

Town Hall
112 East South Main Street
September 05, 2018 6:00 pm

PUBLIC HEARING **6:00 pm**

Public Hearing concerning the proposed issuance of Assisted Living Revenue Bonds not to exceed \$17, 500,000.00 by the Public Finance Authority.

The Board of Commissioners held a Public Hearing on September 05, 2018 at 6:00pm. In attendance were Commissioners Spragins, Pitchford, Debnam, Barcelo, and Knight. Attorney Kris Gardner and twenty-three (23) members of the public were in attendance. Mayor Scott opened the Public Hearing at 6:00 pm by introducing Attorney Jeff Poley for any questions or concerns regarding the applicants request for Public Finance Authority Bonds. Commissioner Barcelo inquired the number of beds for the facility to be placed in Littleton. Attorney Poley responded the facilities range for 60 to 79 beds. Mr. Larry Bowden inquired if there was any information or preference on job applicant's priority to Littleton. The Mayor responded the majority of the applicants will come from Littleton and training assistance. With no further questions The Mayor closed the public hearing at 6:06 pm.

PUBLIC HEARING ***immediately following***

Public Hearing for the purpose of considering a re-zoning application request from Lake Gaston Propco Holdings, LLC regarding parcel 0704825, North Mosby Avenue and Spring Street. Mayor Scott opened the zoning request public hearing immediately following the closure of the first public hearing. Mayor Scott introduced Mr. Kinch Waldrop with Affinity Living Group for public comment and questions regarding the zoning applicants' development plans to place an assisted living facility on the parcel. Mr. Waldrop distributed handouts of the updated site plan for the facility. As previously requested the facility entrance and exit will be on Mosby Avenue. Mr. Larry Bowden inquired with Mr. Waldrop what percentage of employment will come directly from Littleton. Mr. Waldrop responded 100 % of the applicants would be local. Mr. Waldrop indicated they like to hire applicants with certifications rather than to train them for their certifications. Affinity will however offer additional training on memory care. He added the building is one story in height with 60 beds and 50-60 jobs as they will have 3 shifts. They would like to begin construction as soon as possible with completion in six to nine months. With no other questions or further business the public hearing closed at 6:12 pm.

LITTLETON BOARD OF COMMISSIONERS**MEETING AGENDA 6:30 pm**

Call meeting to order 6:30 p.m.

Pledge of Allegiance followed by Invocation

Motion to approve the Agenda

Consider approval of Minutes of meeting(s) held August 2018

Consider approval and payment of bills made in August 2018

Consider Resolution R-2018-11 in support of Public Finance Authority Bond Issuance

Consider Resolution R-2018-10 Littleton Planning Board appointments

Corrected Resolution R-2018-06 Littleton Board of Adjustments

*Consider Re-Zoning application – Lake Gaston Propco Holdings, LLC / Watson Timber
Citizen Concerns and Comments –*

- i. Mr. Buddy Isles, Sr. - Greater Littleton Development Partnership*
- ii. Mr. Jim Skilton – Dog walking*

Commissioner Reports on activities in August 2018

Citizens Comments on Commissioner Reports – comments/questions- limited to 2 minutes.

Mayor's remarks

Motion to go into Closed Session pursuant to NCGS 143-318.11(a)(3)(6) to meet with the attorney and to discuss personnel.

Adjourn

The Board of Commissioners of the Town of Littleton held the regular Monthly Board meeting on Wednesday, September 05, 2018 immediately following the closure of the public hearing at 6:12 pm at the Littleton Town Hall. Present were Commissioners Gerleen Pitchford, Steve Barcelo, M. Bonita Knight, Clara Debnam, Donald Spragins, town attorney Kris Gardner and twenty-three (23) members of the public. Mayor K. Owen Scott presided over the meeting.

Mayor Scott called the meeting to order at 6:30 pm. The meeting opened with the Pledge of Allegiance and followed with the invocation by Mayor Scott.

Commissioner Knight made the motion; seconded by Commissioner Debnam to approve the Agenda as presented. The motion voted and carried unanimously.

Commissioner Pitchford made the motion; seconded by Commissioner Barcelo to approve the minutes from the meetings in July 2018 as presented. The motion voted and carried unanimously.

Commissioner Pitchford made the motion; seconded by Commissioner Barcelo to approve the payment of the bills made during the months of August 2018 as presented. The motion voted and carried unanimously. Mayor Scott mentioned there would be additional invoices presented at the September 11, 2018 meeting.

Consider Resolution R-2018-11 in support of Public Finance Authority Bond Issuance – The Mayor requested the Board consider Resolution R-2018-11 in support Commissioner Barcelo made the motion; seconded by Commissioner Spragins to adopt Resolution R-2018-11 to support the applicants Public Finance Authority for bond issuance. The motion voted and carried unanimously

Consider Resolution R-2018-10 Littleton Planning Board appointments – Commissioner Knight made the motion; seconded by Commissioner Debnam to reappoint Mr. Robert Burke, Mr. Richard Brown, Mr. Kevin King, Mrs. Teresa Hilliard to the Planning Board terms expiring August 31, 2021. The motion voted and carried unanimously.

Corrected Resolution R-2018-06 Littleton Board of Adjustments – Commissioner Spragins made the motion; seconded by Commissioner Barcelo to adopt Resolution R-2018-09 to reappoint the Board of Adjustments members with the corrected expiration term ending July 31, 2018. The motion voted and carried unanimously. Reappointed to the Littleton Board of Adjustments are Mr. James Skilton, Mr. Richard Brown, and Mr. John Skinner.

Consider Re-Zoning application – Lake Gaston Propco Holdings, LLC / Watson Timber – Following the recommendation of the Littleton Planning Board to rezone parcel 0704825 from residential subdivision to commercial Commissioner Barcelo made the motion; seconded by Commissioner Pitchford to rezone parcel 0704825 to commercial with the two typo corrections of the road to NC Hwy 903. The motion voted and carried unanimously.

Mayor Scott announced a 10 minute Recess at 6:22 pm

The Board returned to the meeting at 6:32 pm.

Mr. Buddy Isles, Sr. (Greater Littleton Development Partnership) gave an update to the Board on the municipal parking lot upgrades. He reported the project has cost so far \$48,504.38. They had additional costs run overs of electric, handrails and ramp for the stage. The GLDP needs funds of \$5,664.38 to pay for current invoices after all grant funds and donated funds are depleted. He again asked the Board to consider his request of \$5,000.00 toward the project. He reminded everyone the GLDP continues seeking fundraising opportunities. He is getting estimates for the stage roof. And he is working with the Masonic Lodge for their contribution of

efforts for the project. He thanked Al Cooke for his help in adding the parking on North Main Street. He requested Board permission for use of the CSX parking lot for fundraiser hot dog and bbq chicken plate sales during the annual trick or treat main street event on October 31st. He requested permission to use the municipal parking lot for the "Continental's" reunion performance and fundraiser sales of hot dogs and chips the first weekend in October 2018. Looking ahead they have ideas for keeping people in town after the Christmas parade and hopes of farmers market in the future. He closed with thanking everyone for volunteering, donations and breaks from contractors in support of the project. Mayor suggested Mr. Isles work with the Clerk for permitting and request for events.

Commissioner Reports:

Street Report – Commissioner Barcelo reported he had been busy over the past month with cleaning up downtown for the Congressman Butterfield and the Littleton Lake Gaston Festival. He shared the grass cutting keeps them busy with all the rain. Debris pickup has been delayed but will be getting picked up soon. He added he hoped to be able to add another employee this week.

Cemetery Report – Commissioner Knight did not have a report.

Water/Sewer Report – Commissioner Debnam read the water sewer report. A copy is hereby incorporated in the minutes.

Police Report – Commissioner Pitchford read the Police Report for the month of August 2018, Littleton Township. A copy of the Police Report is hereby incorporated into the minutes. Commissioner Pitchford requested Board approval of the new rate of \$225.00 per month with Littleton Town Center, Pair Management. The police department is relocated due to the USDA renovation. Commissioner Debnam made the motion; seconded by Commissioner Barcelo to approve the new rate of \$225.00 rent per month. The motion voted and carried unanimously.

Finance Report – Commissioner Spragins read the Finance Report for the month of August 2018. A copy is hereby incorporated in the minutes. He shared the implementation of the new water rates in the RVS software system cannot make the break point of 1501 gallons. The rate will need to be 1500 / 2500 / 3500. Commissioner Knight made the motion; seconded by Commissioner Barcelo to amend the rate structure by one gallon to allow for the software to bill correctly from 1501 to 1500 gallons. The motion voted and carried unanimously.

Mayor's Remarks – Mayor Scott congratulated Belinda Rook on the celebration of 50 years as a hairdresser in Littleton and made the public aware of a reception in her honor at the Littleton Town Center banquet hall on September 12th from 10:00 – 11:00 am.

Citizens Comments on Commissioner Reports –

Mr. Larry Bowden inquired if the improvements to the water infrastructure would continue? Commissioner Debnam responded she and Keith keep up with the capital improvement plans and Holly Barcelo added she is working with USDA on a search grant for engineering services.

Mr. Larry Bowden concerned how Officer Johnson was rehired in Littleton following Sheriff's Department required him to leave his part time position in Littleton? Commissioner Pitchford responded the Board does not comment openly on personnel matters.

Mr. Larry Bowden suggested the Board notify residents of certifications needed for the upcoming jobs so they can start certification and educational process early.

Mr. Buddy Isles inquired on the status of the lawsuit – Attorney Kris Gardner responded with public information that in 2016 the Town of Littleton sued contractors for negligence trial court ruled in favor, dismissed case, appealed the decision, Court of Appeals also ruled the case is Time Barred.

Mr. Buzzy Parker inquired if the Board was still considering outsourcing management of the water sewer department. The Mayor responded the subject still being discussed but at this time is not on the agenda for the work session scheduled 09.11.2018.

Mr. Ron Girdley added he has often had positive, professional interaction with Officer Johnson.

Commissioner Pitchford made the motion; seconded by Commissioner Knight to go into Closed Session pursuant to NCGS 143-318.11(a)(3)(6) to consult with attorney related to discuss legal case: Town of Littleton v. Layne Heavy Civil, Inc., et. al., Halifax County Superior Court No. 16-CVS-30 and to discuss personnel.

The Board returned to open session at 7:42

Following discussion from previous meetings Commissioner Barcelo made the motion; seconded by Commissioner Knight to change the name of the Board of Commissioners work session to the second board meeting of the month. Attorney Gardner was asked to prepared resolution for adoption at the October meeting. The motion voted and carried unanimously.

Commissioner Pitchford made the motion; seconded by Commissioner Spragins to hire Britney Warren as part time police officer at the rate of \$12.50 contingent on NC DOJ Training and Standards certification. The motion voted and carried unanimously.

With no further business the meeting adjourned at 7:43 pm.

Clerk

General Account of Closed Session – The Board interviewed an applicant for the part time police position.