	2011	\$ 3.78
Smith, Samuel Sr.	Correct Situs	2011	\$ 32.76
Solomon, Linda Fay	Pro-Rate	2011	\$ 9.22
Acosta-Sena, Leonardo Martin	Pro-Rate	2012	\$ 14.29
Boyd, Nathaniel Jr.	Pro-Rate	2012	\$ 8.25
Brown, Deoarn Cortez	Pro-Rate	2012	\$ 18.64
Bullock, Richard	Pro-Rate	2012	\$ 5.00
Church, John Trammell Jr.	Pro-Rate	2012	\$ 94.97
Cooper, Christine Bail	Pro-Rate	2012	\$ 21.48
Davis, Bernell Terry	Pro-Rate	2012	\$ 82.07
Ellis, Mark Anthony	Reg Veh. Billed In Error	2012	\$ 42.64
Faison, Bobby	Pro-Rate	2012	\$ 16.38
Gregory, Caroline Terry	Correct Situs	2012	\$ 44.16
Jackson, Willie Magnum	Pro-Rate	2012	\$ 8.87
Johnson, David Keith	Correct Value	2012	\$ 9.91
Morado, Jose Luis	Correct Situs	2012	\$ 30.71
Morado, Jose Luis	Correct Situs	2012	\$ 32.41
Morado, Jose Luis	Correct Situs	2012	\$ 28.19
Prodigious Health Service	Pro-Rate	2012	\$ 3.34
Shukair, Randy Adnan	Pro-Rate	2012	\$ 20.47
Talley, Lottie Crews	Pro-Rate	2012	\$ 2.53
Vo, Dinh Ngoc	Pro-Rate	2012	\$ 61.02
Total Reg Veh Releases			\$ 597.09
Total Reg Veh Releases & Refunds			\$ 698.30
Total All Release & Refunds			\$ 23,053.36

Mayor O'Geary asked if anyone wished to remove an item from the Consent Agenda. There were no requests for removal. Mayor O'Geary asked for a motion to approve the consent Agenda as presented.

Council Member Kearney moved the approval of the Consent Agenda as presented. Motion seconded by Council Member Rainey and APPROVED by the following vote: YES: Daeke, Brown, Daye, Kearney, Coffey, Inscoe, Rainey and Peace-Jenkins. NO: None. ABSTAIN: None. ABSENT: None.

ADDITIONAL ITEM

Reef Project

Council Member Coffey suggested the \$50,000 reserved for the REEF Project be transferred to the General Fund Balance since there has been no movement with the project. She felt the monies could be used for other projects. Ms. Coffey felt Council supported the REEF project and when the time came, Council would make the \$50,000, currently set aside for project incentives would be reinstated.

City Manager Griffin explained how the General Fund Balance works and explained the \$50,000 could be moved to the non-departmental General Fund Reserve line item or it could be left as is until the end of this Fiscal Year when it will automatically be returned to General Fund Balance.

There was a brief discussion regarding the inter-local agreement needed with the DDC (Downtown Development Commission). Council Member Inscoe said if the DDC wants the funds they should come forward. City Manager Griffin said he had discussed the matter several times with the DDC director who did not feel it was appropriate to have an inter-local agreement until the need arose. Mr. Griffin also said it has been made clear to Dr. Sparrow that her organization, being the new third-party, would not receive the \$50,000 but that it would go directly from the City to the DDC as they own the property.

Council member Coffey said she was fine with waiting until the end of the fiscal year to move the funds and there was no further discussion.

PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS

City Clerk McCrackin advised one citizen wished to address City Council and Mayor O'Geary advised a second citizen wished to speak.

(Clerk's Note: Council Member Daeke left the meeting at approximately 6:55 p.m.)

Stuart Litvin. Mr. Litvin, Director of the Economic Development Commission, invited Council to attend the EDC meeting on Friday where they are hosting Representative Nathaniel Baskerville and State Senator Angela Bryant.

Dennis Tharrington. Mr. Tharrington asked Council to allow the Mayor to write a letter of support for his project at Carey Chapel Crossing involving the building of 55 additional single family homes. Mr. Tharrington said the lots in the first phase of the development in which the City partnered with him for home ownership housing, are all under contract with over one-half occupied. He is now seeking funding from the NC Housing Finance Agency for the 55 rental units.

He went on to say this loan would allow him to put in the necessary infrastructure for the 55 units. These units will be single family homes with 3-4 bedrooms and approximately 1,000 to 1,300 sq. ft. of space. According to Mr. Tharrington, there would be an agreement with the lender that after 15 years residency the renter would have equity in the home. At that time, the tenant would have to apply for loans to purchase the unit.

Mr. Tharrington said his units would offer families the ability to live and have an opportunity to own their own homes after the 15 years tax credit expires. He said the existing homes in Carey Chapel Crossing are energy efficient with heating/cooling costs averaging \$25.00 a month, per family.

Council Member Inscoe asked about obtaining equity, if the rent would be subsidized by outside income and verified no financing would be asked of the City. He also asked when the application is due. Mr. Tharrington responded he does not have an answer the question about financing; he did not believe subsidy would be necessary and confirmed the City would not need to provide any financial dollars. Mr. Tharrington said the application is due to the USDA on May 10.

City Manager Griffin asked if a family lived in the home for 10 years, would they receive equity back if they moved. Mr. Tharrington said no, they would have to stay in the same house for the 15 year period. Mr. Griffin also asked if the plan was to extend the existing street in Carey Chapel Crossing and how many lots already exist. Mr. Tharrington said there are 14 existing home ownership lots and 55 rental lots would be part of the new project so the area would have potentially 68 homes.

(Clerk's Note: Council Member Daeke returned at 7:06 p.m.)

(Clerk's Note: Council Member Rainey left the meeting at approximately 7:06 p.m. and returned at approximately 7:10 p.m.)

Mr. Tharrington said Franklin-Vance-Warren will screen applicants.

Council Member Coffey expressed concern as to how citizens can afford a \$120,000 house on the low incomes of the area. Mr. Tharrington stated it was not his belief the tenants would receive Section 8 or other renter assistance.

At this time, Mayor O'Geary thanked Mr. Tharrington and asked for a consensus of Council. It was the unanimous consensus of Council to allow the Mayor to write a letter of support for Mr. Tharrington's project.

REPORTS

- a) Mayor/Mayor Pro-Tem – Mayor Pro-Tem Rainey said business owners on Garnett Street have expressed concern that other owners are parking on Garnett Street which takes up parking spaces for customers. He asked that the parking times be more closely monitored. Mr. Griffin said he would look into this situation.

- b) City Manager – City Manager Griffin said in response to Mr. Bullock’s request regarding the repair of the rail crossings at a previous meeting, CSX has been contacted by the Assistant City Manager and the City is awaiting a response.

He also said word has been received that the City has been approved for a \$1.8M loan at 2% for 20 years for the sewer outfall in the Elmwood Cemetery/Sandy Creek area (See CAF 13-21-A)

- c) City Attorney (No Report)

- d) City Clerk – City Clerk McCrackin reminded Council of Leadership Vance Day on Tuesday and of the 911 Ancillary Open House on Wednesday at the Operations Center.

Council Member Inscoe asked when the total debt service figures will be available. Mr. Griffin said when the budget is prepared, and that debt service figures are currently being evaluated.

As Vice Chair of the Franklin-Vance Warren Board, Council Member Coffey thanked the Mayor and others for coming out for the Pinwheel plant.

Also, Council Members Coffey and Rainey mentioned the luncheon they attended, with other Council Members, at Kittrell Job Corp where Representative Butterfield joined them for lunch last week.

With no further discussion, Mayor O’Geary asked if Council was prepared to adjourn.

ADJOURNMENT

Council Member Inscoe moved for adjournment. Motion seconded by Council Member Coffey, and was unanimously approved. The meeting adjourned 7:18 p.m.

James D. O’Geary
Mayor

ATTEST:

Esther J. McCrackin
City Clerk