

The Town of Warsaw Board of Commissioners met in regular session on December 13, 2021 at 6:00pm at the Warsaw Town Hall.

**Board Members Present:**

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

**Also Present:**

Town Manager, Scotty Summerlin  
Town Clerk, Lea Turner  
Public Works Director, Craig Armstrong  
Police Chief, Patrick Giddens  
Dream Works Warsaw, Brian DiCicco  
Town Attorney, Ken Thompson

Mayor Connors opened the meeting with prayer led by Pastor Jason Williams. Prayer was followed by the Pledge of Allegiance.

Commissioner Russell Eason made a motion to accept the agenda. Commissioner Scotty Smith seconded the motion. The vote was unanimous to accept the agenda.

**Consent Agenda:**

Mayor Connors asked for a motion to approve the consent agenda items. Commissioner Jack Hawes made the motion to approve the consent agenda items. Commissioner Russell Eason seconded the motion. The vote was unanimous to approve the following consent agenda items: (1) Approval of Minutes from November 8<sup>th</sup> Regular Commissioner Meeting, (2) Reappointment of ABC Board Member, Walker "Mac" McNeill, (3) Budget Amendment #2: Police Donations, (4) Budget Amendment #3: Wastewater Repairs Insurance Reimbursement, (5) Budget Amendment #4: Street Repairs (removal of unsafe tree), (6) Budget Amendment #5: Police Vehicle Repair Insurance Reimbursement, (7) Budget Amendment #6: Police Grant, (8) Approval of 2021 Records Retention Schedule Agreement.

**Organizational Meeting:**

Mayor AJ Connors was sworn in by Judge Henry Stevens. Commissioner Russell Eason was sworn in by Notary Public Crystal Eason. Commissioner Ebony Wills-Wells was sworn in by Justice Michael Morgan.

Commissioner Eason made a motion to elect Commissioner Scotty Smith as Mayor Pro-Tem. Commissioner Owen Martin seconded the motion. The vote was unanimous to elect Commissioner Scotty Smith as Mayor Pro-Tem.

**Public Comments:**

There were no public comments.

**DreamWorks Warsaw Presentation & New Agreement:**

Manager Summerlin advised that as we reach the end of the management agreement with DreamWorks he had asked Jason Williams and Brian DiCicco to come and present on the progress being made at the former Warsaw Wellness Center.

A brief video presentation was provided for the Board. Brian DiCicco stated that he liked the diversity in the center and how everyone was able to come together and be unified. He gave stats that showed an upward trend in memberships and revenue since the Agreement was signed. They showed 5,427 check in's last month. They try to maintain the community driven ideas and look for ways to include everyone. They have a tutoring program they have partnered with and there are about 40 kids participating in this program.

Jason Williams stated their mission was "Wellness with a vision for more" and he feels this is exactly what is being represented. He stated there has been so much growth. He mentioned usually you see large growth in January but with their program they have seen growth each month.

Manager Summerlin advised that after reviewing the DreamWorks budget we are about 42% of the way through the fiscal year and they have collected 84% of the budgeted revenues. Summerlin voiced excitement and gratitude for the continued partnership with DreamWorks. He advised that a proposal for an extended multi-year management agreement would be forthcoming.

**Rezoning Request of Michael Pope, Executor:**

Mr. Michael Pope requests a parcel (#01-85) be rezoned from Office & Institutional (O&I) to Residential (R-10), for the potential construction of up to two (2) residences. The parcel is located near the intersection of Memorial Drive and E. College St. The single parcel is approximately .78 acre. A public hearing was held on December 9<sup>th</sup>, 2021, after being properly advertised. The Planning Board has heard from the owner/requestor and listening to any position of neighboring property owners. Noting no voiced opposition from the public, the Planning Board recommends approval.

Commissioner Russell Eason made a motion to approve the rezoning request as presented by the Planning Board. Commissioner Scotty Smith seconded the motion. The vote was unanimous to approve the rezoning request from O&I to R10 as presented by the Planning Board.

**Rezoning Request of Billy Kennedy, Owner:**

Mr. Billy Kennedy requests two (2) parcels (#01-1652, 01-1653) be rezoned from Central Business to Residential (R-8). The proposed rezoning involves approximately .9 acre of fenced vacant land near the intersection of N. Front St. and W. North St. A public hearing was held on December 9<sup>th</sup>, 2021, after being properly advertised. The Planning Board has heard from the owner/requestor and listening to any position of neighboring property owners. Noting no voiced opposition from the public, the Planning Board recommends approval.

Commissioner Russell Eason made a motion to approve the rezoning request as presented by the Planning Board. Commissioner Scotty Smith seconded the motion. The vote was unanimous to approve the rezoning request from CB to R8 as presented by the Planning Board.

### **Estoppel Certificate – Carbon Cycle North Carolina, LLC (C2NC):**

Warsaw amended C2NC's Conditional Use Permit (CUP) in March of 2020. The CUP stipulates agreements, assurances, and obligations on both parties as it relates to the construction of C2NC's biogas project in Warsaw, NC. C2NC has revised some equipment/processes to be used in the project, which necessitates financing revisions. C2NC's lenders have asked for an Estoppel Certificate that confirms the Town of Warsaw's intent to continue under the terms of the CUP. The Estoppel Certificate reaffirms to C2NC's lenders that Warsaw will continue to honor previous commitments of the CUP.

Commissioner Wills-Wells asked if this was a time specific project. Manager Summerlin explained they were already behind schedule, but this document did not hold them to any terms other than what was already in the CUP. Summerlin advised that he had shared the Certificate with town attorney Ken Thompson and one addition was made, Clause #15. C2NC was agreeable to the addition. Attorney was okay with Certificate.

Commissioner Russell Eason made a motion to approve the Estoppel Certificate and authorize the Mayor to sign. Commissioner Owen Martin seconded the motion. The vote was unanimous to approve the Estoppel Certificate and authorize the Mayor to sign.

### **COVID (ARPA) Funding & Recreation Work Proposal:**

Though the finance officer has been participating in webinars meant to provide guidance on eligible expenses of the latest round of COVID relief funding (ARPA), definitive answers to funding questions remain uncertain. As we await a final rule, Summerlin noted that we need to begin to discuss potential projects. Infrastructure remains at the top of the list for unmet needs for Warsaw. Manager Summerlin advised the Town has received half of its allocation.

Commissioner Russell Eason advised he would like to see the parking lot at Recreation paved. This area serves the local senior center. The parking lot has deteriorated and is in need of repair so that someone does not fall. Commissioner Ebony Wills-Wells stated that she felt a football field was needed at recreation as well. She stated that there was room available it just needed to be completed. Manager Summerlin stated that PARTF could possibly provide matching funds needed for this type of project.

### **Manager's Update:**

Manager Summerlin advised the Tree Lighting and Downtown Christmas events went well. He also mentioned the Recreation Center hosted its first Gingerbread House/Stocking decoration event, which went well. He stated there was a lot of

rezoning going on right now and as of four (4) years ago there were few stick-built homes under construction. Now we have four (4) new residences and anticipate about 10 projects over the next year to be built. Manager Summerlin stated he was going to take inventory of the vacant land that the town owns and there would be a Public Sale to come. Manager Summerlin advised he was working on updating the mowing contract so it can go to bid next year. Manager Summerlin advised he had contacted the County Tax office and the revaluation has been postponed until 2023. Budget meetings to begin around February/March.

**Mayor's Update:**

Mayor Connors welcomed Commissioner Ebony Wills-Wells to the Board. Mayor Connors advised of a meeting in Goldsboro that he and the Town Manager attended about upcoming funding opportunities related to storm preparation, mitigation and resiliency.

**Board Comments:**

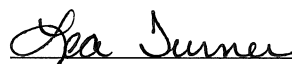
Commissioner Eason asked about the CDBG-NR program. Manager Summerlin stated it was picking up steam. Commissioner Eason stated that the house on College St. had the evaluation done and was told that work would begin soon. Commissioner Eason also advised of a new business coming on S. Pine St.

**Adjournment:**

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

  
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Mayor

Attest:

  
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Town Clerk