

The Town of Warsaw Board of Commissioners met in regular session on July 11, 2022 at 6:00pm at the Warsaw Town Hall.

Board Members Present:

Mayor A.J. Connors
Commissioner Scotty Smith
Commissioner Russell Eason
Commissioner Jack Hawes
Commissioner Ebony Wills-Wells
Commissioner Owen Martin

Also Present:

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

Mayor Connors opened the meeting with prayer. The Pledge of Allegiance then followed.

Manager Summerlin asked to amend the Consent Agenda to include the Sale of Surplus Property – Police Vehicle. Commissioner Russell Eason made a motion to accept the agenda. Commissioner Owen Martin seconded the motion. The vote was unanimous to accept the agenda as amended.

Consent Agenda:

Mayor Connors asked for a motion to approve the consent agenda items. Commissioner Russell Eason made the motion to approve the consent agenda items. Commissioner Owen Martin seconded the motion. The vote was unanimous to approve the following consent agenda items: (1) Approval of Minutes from June 13th Regular Commissioner Meeting, (2) Approval of Budget Amendment #14, Refuse Revenue Received to Cover Expenses, (3) Budget Amendment #15, Excess Motor Vehicle Tax Revenue to Cover Library Utilities, (4) Sale of Surplus Property-Police Vehicle.

Public Comments:

There were no public comments.

Update/Action on Published RFP for Milling & Paving Certain Town Streets:

Manager Scotty Summerlin advised that the request for proposals (RFP) went out and were received on July 7th. There were only two (2) bids received. Due to the large scope of work and the estimated contract amount, the Board should consider postponing a bid opening. Manager Summerlin recommended postponing the bid opening until July 28th at 4:00pm to allow for reposting of the notice. This will give other contractors a second opportunity to bid the work.

Commissioner Russell Eason made a motion to postpone the bid opening. Commissioner Owen Martin seconded the motion. The vote was unanimous to postpone the bid opening until July 28th at 4pm.

RFP – Preparation & Updates for Land Use Plan & Unified Development Ordinance:

Manager Scotty Summerlin stated that staff, Planning Board members and the Board of Commissioners have previously discussed a need to update ordinances, codes, and regulations. This RFP will allow the Town to evaluate costs for services and to negotiate additional services depending upon the cost. The State has mandated more strict regulations so there is a need to update the Land Use Plan immediately. A Unified Development Ordinance (UDO) is also planned. There was discussion about the possibility that the cost may be more than what was originally budgeted.

Commissioner Jack Hawes made a motion to authorize the town manager to solicit proposals to prepare and update a Warsaw Land Use Plan and Unified Development Ordinance, including the Zoning Ordinance, Subdivision Regulations and Flood Damage Prevention Ordinance. Commissioner Scotty Smith seconded the motion. The vote was unanimous approved.

Town of Warsaw Memorial Park Project Budget Ordinance Discussion/Action:

Manager Summerlin advised he had provided a sample budget for the Memorial Park Phase II & III. The approval of this budget ordinance will allow expenditures for services of an architect and design. We will begin with selection of professional staff to assist us in modifying the existing plan (where needed), engaging the public, and assembling a competitive NC Parks & Recreation Trust Fund (PARTF) application. Commissioner Scotty Smith questioned the cost of the fieldhouse. Manager Summerlin explained that it was more than a fieldhouse, it would also have a concession stand and storage. Mayor Connors commented that more money directed to Recreation should translate into more activities being provided. Eason commented that more baseball/softball fields were needed. Hawes and Wills-Wells suggested a splashpad would be an added amenity for the children. Discussion continued about possible fundraising opportunities to help offset the expense of recreation programs. Summerlin advised that modifications to the budget may be necessary as the site plan is revised.

Commissioner Jack Hawes made a motion to approve the Memorial Park Project Budget Ordinance. Commissioner Russell Eason seconded the motion. The vote was unanimous to approve the Memorial Park Project Budget Ordinance.

Resolution Declaring Surplus Property & Authorizing Sealed Bid Sale:

Manager Summerlin stated he had identified up to seven (7) parcels owned by the Town that may have no further use to the Town. The parcels are of varying acreages and dimensions. The lots are found within the Residential and Highway Business

districts of Town. There have been numerous individuals inquiring about the inventory of idle parcels in the possession of the Town. More importantly, many of those individuals are interested in purchasing the lots. Manager Summerlin advised that he would prepare an advertisement for sealed bids to be received by August 31, 4pm. Commissioner Scotty Smith stated that more time should be allowed for this process. His recommendation was to take bids through the end of September.

Commissioner Scotty Smith made a motion to approve the Resolution Declaring Surplus Property and Sale by Sealed Bid. Commissioner Owen Martin seconded the motion. The vote was unanimous to approve the Resolution and sale by sealed bid with bids being received until September 30th, 2022 at 4pm, at Warsaw Town Hall.

American Rescue Plan Act (ARPA) & Lost Revenue Replacement Funding Priorities:

Manager Summerlin stated that as deadlines to allocate funds and additional deadlines to expend funds approach, the Board must reach an agreement on how funds shall be spent. Previously, the Board has determined that the approximately \$984,000 will be used as lost revenue replacement. Presently the funding priorities include paving and street repair (\$300,000-\$400,000), Stormwater and drainage system improvements/repairs (\$300,000) and leveraging of funds (\$200,000) for a proposed Memorial Park Project NC PARTF grant match application. After much discussion, the Mayor recommended giving a bonus to the Town employees and a one-time contribution to the Veterans Day Parade Committee, Chamber of Commerce/Economic Development and/or more to paving. Commissioner Smith voiced support for one-time contributions to the Warsaw Chamber of Commerce for Veterans Day Celebration preparation and/or economic development activities. Commissioners Hawes and Wills-Wells supports more street repairs/resurfacing. Manager Summerlin advised that upon opening bids for paving, the Board can revisit the matter of how much to spend.

Manager's Update:

Manager Summerlin thanked the Board for agreeing to the sale of surplus property. He stated this could help to raise the tax base. There are still environmental delays on CDBG-NR. Manager Summerlin recognized Public Works for their work at the Waste Water Treatment Plant and saving the Town approximately \$8,000 in would-be contractor repairs. Manager Summerlin advised he had spoken with NCDOT in reference to the Streetscape Project. He stated that they would finance the sidewalks, but not the lighting. Duke Energy representatives will be updating pricing to install the decorative streetlights (8 EACH) and monthly cost for lighting. Manager Summerlin advised that he has observed construction continuing at C2NC, but he has not heard from them.

Mayor's Update:

Mayor Connors stated that Warsaw should be hosting more events and activities during holidays. He rode around for the 4th of July and noticed that there were no fireworks or celebrations around Warsaw. Many other towns highlight their events online. He would like to see the Town give back to the citizens and provide some kind of events similar to the previous National Night Out with water balloons and such.

Board Comments:

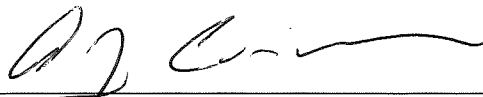
Commissioner Scotty Smith stated he agreed with the Mayor and that we needed to do something for the Town around 4th of July.

Commissioner Jack Hawes thanked everyone for their presence. He also mentioned the gun violence in surrounding areas and that everyone had a right to carry, but they need to be more responsible and look out for each other.

Commissioner Ebony Wills-Wells also mentioned her concern about the gun violence and fights in the area.

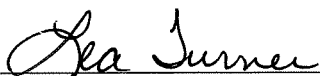
Adjournment:

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



Mayor

Attest:



Town Clerk

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE TOWN OF WARSAW**

Resolution No. 2022-7-11(A)

RESOLUTION DECLARING SURPLUS PROPERTY AND AUTHORIZING THE
PROPERTY BE SOLD BY ENTERPRISE FLEET MANAGEMENT

WHEREAS, the Board of Commissioners of the Town of Warsaw desires to declare said property surplus and dispose of said property in accordance with the North Carolina General Statutes; and

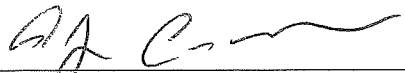
WHEREAS, the Board of Commissioners of the Town of Warsaw hereby declares surplus the following described property:

- **2016 Dodge Charger, VIN#: 2C3CDXAT6GH310585**


WHEREAS, North Carolina General Statute (N.C.G.S.) 160A-266(a)(4) allows the Town to sell surplus personal property by public auction upon adoption of a Resolution or order authorizing the appropriate official to dispose of the surplus property at public auction.

NOW, THEREFORE BE IT RESOLVED, by the Warsaw Board of Commissioners that the Town Manager or his designee is authorized to sell the surplus property described above by public auction administered by Enterprise Fleet Management or the respective parties, as authorized by N.C.G.S. 160A-266(a)(4)

Adopted by the Warsaw Board of Commissioners this 11th day of July, 2022.



A.J. Connors, Mayor



Lea Turner, Town Clerk

ATTEST:

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE TOWN OF WARSAW**

RESOLUTION NUMBER 2022-7-11

Resolution Declaring Surplus Property and Authorizing Sealed Bid Sale

WHEREAS, the Town of Warsaw owns certain and separate individual parcels as listed and described below; and

WHEREAS, North Carolina General Statute § 160A-268 permits the Town to sell real property by advertisement and sealed bid;

THEREFORE, THE BOARD OF COMMISSIONERS OF WARSAW RESOLVES THAT:

1. The Board of Commissioners hereby authorizes the sale of the following described tracts of land by sealed bid that may be bid individually or all parcels combined:

#	Address/Location	Parcel Number	Brief Description
1	Along W Bay St. & Julia St.	01-1082	Vacant land. 1 acre (+/-) available. Water & Sewer mains on remaining. R-8.
2	Along W George St. near S Bell St. Approximately .3 mile N of Water	01-E074	Former Taylor's Field. 1.35 acres +/- R-8.
3	Tank Rd. along Works Farm Rd.	01-E060	7 acre (+/-) track. Former location of unofficial landfill. R-20.
4	W Hill St. @ N Cross St.	01-E257	East of former Warsaw Block Company. 1.25 acres +/- R-6.
5	Off of E Best St. & S Gum St.	01-E152	50% out-of-town. 1.1 acres +/- R-8. No road access readily available.
6	Corner of S Pine St. & W Lincoln St.	01-E258	.15 acre (+/-). HB. Too small to development unless combined.
7	Revelle Rd. near Royal Manor MHP	01-E082	Vacant wooded land. 1 acre +/- R-20.


2. The Town will accept sealed bids for the parcels listed until **4:00P.M., Friday, September 30th, 2022**. Bids shall be delivered in person or mailed to the office of the Town Manager, 121 S. Front St., Warsaw, North Carolina.
3. Beginning at **4:00P.M., Friday, September 30th, 2022**, all bids received shall be opened in public and the amount of each bid recorded. The record of bids shall be reported to the Board of Commissioners at their regular meeting on Monday, October 10th, 2022.
4. The Board of Commissioners will determine the highest responsible bidder for the properties and will award the bid by its regular meeting on or after October 10th, 2022. Bids will remain open and subject to acceptance until the Board of Commissioners awards the bid.
5. To be responsible a bid must be accompanied by a bid deposit of five percent (5%) of the amount of the bid. A bid deposit may take the form of cash, a cashier's check, or a

certified check. The deposit of the bidder to whom the award is made will be held until sale of the property is closed; if that bidder refuses at any time to close the sale, the deposit will be forfeited to the Town. The deposits of other bidders will be returned at the time the Board of Commissioners awards the property to the highest responsible bidder.

6. In addition, to be responsible, a bidder must be current on payment of all property taxes owed to the Town.


7. The Town reserves the right to withdraw any one (1) or all of the properties from sale at any time, waive minor informalities, and the right to reject any or all bids.

Adopted by the Board of Commissioners of the Town of Warsaw this the 11th day of July, 2022.



Dr. A.J. Connors, Mayor

ATTEST:



Lea Turner, Town Clerk