

The Town of Warsaw Board of Commissioners met in regular session on April 12, 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
Commissioner Owen Martin

Also Present:

Town Manager, Scotty Summerlin
Town Clerk, Lea Turner
Police Chief, Patrick Giddeons
Wellness Director, Christy Aldridge
Town Attorney, Ken Thompson

Mayor Connors opened the meeting with prayer led by Deacon Buddy Benson, 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 Jack Hawes made a motion to approve the consent agenda items. Commissioner Scotty Smith seconded the motion. The vote was unanimous to approve the following consent agenda items: (A) Approval of Minutes for regular meeting on March 8th, (B) NCLM Health Insurance Renewal – Medical and Life Coverage, (C) Tax Release for Danile Joaquin Arauz, (D) Budget Amendment #17 – Police Vehicle Maintenance, (E) Budget Amendment #18 – Repurchase/Replacement of stolen PW Equipment.

Public Comments:

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

Roy Horne, resident on N. Front Street, spoke in reference to drainage concerns. Mr. Horne advised that the drainage was backing up on the Dudley St. side of his home. Mr. Horne stated that he pays his stormwater fee just like everyone else in town but feels his area is being ignored. Mr. Horne has contacted the EPA in Lumberton and states they are looking into the concerns. Mr. Horne also shared pictures of the water standing in and around his property as well as ditches containing trees and debris.

Manager Summerlin advised he has spoken with NCDOT and they are to bring in a hydraulic unit this week to survey the area to better be able to address the problem. Other discussion by Commissioners related to the Town receiving permission from property owners and doing some cleanup at the expense of the property owners. No exact plan was established.

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

CDBG-Neighborhood Revitalization (NR) Update:

Mike Barnette with McDavid Associates gave an update on the progress of the CDBG-NR project. Mr. Barnette advised this is a \$750,000 grant. The grant agreement has been signed. At this point they are working on ownership and income verification for the 6 rehabilitation/repair homes and 1 replacement home. This project also contains a \$98,000 grant for continued education, computer education, and non-physical recreation.

CN42 & CN43 Updates, Water/Wastewater Operations & Budget:

Cecil Madden, McDavid Associates, gave an update on Contract 42 & 43. Mr. Madden advised that CN42 is not to upgrade the facility but to make it more efficient. This work is to help reduce overflows. The contractor is waiting on valves and they are about 50% complete. They are looking at a September completion. CN43 has completed the line work and much of the manhole rehabs. There are about 4-5 existing manholes that the Town has requested to have added to the project. Testing of the lines is complete and paving is about all that is left of this project. Another project for the clarifiers is in the works and is awaiting plan review.

Tyndall Lewis with McDavid Associates spoke on the importance of reviewing rate structures. He stated their group does biannual studies that look at your rates based on needs over the next 5 years. He reminded the Town that the \$3.5 Million loan was coming due for the first payment of \$175,000. He also stated that due to this the Town really needed to look into doing a rate increase. Mr. Lewis advised that small increases each year are easier to handle for citizens instead of a large increase all at once.

DreamWorks Bladen Proposal; Management/Marketing of Wellness Center:

Jason Williams and Brian DiCicco spoke in reference to their interest in helping to manage the Wellness Center. They reviewed the statistics about their location in Bladen County. They took over a facility in Elizabethtown just before COVID hit. Prior to their takeover there were only 900 members, now there has been an increase of about 600 new members. They have been able to offer other programs such as educational programs, mental health services, and business partnerships. Mr. DiCicco spoke of his management background and his interest in helping manage and market the Warsaw facility.

There was little discussion but commissioners seemed excited to see what they could do for Warsaw. Manager Summerlin advised he would speak with them about putting a management contract together.

Christian Adams (116 N Brighton St) Residence Paying for Sewer with Septic Tank Findings:

Manager Summerlin advised that he and Public Works director had been to Mr. Adams home. He stated that there are two (2) septic tanks feeding the home. Manager Summerlin advised he did not feel it was cost effective to provide sewer to this location.

Questions were asked about the age of the tanks and the responsibility of the Town and customer. Manager Summerlin advised the owner would be responsible for the lines and the Town would only be responsible for the tank. A final decision was not made.

Action to Bid or Extend Mowing & Grounds Maintenance Contract – Cutting Edge Lawn Care:

Manager Summerlin advised he was trying to manage the town as efficiently as possible and the current contractor was low cost and efficient. Manager Summerlin asked the pleasure of the Board on the idea of renewing the contract or bidding the contract.

Commissioner Owen Martin advised that if the price was economical and the contractor was doing a good job, he did not see the need to rebid the contract. Commissioner Jack Hawes stated that with public perception he felt like the contract needed to be rebid but not every year, maybe 2-3 years. More discussion brought out that the current contract ends just before Veteran's Day and we did not need to change contractors just before that event. The thought was to extend until the next mowing season to start a new contractor with the new growing season.

Commissioner Owen Martin made a motion to extend the current contract until March 1, 2022. Commissioner Jack Hawes seconded the motion. The vote was unanimous to extend the current contract until March 1, 2022, then rebid.

Manager's Update:

Manager Summerlin advised that the new audiovisual equipment had been installed in the boardroom and was now available to use. A new internet line is going in and should be ready by the May board meeting. Paving and resurfacing will begin soon. We are looking at a \$50,000 project. Roof work on the funeral home is to begin tomorrow. It appears we are finishing the year strong as far as the budget goes. Reminder the next budget meeting is April 28th at 6pm in the Town Hall Boardroom. Finally, speed limit signs are being installed this week on Dogwood Dr.

Mayor's Update:

Mayor Connors asked about the possibility of Public Works adding garbage/debris pickup to their monthly report. Mayor Connors advised he had seen employees picking up trash along the roads and he would like to see a report of where they are cleaning.

Board Comments:


Commissioner Eason advised that when you dig out the ditches the dirt cannot be left behind or the ditch will refill so it must be hauled off. This is not an easy job because you have to have someone to haul it and somewhere to haul it to. Commissioner Eason also stated that when you have a storm like the last one that dumped 2 inches of rain in a matter of just a short period of time there is no way the water has time to go anywhere, it is going to pond everywhere until the rain lets up.

Commissioner Hawes stated that while he would like to see something done about the drainage, it is not a problem that began overnight and it was not a problem that could be fixed overnight.

Adjournment:

Commissioner Russell Eason 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