

The Town of Warsaw Board of Commissioners met in regular session on March 8, 2021 at 6:00 pm at the Warsaw Recreation Center.

**Board Members Present:**

Mayor A.J. Connors  
Commissioner Scotty Smith  
Commissioner Jack Hawes  
Commissioner Russell Eason

**Also Present:**

Town Manager, Scotty Summerlin  
Town Clerk, Lea Turner  
Public Works Director, Craig Armstrong  
Police Chief, Patrick Giddens  
Town Attorney, Jene Thompson

Mayor Connors opened the meeting with prayer led by Deacon Earl Rouse, which was followed by the Pledge of Allegiance.

Mayor Connors asked for a motion to accept the agenda as presented. Commissioner Russell Eason made a motion to accept the agenda. Commissioner Jack Hawes seconded the motion. The vote was unanimous to accept the agenda as presented.

**Consent Agenda:**

Mayor Connors asked for a motion to approve the consent agenda items. Commissioner Scotty Smith made a motion to approve the consent agenda items. Commissioner Jack Hawes seconded the motion. The vote was unanimous to approve the following consent agenda items: (A) Approval of Minutes for regular meeting on February 8<sup>th</sup>, (B) Tax Release for Martin Keith McGee, Jr., (C) Lower Cape Fear Monitoring Program and Contract, 7/1/21 – 7/1/26.

**Public Comments:**

Commissioner Russell Eason made a motion to open public comments. Commissioner Jack Hawes seconded the motion. It was unanimous to open public comments.

There were no public comments.

Commissioner Russell Eason made a motion to close public comments. Commissioner Scotty Smith seconded the motion. It was unanimous to close public comments.

**Audit Report, Year Ending June 30, 2020:**

Greg Adams with Thompson, Price, Scott, Adams & Co. presented via conference call. Mr. Adams advised there were no significant deficiencies noted. The only deficiency noted was segregation of duties, which all small municipalities have. Mr. Adams also advised of a new GASB requirement coming for next year. Mr. Adams reported that the General Fund had a net change to the positive in the amount of \$508,381. Water and

Sewer Fund had a net change to the positive in the amount of \$238,128. This leaves the Town in a position of a 71.86% fund balance available.

With no questions being asked, Commissioner Russell Eason made a motion to receive the audit report as provided. Commissioner Scotty Smith seconded the motion. The vote was unanimous to receive the audit report as provided by Greg Adams with Thompson, Price, Scott, Adams & Co.

**Shackle Free (shacklefree.org) Presentation:**

Chiquitta Lesene, owner of Shackle Free made a presentation to the Board in reference to the program she would like to bring to Warsaw. Ms. Lesene advised that her program began in Warsaw back in 2010 as Camp Unity. She stated that they had approximately 100 campers a day from 8am – 6pm. This program ran through 2015. She advised that her program was outcome based with measurable targets and a holistic approach. She advised that the program was geared towards the whole family and they served as a liaison between the Town, families, and other resources. Ms. Lesene advised that she was seeking funding for rent, staffing, and client services.

Commissioner Hawes advised that the Town was entering a new budget season and that could be discussed during budget meetings.

**116 N. Brighton St. Residence Paying for Sewer with Septic Tank Concerns:**

Manager Summerlin advised that Mr. Adams who lives at 116 N. Brighton had written a letter to the Board seeking a change or relief from payment of a sewer bill due to having a functioning septic system at his residence. Mr. Adams recently experienced a sewer back-up and contacted a plumber to correct the blockage and upon inspection of the problem, it was determined that Mr. Adams had a septic tank at his residence. Manager Summerlin advised it was his understanding that residences that cannot be connected to sewer are expected to pay for sewer, based on their consumption of water, and the Town agrees to cover the expense or use its own resources to maintain the septic system. Mr. Adams asks that the Town consider a minimum bill for sewer or further investigate the possibility of a connection point for town sewer.

Mr. Adams was present and advised that he was unaware of any prior arrangements made with the Town in reference to the septic system when he purchased the home.

Commissioner Russell Eason made a motion to table discussion until next meeting. Commissioner Scotty Smith seconded the motion. The vote was unanimous to table discussion until next month when Public Works and Town Manager can research possible solutions.

**Conditional Use Permit for Baltazar Perez-Arrequin, 404 S Gum St.:**

Manager Summerlin advised that Mr. Perez-Arrequin, upon payment of fees and proper public notice, received a recommendation from the Warsaw Planning Board for approval of a Conditional Use Permit (CUP) for placement of a double-wide mobile home upon his property. The Planning Board recommended approval with the conditions that the applicant/owner take corrective action to provide interior drainage (ditching) or bring in suitable borrow/topsoil to address standing water issues.

Commissioner Jack Hawes made a motion to approve as presented by the Planning Board. Commissioner Scotty Smith seconded the motion. The vote was unanimous to approve the Conditional Use Permit (CUP) with the conditions as presented by the Planning Board.

\*Side Note\* Manager Summerlin advised while they were on the topic of drainage that he wanted to make note of drainage projects underway in the area. Manager Summerlin advised that Public Works had replaced a box and upsized piping on George St.

**Update on Contract Numbers (CN) 42 and 43:**

Manager Summerlin advised of the progress meeting that was held on March 2, 2021. He stated Contract 43 was about 50% complete, but should be at about 65%. This is due to rain delays. E. Best Street and N. Cross St. are currently a mess with open cuts. They were informed of erosion control measures. Contract 42, which is the treatment plant work has had an inspector change and a few issues that have slowed progress. Rebar and concrete pouring issues have been noted by the project engineer as addressed. The issue will be noted in the engineer's final report. Both projects are facing delays. It is anticipated that delays will lead to requests for project deadline extensions.

**Manager's Update:**

Manager Summerlin advised of an EPA American Iron and Steel (AIS) audit/virtual training relating to contract 42 and 43. Public Works is currently working on drainage problems at Cross, Jordan, Plank, W College, Walnut and Wisteria Streets. The tree cutting project at Pinecrest Cemetery is going well. Jersey Mike's Subs and Starbucks have submitted zoning paperwork and have begun work on their locations in town. Manager Summerlin also advised there were currently about 12 applicants for Captain and the Police Department has two (2) new Sergeant's patrol Durangos.

**Mayor's Update:**

Mayor Connors asked about the 6pm trial meeting time. Consensus was that everyone was alright with it. This will continue for a few more months.

**Board Comments:**

Commissioner Hawes announced that he was pleased with the drainage work on Jordan as it had relieved some of the water from the funeral home and surrounding areas.

**Closed Session:**

Commissioner Russell Eason made a motion to go into closed session, in reference to NCGS 143-318.11(a)(5). Commissioner Hawes seconded the motion. The vote was unanimous to go into closed session.

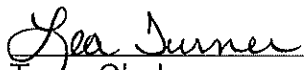
Commissioner Russell Eason made a motion to resume regular session. Commissioner Scotty Smith seconded the motion. The vote was unanimous to resume regular session.

No action was taken in closed session.

**Adjournment:**

Commissioner Jack Hawes made a motion to adjourn the meeting. Commissioner Scotty Smith seconded the motion. The vote was unanimous to adjourn the meeting.

Attest:

  
Town Clerk

Mayor 