



## **MINUTES OF FRANKLINVILLE BOARD OF COMMISSIONER'S MEETING**

**May 12, 2025**

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ATTENDEES: Mayor A.C. Hurley, Commissioner Brandon Hurley, 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: Adam Deathe, Director Asheboro Randolph Chamber of Commerce, Ben Harman, Harvey Harman, Living Well Development, Steve Hamms, Michael Johnston, Harriet Moulder, Robert Osborne, Andrea Priddy, Cliff Priddy

### **25-97 7:30 pm: MEETING CALLED TO ORDER**

Pledge of Allegiance  
Moment of Silence/Prayer

### **25-98 CONSENT AGENDA**

Mayor Hurley opened the consent agenda. **Commissioner Whatley motion to accept the consent agenda. Seconded by Commissioner Goodwin, Motion adopted, 3 ayes.**

### **25-99 OLD BUSINESS**

Andrea Priddy with the Franklinville Diner, 159 West Main Street, presented a structural engineering report on the building to the Board. It had previously been emailed to the Board members for their review. Cliff and Andrea are interested in making an offer on the building, but were unsure if the Town wanted to do the immediate needed repairs or have them deduct the cost estimate from their offer. The urgent repair needed is the joists under the Diner floor. Commissioner Farias discussed the need to get a ballpark figure on repairs, before accepting a concrete offer. The Priddy's have secured a Broker Price Opinion for Commercial Property Valuation from Angela Bailey, with United Realty Group. See included. The structural engineer suggests the cost to repair the foundation at or near \$6,000 to \$6,500. The crack in the Eastern wall of the foundation, he estimates will require \$10,000 to repair and the roof structure improvements will cost around \$8,000. The Priddy's have paid for the structural Engineering report as well as the Realtor Evaluation of the building. Commissioner Whatley stated the Town would need to pay rent for the space for the library until a new one was completed. Finance Officer O'Brien asked if the County would consider providing the rental cost for the Library and Commissioner Whatley said the contract stipulated the Town would provide the building for the

Library. The Town would now be responsible for the library lease. Commissioner Farias asked for clarification of the lease for the library and Commissioner Whatley said we were required by the contract with the County to supply the building until hopefully building a new space. General discussion reference length of contract with the county and general outlines of what is covered. Cliff and Andrea Priddy discussed subtracting the repairs from the offering price for the building and offered \$22,000 subtracting all the repairs.

**Commissioner Whatley, motion to take the legal steps to advertise the offer for the building of \$22,000. Seconded by Commissioner Farias. Motion adopted. Commissioner Brandon Hurley opposed, Mayor Pro Tem Dunn absent.**

Cliff Priddy questioned if the bidding process takes months, what about the safety issues with the building for both employees and customers? If the Priddy's do the repairs for safety's sake or the Town does the repairs how will that affect the offers for the building? Commissioner Farias discussed the length of time needed to sell the property on a bid /upset bid process and asked if the Board should consider doing the safety repairs to the floor first? Commissioner Goodwin discussed the bid process required by the State. General discussion reference the needed repairs and perhaps obtaining some proposals from local contractors. **Commissioner Farias motion to get several bids from local contractors and find out for sure the extent and cost of the repairs and the safety issues before advertising the building bid for purchase. Commissioner Goodwin seconded. Motion adopted unanimously.** General discussion, Cliff and Andrea Priddy can offer a formal bid after the costs have been calculated and the Board has decided on what, if any, repairs to make to the building before sale.

#### **25-100 ADMINISTRATION REPORT**

Finance Officer O'Brien presented the financial report. She discussed the employee benefits package she had put out to bid to replace the medical insurance the League of Municipalities would no longer administer for the Town. She has received multiple quotes (5) but only two are complete and represent the Blue Cross Gold option and a dental/vision policy and a life insurance policy just like the Town had prior. The life insurance for Cornerstone Benefits is a \$50,000.00 policy as opposed to a \$25,000.00 policy for all full-time staff at only \$5.00 more per month total cost difference. The medical cost is exactly the same and Dental/Vision is less with Cornerstone versus The Hilb Group proposed by the League. The Hilb group is Raleigh based, large and well known, but has been very unresponsive to our small town with few participants. The Cornerstone Employee Benefits group is comparatively local (Jamestown) and has been very helpful with smaller clients like us.

**Commissioner Whatley, motion to accept the insurance bid from Cornerstone Benefits. Seconded by Commissioner Goodwin. Motion adopted, unanimously.** Finance Officer O'Brien will notify the Cornerstone Group representative and start the process of changing the insurance for the new Fiscal Year. Ms. O'Brien asked for a vote on the proposed 25-26 budget as presented, with the changes adopted at the last Board meeting. **Commissioner Goodwin, motion to accept the proposed 25-26 Fiscal Year Budget. Seconded by Commissioner Whatley. Motion adopted, unanimously.** O'Brien will advertise the Public Hearing for the Budget and EDC contribution for June 9<sup>th</sup> at 7:15 pm before the regularly scheduled Board Meeting.

#### **25-101 PLANNING and ZONING**

Commissioner Whatley discussed the Planning and Zoning questions and the plats he has reviewed this month. There are several new residents and new building lots being developed within the Town ETJ (Extra Territorial Jurisdiction) and the Town limits.

**25-102 PUBLIC SAFETY**

Commissioner Farias discussed the Town Attorney hired to possibly litigate the 216 Sunrise Ave. house zoning violation. The Clerk had sent the requested materials but has not heard anything further. Commissioner Farias said he would check in with the attorney.

**25-103 PUBLIC SERVICES**

Mayor Hurley directed the Commissioners to the reports contained in their packets for the Library and the Parents as Partners Program. See attached.

**25-104 PUBLIC UTILITIES**

Public Works Director Allred discussed the AIA project with LKC engineering. The mapping portion of the grants (both water and sewer) are nearing completion. Mr. Allred also discussed the on-going project for the Ogles Creek Pumping Station replacement. He showed photos of the progress. He discussed the 811 locates the department has completed and the main splitter box for the Sewer Treatment Plant that will be changed out and the cost absorbed by the original Randolph County grant for the project.

Mr. Allred also discussed the groundbreaking for the Bush Creek Bridge project and the rail trail extension toward Cedar Falls. The groundbreaking was held April 25<sup>th</sup> and the Department completed the drive and entrance to parking for the public event. It was well attended by the community and local leaders. Director Allred discussed the new gear box assembly for the treatment plant and showed photos and discussed the leak repair work in progress on Academy Street.

**25-105 VISITORS COMMENTS**

Resident Michael Johnston discussed improvements needed for the park and greenway. He suggested horticultural signs for the greenway and some plants in the park, similar to those used at the zoo. He also discussed historical signs for the greenway and offered to develop and help pay for and install the signs. He felt this would enhance the trail for visitors. Harvey Harman of the Living Well Community discussed the Deep River Folk School events to be held at the Living Well Community. The Town will list them on the Facebook page. General discussion reference up-coming events in town. Saturday, May 17<sup>th</sup> is Museum Day at the Liberty, Randleman, and Ramseur Museums. The Folk School will also be holding workshops from 9:00 to 4:00.

**Commissioner Mac Whatley, Motion to Adjourn.**

**Seconded By Commissioner Farias. Motion adopted, unanimously.**

**8:15 pm Adjourned.**

Respectfully Submitted,

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Mayor A.C. Hurley

(seal) \_\_\_\_\_ Beverly O'Brien. Town Clerk