

The Town of Warsaw Board of Commissioners met in regular session on March 12, 2018 at 7:00pm in the conference room of the Town Hall.

**Board Members Present:**

Mayor A.J. Connors  
Commissioner Peggy Doran  
Commissioner Valerie Nelson  
Commissioner Owen Martin

**Also Present:**

Town Manager, Scotty Summerlin  
Town Clerk, Lea Turner  
Public Works Director, Craig Armstrong  
Recreation Director, Betty Smith  
Wellness/Planning, Lavern Padgett  
Police Chief, Eric Southerland  
Fire Chief, John Blackmore  
Town Attorney, Jene Thompson

Associate Pastor Joshua Giddeons opened the meeting with a prayer, which was followed by the Pledge of Allegiance.

**Amend Agenda:**

Town Manager Scotty Summerlin asked that the agenda be amended to add Trey Gurley with McDavid Associates to speak in reference to the Cleanwater State Revolving Fund Loan/Grant.

Commissioner Peggy Doran made the motion to amend the agenda. Commissioner Valerie Nelson seconded the motion. The vote was unanimous to amend the agenda.

**Consent Agenda:**

Mayor Connors asked for a motion to approve the consent agenda items.

Commissioner Owen Martin made the motion to approve the consent agenda items. Commissioner Peggy Doran seconded the motion. The vote was unanimous to approve the following consent agenda items: February 12, 2018 minutes and Reappointment of Planning Board members: Earl Rouse, Claude Morrissey, George Wilson, Sharon Hilton and Lawrence Padgett.

**Public Comments:**

There were no public comments.

**McDavid Associates Update on Cleanwater State Revolving Fund Grant/Loan:**

Trey Gurley with McDavid Associates first gave a spreadsheet of the status of the current water line replacement project CDBG Contract Number 39. Mr. Gurley advised that the project is now about 70% complete, but the contractor did assure that he was bringing in more crews to help finish the project. Mr. Gurley advised that CDBG has concerns about the progress of the project so they have called another progress meeting for this upcoming week.

Mr. Gurley advised that in April 2017 we applied to the Division of Water Infrastructure for a \$4 million project to do wastewater treatment plant upgrades and work on the sewer collection system. The letter came in this week with approval of the \$4 million loan offer with a \$500,000 principal forgiveness and zero percent interest on the remainder. There is also a loan fee of two percent (2%) which is \$80,000. This loan will be used to do influent pump station upgrades, filter system improvements, infiltration and inflow studies, and infiltration and inflow repairs.

Mr. Gurley stated that the Town would need to consider whether they are going to accept the loan. The Town would also need to go ahead with sending out proposals to receive bids for the project so that the Town can meet the timelines of the loan. This would not obligate the Town to the loan, but would put the Town in place if they decide at a later time to accept the loan. Loan obligation would be upon signing of loan contract. Payments of the loan would not begin until the completion of the project. The \$80,000 loan fee would be due immediately upon receipt of bids.

The question was asked how it would affect the citizens. Manager Summerlin stated that at this time he was not sure what the overall effect would be, but with a loan payment of \$175,000 a year there would have to be some kind of rate increase.

Mr. Gurley also stated that this is not for an expansion of the wastewater treatment plant as was discussed with C2 Energy, but just to make the plant more efficient. Commissioner Owen Martin asked how this would make it more efficient. Mr. Gurley advised that this would upgrade specified 30 year old equipment at the treatment plant.

A question from the audience was what it would cost to go ahead and do the plant expansion and renovation at once. Mr. Gurley advised that it would be about \$10 million. Then the question was asked would it be beneficial to go ahead with both? Mr. Gurley stated that if there was an open checkbook that might would be an option, but at this time there is no funding available for the Town to undertake such a project.

Commissioner Owen Martin made a motion to approve advertising for proposals of engineering services. Commissioner Valerie Nelson seconded the motion. The vote was unanimous to approve to advertise for proposals.

**Zoning Variance Request-Large Freestanding Sign:**

Manager Summerlin advised that the Planning Board held a public hearing in reference to the sign variance on Thursday, March 8. Manager Summerlin stated that the current

sign allowance is 32SF. Manager Summerlin recognized Mr. Cecil Lennon to speak to the Board. Mr. Lennon expressed hardship with the current size for signage. Mr. Lennon expressed that with him being a distance from the interstate that his sign would not be seen if he only had a sign the size of a sheet of plywood. Manager Summerlin advised that the Planning Board did make a recommendation to allow the variance changing the sign size from 32SF to 60SF.

Commissioner Owen Martin made a motion to approve the sign variance. Commissioner Peggy Doran seconded the motion. The vote was unanimous to approve the sign variance for Lennon Restaurant.

**Contract Number 39-Waterline Replacement Project Update:**

Manager Scotty Summerlin advised that Mr. Gurley had already spoke in reference to this item, but he would add that KBS Construction did provide a timeline of their work at the last meeting. KBS Construction hopes to be complete at the end of April. Manager Summerlin also stated that the Town does want a quality product so a rushed, shoddy job is not desirable.

**Budget Amendment-Warsaw Kornegay Library Repairs:**

Manager Scotty Summerlin advised that the Library building was donated to the Town by the Kornegay family. Manager Summerlin explained the contract with the County was that the Town provide necessary repairs to the building and the County would provide the equipment needed to run the Library. Manager Summerlin stated that a leaking air unit has caused water damage to the flooring. The estimate on repairs is \$1500.00.

Commissioner Owen Martin made a motion to approve the needed budget amendment. Commissioner Peggy Doran seconded the motion. The vote was unanimous to approve the budget amendment of \$1500.00 to do the needed repairs at the Library.

**Discussion on NC Parks and Recreation Trust Fund (PARTF) Pending Application:**

Manager Scotty Summerlin advised that the application due date was soon approaching and he just wanted to give an opportunity for expression of needs/wants of Phase II of the project. Manager Summerlin advised that currently there was need for a new baseball/softball field, multipurpose field, pavilion, and lighting. Manager Summerlin recognized Recreation Director, Betty Smith. Ms. Smith advised that she would like to see the parking lot paved as soon as possible as the seniors are complaining about the condition of the parking lot. Ms. Smith also advised the need for an independent multipurpose field, large enough to incorporate a football program.

**Manager's Update:**

Manager Summerlin advised that with the addition of a new sewer loan the Town would have \$333,000 in annual debt. This loan even with the portion of loan forgiveness would mean a \$175,000 annual payment. Manager Summerlin stated that the numbers are not final but \$175,000 divided by 1330 water customers would equate to almost an \$11 a month increase. Manager Summerlin advised that depending on the budget needs this number could change.

Manager Summerlin also announced Farm Fest on April 20-21 and that the proceeds would go towards the Memorial Park Project.

Manager Summerlin reported that the Town would soon begin increased enforcement on its Grease Trap Ordinance.

Finally, Manager Summerlin stated that the budget process had begun and that he had spoken with the Chamber of Commerce and the Fire Department to get their budget requests. Manager Summerlin reminded everyone of the budget meeting on March 19th at 6:30 pm.

**Mayor's Update:**

Mayor Connors recognized Fire Chief John Blackmore to speak. Chief Blackmore advised that they started their ISO inspection today. Chief Blackmore stated that they would have a water haul on Wednesday by the middle school along Prospect St. Chief Blackmore asked that people try to avoid that area if possible. Chief Blackmore also asked if there had been any communication from the State about the stoplight at Hill St. and Pine St. Manager Summerlin advised that they would begin the take down process around May 1st. Manager Summerlin advised that Senator Jackson's office had made contact with NCDOT, but was unsuccessful on stopping the planned signal removal.

Mayor Connors advised that he and Manager Summerlin had recently visited the elementary school. He stated that Warsaw's state grade had increased by two (2) grade levels. He also advised that the students had read about 55 million words since November. Mayor Connors advised they had met with Mr. Holton at James Kenan High School as well. He stated that Mr. Holton explained the STEM Program.

Mayor Connors also stated that he had received a letter from Commissioner David Rouse. Commissioner Rouse's letter advised that due to his current work situation he would not be able to fulfill his duties as town commissioner. Mayor Connors advised that the Board would speak more on filling this seat at a later meeting.

**Board Comments:**


Commissioner Valerie Nelson spoke about the reading program at Warsaw Elementary. Nelson advised that Warsaw would be participating in the county-wide Battle of the Books next week.

March 12<sup>th</sup>, 2018

**Adjournment:**

Commissioner Peggy Doran made the motion to adjourn the meeting. Commissioner Owen Martin seconded the motion. The vote was unanimous to adjourn the meeting.

Attest

  
Town Clerk

  
Mayor