

MINUTES
ARCHER LODGE TOWN COUNCIL MEETING
JANUARY 9, 2012
ARCHER LODGE COMMUNITY CENTER

PRESENT: Mike Gordon, Mayor; Jeff Barnes, Councilman; Mark Wilson; Councilman; Clyde Castleberry, Councilman; Matt Mulhollem, Councilman; and Carlton Vinson, Mayor Pro-Tem

ALSO PRESENT: Chip Hewett, Town Attorney; Jean Overton, Town Clerk and C. L. Gobble, Administrative Consultant

1. WELCOME AND CALL TO ORDER

- a) Call To Order: At 7:00 p.m., Mayor Gordon called the meeting to order.
- b) Invocation and Pledge of Allegiance: Invocation given by Councilman Mulhollem and Pledge of Allegiance led by Mayor Gordon.

2. PUBLIC COMMENT PERIOD (Maximum of 30 minutes allowed, 3 minutes per person)

There were no public comments at this time.

3. PUBLIC HEARING FOR THE PURPOSE OF FINANCING A CAPITAL PROJECT

A motion was made by Mayor Pro-Tem Vinson to open the public hearing. The motion was seconded by Councilman Castleberry. All in favor.

The Town of Archer Lodge needs to adopt a resolution authorizing the Town to enter into an installment purchase contract in the amount of \$500,000.00 pursuant to G. S. 160A-20 and the requirements of the NC Local Government Commission. The Town will use approximately \$240,000 of loan proceeds to refinance an existing loan for the acquisition of land. The remaining proceeds of approximately \$260,000 will be used to finance the construction of a new Town Hall. At this time, the Town Clerk reported that five Requests for Proposals were mailed to the local banks. She stated that three proposals were received. It is recommended that the Town Council consider the lowest bid received from BB&T. At this time, the Clerk called on the Town's Financial Consultant, James Overton, to explain the specifics of the bank proposals. Mr. Overton stated that RBC and First Citizens Bank chose not to bid on the project. KS Bank's bid was offered for a lesser term with a balloon payment at the end of the term, which is not acceptable by the Local Government Commission. Four Oaks Bank bid met all the requirements, but did not offer the lowest rate. He explained that BB&T offered the lowest rate for a 15 year loan at a rate of 3.41% guaranteed for 45 days. We need the rate to be guaranteed for 90 days. BB&T agreed to offer the rate available at the end of 45 days for another 45 days. Mr. Overton recommended that the Town Council consider the bid from BB&T contingent upon the rate remaining close to the original rate and lower than the Four Oaks Bank rate.

There being no further discussion, a motion was made by Councilman Wilson to close the public hearing. The motion was seconded by Mayor Pro-Tem Vinson. All in favor.

4. CONSENT AGENDA

- a) Approval of the December 5, 2011 Work Session Meeting Minutes
- b) Approval of the December 12, 2011 Town Council Meeting Minutes
- c) Adoption of Holiday Schedule for the Town of Archer Lodge

A motion was made by Mayor Pro-Tem Vinson to approve the Consent Agenda as presented. The motion was seconded by Councilman Wilson. All in favor.

5. ADMINISTRATIVE/COMMITTEE REPORTS

- a) Planning Board

Mr. W. R. Dean reported that the Planning Board would be meeting on Thursday, January 12 and again on Wednesday, January 25 to finalize the Zoning and Subdivision ordinances. The Planning Board has been working closely with Mr. Lee Nichols from the Department of Commerce and Community Assistance to develop these ordinances for the Town of Archer Lodge. Mr. Dean also stated that the Planning Board would be requesting a joint meeting with the Town of Archer Lodge in the very near future.

- b) Financial Report

The Town Clerk had presented the financial report at the Work Session meeting and asked if there were any questions. There were no questions. In addition, she reported that Mr. Darrell Alford from Johnston County had agreed to attend the Town's February 6 Work Session meeting. Mr. Alford was requested to attend this meeting to discuss the County's Debris Removal Plan.

- c) Attorney Report

The Attorney had no report at this time.

- d) Report from C. L. Gobble

Mr. Gobble had no report at this time.

6. ACTION ITEMS

- a) Town of Archer Lodge Town Hall Purchase Fund Capital Project Ordinance Amendment

Mayor Pro-Tem Vinson made a motion to approve the Town of Archer Lodge Town Hall Purchase Fund Capital Project Ordinance Amendment. The motion was seconded by Councilman Barnes. All in favor.

- b) Opinion Letter to LGC from Town Attorney

Councilman Mulhollem made a motion to approve the Opinion Letter from the Town Attorney to the LGC to be included with the LGC application packet. The motion was seconded by Mayor Pro-Tem Vinson. All in favor.

- c) Resolution Authorizing the Filing of an Application for Approval of a Financing Agreement Authorized by North Carolina General Statute 160A-20

Mayor Pro-Tem Vinson made a motion to approve the Resolution Authorizing the Filing of an Application for Approval of a Financing Agreement Authorized by North Carolina General Statute 160A-20. The motion was seconded by Councilman Barnes. All in favor.

- d) Award of Bid for the Financing of the New Town Hall Project

Councilman Mulhollem made a motion to award the bid to BB&T for a term of 15 years at the quoted rate of 3.41% for 45 days contingent upon the rate remaining close to the same and less than the Four Oaks Bank rate for another 45 days or until closing. The motion was seconded by Councilman Castleberry. All in favor.

- e) Declaration of Official Intent to Reimburse

Councilman Wilson made a motion to approve the Declaration of Official Intent to Reimburse. The motion was seconded by Councilman Barnes. All in favor.

At this time, the Town Attorney reminded the Town Council to be prepared for a possible special meeting to be called in the event that there might be a significant change in the interest rate at the end of 45 days.

Also, at this time, Mr. C. L. Gobble reminded the Building Committee that the septic permit, driveway permit, zoning permit, parking if separate from a zoning permit, and a letter of water availability from the County needs to be obtained as soon as possible. He stated that these permits have to be ready to be included in the LGC Application packet.

- f) Membership with Triangle J Council of Governments to be effective as of July 1, 2012

Councilman Barnes made a motion to approve the membership with Triangle J Council of Governments to be effective as of July 1, 2012. The motion was seconded by Councilman Castleberry. All in favor.

- g) Consideration of PEG Media Partnership to be effective as of July 1, 2012

The Mayor reminded the Town Council that the money for this partnership will come from the State. He also stated that he saw this partnership as a great benefit to the Town. Mayor Pro-Tem Vinson made a motion to approve the PEG partnership with the two channels, 22 and 181 to be effective July 1, 2012. The motion was seconded by Councilman Castleberry. All in favor.

h) Appointment/Reappointment of Planning Board Members

The Mayor reminded everyone that there was a vacancy on the Planning Board that needs to be filled due to Mr. Mark Wilson resigning his position. He also reminded everyone that there were three other members whose terms expire this month and needed to be reappointed. Councilman Wilson informed the Town Council that he had contacted the three existing members and they all wanted to serve another term. Councilman Wilson made a motion to reappoint Teresa Bruton, Larry Boyette and W. R. Dean, Jr. to the Planning Board for another two-year term. The motion was seconded by Mayor Pro-Tem Vinson. All in favor.

Councilman Mulhollem stated that Mr. Bob Davis had expressed an interest in serving on the Planning Board. He also stated that Mr. Davis had served on the Steering Committee and was part of the exploratory committee during the Town's incorporation process. Councilman Mulhollem stated that he had talked with Mr. Davis and thought that Mr. Davis would be a good candidate for the Planning Board. Mayor Pro-Tem Vinson made a motion to appoint Mr. Bob Davis to fill the vacancy on the Planning Board to serve a two-year term. The motion was seconded by Councilman Mulhollem. All in favor.

7. DISCUSSION ITEMS

a. Status of New Town Hall

The Mayor stated that the final drawings and bids had been completed. He stated that the Architect would meet with the possible contractors on Tuesday, January 10 to explain the specs and the project. He also stated that he hoped that the bids would be in by the last Thursday of January. At this time, the bids will be reviewed and qualified. He stated that a selection will be made and hopefully have the information ready to be included in the LGC Application packet.

b. Status of LGC Application

The status was provided in Item 3 and Action Items a., b., c., d., and e.

c. Status of Easements for Installation of Street Lights

Mayor Pro-Tem Vinson stated that there were three remaining easements to get executed. He stated that he was waiting on the receipt of two signatures and had a small issue to resolve on the third easement. He further stated that he thought that he would be able to get the issue resolved by Tuesday, January 10.

At this time, Councilman Wilson inquired about the membership of the Board of Adjustment. The Town Attorney stated that he would investigate the Ordinance and report back to the Council by February.

8. **ADJOURNMENT**

On a motion made by Mayor Pro-Tem Vinson and seconded by Councilman Barnes, the meeting was adjourned at 8:00 p.m.

Jean Overton
Town Clerk

Michael Gordon, Mayor

Date