



MINUTES OF FRANKLINVILLE BOARD OF COMMISSIONERS MEETING

September 9, 2024

ATTENDEES: Mayor A.C. Hurley, Mayor Pro-Tem Priscilla Dunn, Commissioner Billy Farias, Commissioner Richard Goodwin, Commissioner Mac Whatley
Finance Officer/Town Clerk-Beverly O'Brien
Utility Clerk-Christie Gunter
Public Works Director-Arnold Allred
GUESTS: Laurie Cone, Harvey Harman, Rev. Michelle Hill, Brenda Jones, Mary Joan Pugh, Joe and Linda Rivera, Suzy Richards, Shelly Sisken

25-21 7:30 pm: MEETING CALLED TO ORDER

Pledge of Allegiance
Moment of Silence/Prayer

25-22 CONSENT AGENDA

Mayor Hurley opened the consent agenda
Commissioner Whatley motion to accept the consent agenda. Seconded by Mayor Pro Tem Dunn. Motion adopted, unanimously.

25-23 OLD BUSINESS

Mary Joan Pugh gave an up-date on the trail projects and bridge construction. The Sandy Creek Bridge is completed and she hopes to have a ribbon cutting for the bridge on October 18th, 2024. She will work out the details. The third Saturday in October is the Great State Trail Day. The Mayor's Walk is October 19, 2024. She expects to meet at 2:00 pm at the East end of the park to meet for the Mayor's Walk on the 19th of October. Commissioner Farias thanked Mrs. Pugh for her hard work as well as Public Works Director Allred for his department's work on the trail and parking.

Commissioner Farias discussed the hiring of a new attorney for the ordinance violations at 216 Sunrise Avenue. The previous attorney has not responded, and the Board will look into another attorney to represent the town. Commissioner Farias had obtained the names of four possible attorneys from the NC League of Municipalities. **Commissioner Farias, motion to allow him to contact the listed attorneys and email the Board members with their proposals. Seconded by Commissioner Goodwin. Motion adopted, unanimously.**

Discussion led by Commissioner Farias about 308 Weatherly ordinance violations. Residents Joe and Linda Rivera of Weatherly Drive, raised concerns about nonenforcement of ordinances on this property in the past. General discussion reference the difficulties of code enforcement in a small town and who is ultimately responsible for compliance. Joe and Linda Rivera discussed the financial effects of the state of the 308 property on their home value and stated they were willing to pay the taxes to have the property in compliance with the town ordinances and their property values increased instead of devalued. General discussion reference tax rates and how they are spent, the charging of fees, and how they are tracked and administered. General discussion reference towing untagged vehicles at the 308 location and fees associated with minimum housing standards ordinances. Suzy Richards of Andrew Hunter Road discussed lack of code enforcement for the county and possible business growth along Andrew Hunter Road. General discussion reference the need for code enforcement in the town. General discussion reference the code enforcement for the 216 Sunrise Avenue property and a statement from resident Brenda Jones about the condition of that property and the illegal use of the property for parolees. Board agreement to have Commissioner Farias and other board members reach out to enforcement companies for quotes for service. Board agreement to have the companies look at all properties within the town to survey for violations that could be corrected. Mayor Hurley, Commissioner Farias and Commissioner Whatley will work on a proposal for code enforcement.

25-24 ADMINISTRATION REPORT

Finance Officer O'Brien gave the financial report and discussed the audit and timeline for submittal to the State. The auditor expects to have the final report ready in just a few weeks, in time for the end of October deadline. He will be in the office for the fieldwork starting the 11th of September. Finance Officer O'Brien asked which commissioners would like to attend the Chamber of Commerce retreat at Holly Ridge Golf Course in Archdale. The early bird fee of 125.00 and 60.00 for panelist has been extended a day to allow for the town board to vote on attendance of the meeting. Commissioner Whatley requested to attend as a panelist and Commissioner Farias said he would attend.

25-25 PLANNING AND ZONING

Commissioner Whatley discussed the survey and the property at 15 Sumner Place. The Board had agreed to make an offer on the property. The owner refused the offer, but Commissioner Whatley asked if he would sell a portion of the lot to the town. Commissioner Whatley asked for the footage near the park/trail area and along the eastern line to allow for the town to access highway 22 from the property. He discussed the possible costs for the property of buying approximately 15 feet on two sides as possibly \$5,000.00. The survey costs and the property costs will be discussed at a later meeting. The property will be surveyed Wednesday the 11th of September.

Commissioner Whatley discussed a report he had received on his old mill property on Andrew Hunter Road. The estimate is for a sprinkler system for the complex. Before he can open it for events or citizens to view it, the county is requiring a sprinkler system. Discussion with Public Works Director Allred of the feasibility and costs of installing water at the site. Director Allred said the NC DOT will be involved because of Highway 22. He doesn't have the equipment to bore for a large enough line for the sprinkler system, and this would have to be designed by an engineer for a 4-inch line. General discussion reference the site usage and water plan.

25-26 PUBLIC SAFETY

Commissioner Farias gave a report on the Public Safety Officers and the dates and times they are scheduled. He asked for any recommendations or suggested changes to the schedule.

25-27 PUBLIC SERVICES

Mayor Hurley directed the Commissioners to their packets that contained both the Library Report and the Parents as Teachers Reports.

Commissioner Whatley discussed the up-coming Library celebration on October 11th.

Library Director Charity Johnson has a reception planned for that afternoon and all Commissioners are invited. More information will be provided as the event date nears.

Amanda Ratliff with the Parents as Teachers program updated the board on the county program and a successful parent and child who loves to read.

25-28 PUBLIC UTILITIES

Public Works Director Allred discussed the AIA Surveys. These are Asset Inventory Assessments for both the water and sewer systems. He has talked with Mr. Lester with LKC Engineering about the completion of the surveys. Director Allred discussed the Ogles Creek Pump station replacement project. The surveys should be completed, and the county is advertising next week for the pump station replacement contracting. Mr. Allred said he is still awaiting on the replacement valves for the sewer plant, but the AIA reports are just waiting on data for consumption and usage for the utilities. Director Allred discussed the sealed bid sale of a town mower and dual axle trailer. These units have been replaced. General discussion reference the minimum value of the units. The trailer is valued at approximately \$500.00 and the mower at \$2500.00. These will be the minimum bids. Town Clerk O'Brien will advertise the equipment for bid and Director Allred will place the equipment in the back of the municipal lot so that interested citizens can review it.

25-29 NEW BUSINESS

Commissioner Farias discussed the lease renewal for the Franklinville Diner. The Commissioners have a proposed lease from Cliff and Andrea Priddy in their packets. See attached. General discussion reference the terms of the proposed lease and particularly the repair outlines, or the guidelines of repairs covered. The Board asked for a more specific list of what is expected to be covered by the leasee and the leaser.

25-30 VISITORS COMMENTS

General discussion reference a possible time for the Methodist Church to begin repairs/construction. The Methodist Minister, Michelle Hill gave a timeline of this winter for construction to begin.

Commissioner Farias, motion to adjourn.

Seconded by Commissioner Whatley.

9:10 pm Adjourned.

Respectfully Submitted,

_____ Mayor A.C. Hurley

(seal) _____ Beverly O'Brien. Town Clerk