



MINUTES OF FRANKLINVILLE BOARD OF COMMISSIONERS MEETING

January 13, 2025

ATTENDEES: Mayor Pro-Tem Priscilla Dunn, Commissioner Billy Farias, Commissioner Richard Goodwin, Commissioner Brandon Hurley, Commissioner Mac Whatley
Finance Officer/Town Clerk-Beverly O'Brien
Utility Clerk-Christie Gunter
Public Works Director-Arnold Allred
GUESTS: Matt Berry, Laurie Cone, Perry Conner, Josh Langley
Harriet Moulder, Mickey Seoane, Shelly Siskin

25-58 7:30 pm: MEETING CALLED TO ORDER

Pledge of Allegiance
Moment of Silence/Prayer

25-59 CONSENT AGENDA

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

25-60 ADMINISTRATION REPORT

Finance Officer O'Brien presented the financial report. **Motion by Commissioner Goodwin to accept the financial report. Motion seconded by Commissioner Whatley. Motion adopted, unanimously.**

25-61 OLD BUSINESS

Commissioner Farias asked the Board to discuss the old Town Hall building and what they would like to do with it, either rent or sell. Commissioner Farias has had inquiries about renting the space for an office use. The person has suggested an insurance office or a realty office. Mayor Pro Tem Dunn said the Mayor asked that this could be tabled until he could be at the meeting, because he had also been approached about the rental of the space. General discussion reference the lack of separate restrooms from the restaurant and the square footage and possible uses for the building. General discussion reference rents and square footage costs. Commissioner Brandon Hurley researched Asheboro and Randolph County costs. Commissioner Whatley suggested a more local comparison like the Ramseur area. General discussion

reference the cost differential of various areas. The cooling system is inoperable and will need repair. Commissioner Whatley suggested a mini split system might be cheaper for the HVAC system and Commissioner Farias agreed to get a price for the mini split system and determine the square footage of the office for rental pricing. The Board decided to table the discussion until the necessary information was reported and Mayor Hurley could be present.

Finance Officer O'Brien gave the financial report. She discussed the necessary ordinances requested from NC Division of Environmental Quality as a pass through entity of the Federal American Recovery Project funding. The ordinances required are attached. One is an approved Conflict of Interest Policy and the other is a Non-discrimination Policy.

Commissioner Whatley motion to adopt both resolutions as presented. Seconded by Commissioner Farias. Motion adopted unanimously. Finance Officer O'Brien asked the Commissioners to sign the Audit Response letter to the LGC that was approved last month. Commissioner Farias also discussed whether the local citizens that complain over 216 Sunrise Avenue are permitted to contact the Town attorney directly and discuss the issues. General discussion on how the Board and staff should be the only direct contact and Commissioner Farias will call the attorney tomorrow.

25-62 PLANNING AND ZONING

Commissioner Whatley discussed the dates for the Planning and Zoning Public Hearings for the UDO amendment and the Rezoning request from the property at 259 Lakeside Park Rd. The Hearings will be held at 6:30 pm on January 23rd. Commissioner Whatley discussed the long term planning for sewer expansion along Highway 64 and the expansion suggested by the Auditor to increase the water and especially the sewer development along Highway 64 for commercial development. General discussion reference the need for a Capital Improvement Plan similar to one completed in the 90's. Commissioner Whatley and Public Works Director Allred discussed the possible development of the property located behind the Kubota property on Highway 64. Director Allred had discussed the possible extension of the water and sewer lines behind the Kubota property on Highway 64 with the Engineering firm LKC, Bill Lester. Mr. Allred presented a basic plan and some cost pricing from the Engineer. The engineering costs are estimated between \$35,000.00 and \$50,000.00. General discussion reference financing and possible Economic Development Council funding for the project.

25-63 PUBLIC SAFETY

Commissioner Farias asked if the rest of the Board considered the pros and cons of Mr. Emery's presentation about code enforcement duties for the Town and hiring the company or continuing with the Town offices handling the responsibility. There has been only one complaint this month. General discussion reference the cost and the services that could be provided. Consensus to consider adjusting the budget for the next Fiscal Year to incorporate the services of a code enforcement contractor. This will be considered during the Budget Committee meetings in March.

25-64 PUBLIC SERVICES

Mayor Pro Tem Dunn directed the Commissioners to the reports contained in their packets for the Library and the Parents as Partners Program.

25-65 PUBLIC UTILITIES

Public Works Director Allred discussed the expansion of lines for the property behind Kubota on Highway 64 and estimated time and construction. Mr. Allred also discussed the meeting he held with Mr. Bill Lester of LKC Engineering and the possible costs of the project. Mr. Lester currently has a plan at basically \$35,000.00. He expects the cost to be \$50,000.00. He presented a rough cost estimate for the entire plan prepared by Mr. Lester. See attached. Mr. Allred also presented a sketch of the project's area and details. Also attached. General discussion and questions to the two proposed property buyers, Mr. Josh Langley and Mr. Matt Berry, co-owners of LB Metalworx, LLC. Mr. Langley and Mr. Barry answered questions about a possible timeline for their building and the other building projects on the property. He expects to develop one building immediately and add the others at a later time. He is willing to give a sewer easement across his property, so the mobile home area on the other side (East) owned by Schwarz Properties with 55 units, could be added to the sewer system. The units are on septic and have frequently had problems with failures. Mr. Langley discussed the plans for his property, and the timeline for building his business. He expects to open at the end of 2026. He hopes to have the grading done first and we could install the water/sewer after the grading is done. Finance Officer discussed the System Development fees of \$3,000.00 for Water and \$3,000.00 for sewer for a total of \$6,000.00. This includes the tap fees for the property. General Discussion reference the expansion of Kubota in the rear. Mr. Allred and Mr. Langley discussed the road access and construction, and Mr. Langley said he understood the installation and maintenance of the road would be LB Metalwork's responsibility.

Motion by Commissioner Whatley to get Bill Lester to start the engineering plan so we will know what the costs of borrowing for this project will be. He also asked that the motion include the acceptance of Mr. Lester's two estimates and instruct Beverly to make inquiries about the process to borrow up to a half million dollars for the project.

Commissioner Brandon Hurley, Point of Personal Privilege, have we studied how much income those three businesses and perhaps the mobile homes would add to the system?

Mr. Allred stated that the business would be immediate but there isn't a timetable for the mobile home park, because we don't know when it will fail.

Motion Seconded by Commissioner Goodwin. Motion adopted. 4 aye votes, Commissioner Brandon Hurley nay.

Director Allred discussed the delivery of the two valves for the sewer treatment plant. These utilized the ARPA Funding. He discussed the recent meter work completed by his department and the bid opening that will be held for the Bush Creek Bridge project. The bid opening will be held at the County offices on January 16th. This is part of the Greenway project and is funded by the County and the State Trails system.

25-66 VISITORS COMMENTS

Mrs. Seoane, from the Living Well Community, voiced concerns about motorcycle riders on the Greenway. She had seen them in the late afternoon during good weather in the Fall. Commissioner Farias will alert the Sheriff's Deputies to watch the area.

**Commissioner Whatley, Motion to Adjourn.
Seconded By Commissioner Faris.**

8:46 pm Adjourned.

Respectfully Submitted,

_____ Mayor A.C. Hurley

(seal) _____ Beverly O'Brien. Town Clerk