

**Minutes of Regular Town of Fremont
Meeting
August 18th, 2015**

The regular meeting of the Board of Aldermen for the Town of Fremont, NC was held at 7:30 p.m. on August 18, 2015. Present were:

W. Darron Flowers, Mayor
Harold Cuddington, Mayor pro-tem
W. T. Smith, Alderman
Leon Mooring, Alderman
Joyce C. Reid, Alderman
Annie Lewis, Alderman
Al Lewis, Alderman

Also in attendance were Interim Town Administrator Barbara Aycock, Town Clerk Marti Jones, Finance Officer Karen Peeden, Billings and Collections Clerk Shameshia Fennell and Chief Paul Moats. Public Works Director Tim Howell was absent.

Quorum Present: YES

Call to Order

Mayor Flowers called the meeting to order at 7:30 p.m. Alderman Harold Cuddington offered a prayer. Alderman Annie Lewis led all in attendance in the pledge of allegiance.

Agenda

Mayor Flowers stated to remove D from the agenda and to add the property at 608 S Goldsboro St. Mayor Flowers asked for a motion to approve or amend the agenda. Alderman Annie Lewis made a motion to approve the agenda for August 18, 2015 with the option of removing D and adding the property at 608 S Goldsboro St. Alderman Harold Cuddington seconded the motion. No discussion. The motion passed unanimously.

Mayor Flowers asked for a motion to approve the minutes for the July 21st meeting. Alderman Joyce Reid made a motion to accept the minutes of July 21st, 2015 meeting. Alderman Leon Mooring seconded the motion. No discussion. The motion carried unanimously.

Announcements

1) Barbara Aycock-NC Fellows Scholarship Program/Chapel Hill/ Aug 24 thru Aug 28

Public Comment

Mayor Flowers opened the public comment session.
No comments made.

Mayor Flowers closed the public comment session.

Mayor Flowers opened the meeting for Public Hearing

Public Hearing

1. Notice of Intent to Apply for CDBG Grant Funds for \$2,000,000.00 Sanitary Sewer Rehabilitation to correct inflow and infrastructure issues.

Mike McAllister of Municipal Engineering Services stated he was given a script he has to read providing an explanation and description of the 2015 North Carolina Department of Environment and Natural Resources Community Development Block Infrastructure Grant (CDBG-I).

Mayor Flowers opened the floor for any questions or concerns. Question was asked if this was going to affect one part of town first like it has in the past. Mr. McAllister stated that this project would primarily be for the rehab of the various pump stations and some I & I sections are yet to be determined. Mrs. Beatrice Jones stated that Mr. McAllister referenced low to moderate income families and wanted to know how this would affect these families. Mr. McAllister stated by doing this work it would hopefully keep water and sewer bills down. The grant will help town wide not just one section.

Public Hearing Meeting Minutes

August 18, 2015

Town of Fremont

The Board of Commissioners for the Town of Fremont held a public hearing on August 18, 2015, for providing explanation and description of the 2015 North Carolina Department of Environment and Natural Resources (DENR) Community Development Block – Infrastructure Grant (CDBG-I). Members present were Mayor Darron Flowers, Mayor Pro Tem Harold Cuddington, Alderman W.T. Smith, Alderman Leon Mooring, Alderman Joyce Reid, Alderman Annie Lewis, Alderman Al Lewis.

Michael McAllister of Municipal Engineering Services Company was present to discuss the purpose of the public hearing for the Town of Fremont's CDBG-I funding application. Michael McAllister stated that the purpose of the public hearing was to obtain citizen's views and to respond to funding proposals and answer any questions posed by citizens. Michael McAllister also stated that the public hearing must cover the Town's community development needs, development of the proposed activities, and a review of program compliance before the submission of the Town's CDBG-I funding application to the state of the North Carolina.

The Town proposes requesting funding from NCDENR'S CDBG-I program for Sanitary Sewer Rehabilitation. The purpose of the CDBG-I grant program are:

To improve the quality of life for low to moderate income people by providing a safe, clean environment and clean drinking water through water and sewer infrastructure improvements and extensions of service.

- To benefit a residential area where at least 51% of the beneficiaries are low to moderate income as defined by the United States Department of Housing and Urban Development.
- To perform eligible activities.
- To minimize displacement, and
- Provide displacement assistance as necessary.

For the fiscal year of the CDBG-I funding available is expected to be \$26 million, split in two grand rounds of \$13 million. The maximum available grant is \$2.0 million over a 3 year period. Applications for funding will be received September 30, 2015.

The CDBG program is able to fund a wide variety of community development activities. The State of North Carolina has chosen to fund two activities: water and sewer infrastructure, and economic development projects that lead to job creation or retention. The infrastructure program, or CDBG-I program can fund a range of water and sewer infrastructure and economic development activities, including, but not limited to the, following:

Water:

- Projects that resolve water loss in distribution systems.
- Projects that extend public water to areas with contaminated wells.
- Projects that extend water lines to areas with dry wells.
- Projects that assist with low water pressure in public water systems.
- Projects that regionalize two or more water systems.
- Project that rehabilitate or replace a water treatment plant.

Wastewater:

- Projects that resolve inflow and infiltration to collection systems and surcharges from pumps stations and manholes.
- Projects that extent public sewer to areas with failed septic tanks.
- Projects that rehabilitate a wastewater treatment plant to allow for greater efficiency/compliance with regulations.

The Town is seeking an amount in CDBG-I funds not to exceed \$2 million for Sanitary Sewer Rehabilitation. The purpose of the Town's request is to correct inflow and infiltration issues and the rehabilitation of ten pump stations to prevent sanitary sewer overflow and pollution of waters of the state

A total of 100% of the CDBG- I funding will be used to benefit Low to Moderate Income (LMI) people. The project area in the Town of Fremont has been determined to have an Income survey area of 78.83%. The project area includes all homes within the town limits. The range of activities covered by the CDBG-I funds for the Sanitary Sewer Rehabilitation Project includes:

- Construction.
- Environmental Review
- Engineering Design
- Construction Administration and observation.
- Legal activities.
- Surveying.
- Grant Administration.

If the Town of Fremont is awarded a CDBG-I grant, the town is required to adhere to federal procurement requirements and other federal regulations which include:

- American with Disabilities Act/Section 504 Survey
- Davis-Bacon & Related Labor Acts
- Adoption/Submittal of a Citizen's Participation Plan
- Adoption/Submittal of an Equal Opportunity Plan
- Adoption/Submittal of a Fair Housing Plan

- Adoption/Submittal of a Language Access Plan
- Adoption/Submittal of a Relocation Assistance Plan
- Adoption/Submittal of a Section 3 Plan
- Excess Force Provision

The State of North Carolina requires that if the Town of Fremont receives CDBG grant funding that the town will certify that they will comply with the requirements of the general displacement and relocation policy for CDBG grant funding. This policy assists low to moderate income people with costs associated with relocation or displacement, should such relocation become necessary due to the project activities. CDBG funds can be used for those costs, if necessary. If no displacement and relocation will occur as a result of the proposed CDBG grant activity, then the Town of Fremont confirms that during this public hearing. In the past, the Town has applied for and received for the following completed CDBG project:

- Division of Community Assistance CDBG Infrastructure Grant in the amount of \$750,000.00 to make water system upgrades to improve health and safety conditions, the construction of this project should begin within the next month. Citizens in attendance to the public hearing will be given the opportunity to comment on proposed activities in the grant applications made to the State of North Carolina.

The Town will submit its CDBG-I application for the Sanitary Sewer Rehabilitation Project on September 30, 2015. The CDBG-I application will be available for review during normal business hours at 120 E. Main Street, Fremont, NC 27830. Additional information is available; please contact Town Hall at (919) 242-5151. Should you have any complaints or grievances regarding the subject public hearing, they should be addressed to the addressee mentioned above within 10 business days of the public hearing and a written response to the written complaints and/or grievances will be sent by the Town within 10 business days, where practicable.

Motion was made by.

Alderman AL Lewis made a motion to close the public hearing. Alderman Annie Lewis seconded the motion.

Motion was made by

Alderman Annie Lewis made a motion to adjourn the meeting. Alderman Leon Mooring seconded the motion.

August 18, 2015

Mayor

Town Clerk

2. Notice is given for the Commerce Fellows Scholarship for Barbara Aycock to apply at ECU.

This grant is for \$22,500. Mrs. Aycock states she has to do a project and the project she is leaning towards is working with Rev. Reynolds project for Renewal Place.

3. Hazard Mitigation Plan

The county commissioners have developed this plan for the county that will include municipalities and in order for us to comply with the rules and regulations that go along with that, we have to hold a public hearing and take action for us to participate. Mayor Flowers asked for any questions or comments.

Mayor Flowers asked for a motion to close the Public Hearing. Alderman Mooring made a motion to close the Public Hearing. Alderman Annie Lewis seconded the motion. No discussion. Motion carried unanimously.

Action Items

A) Approve to submit application for CDBG funds for \$2,000,000.00 and resolution for submittal.

Mayor Flowers states the chair will recognize a motion on this resolution that is authorizing the Town to make an application for the grant. Alderman Mooring made a motion to adopt this resolution by the governing body of the applicant for the CDBG grant. Alderman Annie Lewis seconded the motion. No discussion. Motion carried unanimously.

B) Resolution for State Emergency Funds for Norwayne Lift Station

Mayor Flowers stated we have a problem with the pump station at Norwayne and that it is need of immediate repair. We have had difficulties finding monies available for the repair. This resolution is empowering the staff to submit the necessary information to make an application for emergency funding. This would be a loan with 0% interest for 20 yrs.

Alderman Al Lewis asked what this would cost us to fix. Mr. McAllister stated the control panel is in need of fixing right now. The wet well can hopefully be put off. Mayor Flowers asked Mr. McAllister if he had an estimate on the cost. Mr. McAllister stated we had \$100,000.00 in the budget including doing a wet well. Mayor Flowers stated that the importance of the Norwayne pump station is that it controls the complete flow to Goldsboro. If the pump station goes down, not only will the schools be without sewage, the Airport will be without sewage, Eureka will be without sewage and Fremont can not accommodate with the spray field with the sewage we are generating, so all of Northern Wayne County except for Pikeville would be down.

Motion made by Alderman Annie Lewis to adopt the Resolution for State Emergency Funds for Norwayne Lift Station. Motion seconded by Alderman Al Lewis. No discussion. Motion carried unanimously.

Alderman Mooring stated he would like to thank Michael McAllister for helping with this and explaining it so everyone could understand. Mrs. Aycock stated that it was really getting frustrating because everyone around here knows what is going to happen and it is just hard to help them understand what kind of crisis we are going to have if these pumps go down. Mr. McAllister states he has spent countless conversations on the phone with DENR trying to get this thing resolved. Mrs. Aycock states that if anyone would like to come out and see one of those panels they would take you to see them.

C) Hazardous Mitigation Plan

Mayor Flowers asked if there was a motion to accept the Resolution Adopting the Neuse River Basin Regional Hazardous Mitigation Plan.

Alderman Mooring made a motion to accept the Resolution Adopting the Neuse River Basin Regional Hazardous Mitigation Plan. Alderman Annie Lewis seconded the motion.

Mrs. Aycock ask if everyone understood what a hazardous mitigation plan was and why you have to have one in place. It is for Federal Monies, property zoning, flood plains from tornadoes, hurricanes and floods. It has to be renewed every 3 years.

No other discussion. Motion passed unanimously.

D) Recognition of Mr. Danny Wooten—OMITTED

E) Resolution for Conveyance of Real Property to Renewal Place at 411 Sycamore St. also a Memorandum of Understanding for surplus property.

Mayor Flowers stated this is the movement of a house to the Renewal Place program under Rev Reynolds. He asked if there was a motion to adopt this resolution and memorandum of understanding.

Alderman Mooring made a motion to accept the Resolution for Conveyance of Real Property to Renewal Place at 411 Sycamore St. and also a Memorandum of Understanding. Alderman Annie Lewis seconded the motion. No discussion. Motion passed unanimously.

F) Resolution for Commerce Fellows Program at East Carolina University

Mayor Flowers asked Mrs. Aycock to discuss this.

Mrs. Aycock stated that you have to be accepted into the program and she has been called and asked to be a part of this program. You will meet one time a month. It is a \$22,500 grant. \$5,000 is for travel and lodging, and \$2,500 goes toward administration. The rest of the money is used towards a project and she is going to use it towards Renewal Place with Rev Reynolds if she can do this. You have to be accepted and it goes through the Department of Commerce.

Mayor Flowers stated it appears to be one of those win-win situations that will not cost the municipality anything. There is a possibility with what is learned to help get additional funding for the Town. Mayor Flowers asked if there was a motion to adopt this resolution.

Alderman Mooring made a motion to accept the Resolution for Commerce Fellows Program at East Carolina University. Alderman Annie Lewis seconded the motion. No discussion. Motion passed unanimously.

***Property at 608 S. Goldsboro St.**

Mayor Flowers asked Mrs. Aycock to discuss this matter.

Mrs. Aycock stated that this property is a vacant lot and we have two options

- 1) We can pay the county \$1,894.22 for reduce tax and they will still be involved in the property or
- 2) We pay \$2,011.20 and we are property free and clear of the county.

Mrs. Aycock is asking which option the Town Board would like to approve. Option #2 is the recommended one according to Mayor Flowers.

Mayor Flowers ask for a motion to approve the purchase of this property with a payment of Option 1 or Option 2?

Alderman Cuddington made a motion to approve the property at 608 S Goldsboro St with Option #2 with a payment of \$2,011.20. Alderman Annie Lewis seconded the motion. No discussion. Motion passed unanimously.

H) Rental Interests for Town's Garage on Main Street (Alderman Cuddington)

Mayor Flowers asked Alderman Cuddington to discuss this matter.

Alderman Cuddington stated there is a fine young gentleman that would like to rent the Town's Garage to put an automobile garage in the building. Mr. Roman is highly recommended by Alderman Cuddington. Mr. Roman stated he wanted to put a business in this town and wanted to follow his dreams and do mechanic work. Alderman Mooring asked if there would be any modifications or add ons to the building. Mr. Roman said he would be doing some improvements to make the building better to work in. Mayor Flowers asked what are we presently using the building for. Mrs. Aycock stated for storage and nothing that cannot be moved to the shop. Alderman Cuddington stated Mr. Roman would work with the Town as far as the fenced in part and if the Town wanted to use half of that they could. Alderman Smith stated the roof was still leaking and that needed to be fixed.

Mayor Flowers stated the motion should be to authorize the staff to work with Mr. Roman on the rental of the property because we have to determine the cost to fix the roof and what the rent is going to be. Brian Pridgen the Town's lawyer stated that the motion should authorize the Town's staff to negotiate the rent subject to the Mayor's signature to expedite this matter.

Alderman Smith made a motion to authorize the staff to work with Mr. Roman and to negotiate a lease on the building with the Mayor's signature. Alderman Annie Lewis seconded the motion. No discussion. Motion passed unanimously.

D) Step Update: Mr. Keith Spivey

Mr. Keith Spivey stated that the biggest thing concerning Steps right now is that Raleigh has not passed the budget yet so the people who work with the Parks and Recreation dept. for NC do not have anything to work with, so we do not know anything concerning the PARTF grant. This is all on hold as of right now. The contract for Steps for completion is October 31st, 2015 so he has put together a letter requesting a 6 month extension signed by Mrs. Aycock and Mayor Flowers, but we have not heard anything back from it as of yet. Until the budget has passed it will take an additional 30-45 days before the Parks and Recreation decides who will receive the PARTF grant money. He stated as soon as he knows something he will let everyone else know.

Mayor Flowers asks if there were anyone who had any questions. None asked.

Closed Session

Mayor Flowers asks for a motion to go into Closed Session for contractual review. He asks Mr. McAllister and Mr. Brian Pridgen to stay for the Closed Session.

Alderman Al Lewis made a motion to go into Closed Session. Alderman Annie Lewis seconded the motion.

Alderman Cuddington made a motion to go out of Closed Session. Alderman Al Lewis seconded the motion. No discussion. Motion passed unanimously. Mayor Flowers stated we are out of Closed Session.

Reports

Chief Moats Police Report

Chief Moats states there has not been a lot that has happened since the last board meeting. He stated it has been really quiet and so far a quiet summer. He is proud to say that over the past 3 yrs crime rate has decreased significantly. In 2013 there were 632 incidents that required a report. In 2014 there were 400 incidents and in 2015 so far 200 incidents. He commended his officers as being out in public being seen and being proactive. Alderman Smith wanted to know if we could put how the crime rate has decreased on our Town's website. Chief Moats stated he has put it on Facebook.

Sewer

Mayor Flower stated that if we could have every month like this past month we would be smiling. We collected \$58,201 and purchased \$22,738. Mrs. Aycock stated that Kenneth and Ray said that we have the least flow of water go through the system since we plugged up the hole at the swimming pool than we have had in a long time. Mayor Flowers asked if there were any questions. None noted.

Solid Waste

No questions or comments

Water

No questions or comments

Electrical

No questions or comments.

Late Penalties

Mrs. Aycock stated that the penalties have been cut in half since last July. People are realizing that they will be cut off if they don't pay their bill on time. Mike McAllister stated that Mrs. Aycock needed to be commended for the job she has done turning the finances around. Mayor Flowers stated he agreed and wanted to extend that to the staff and the attitude they have with the compassion to get the job done in a compassionate way. No comments or discussion.

General Fund with Graphs

Mrs. Aycock stated the Fund Balance is increasing and going in the positive direction.

General Concerns

Mayor Flowers stated he has been approached with the question that if a coffee shop was open in Town could tables be put on the sidewalks. He asks for any reactions about this matter and states that there is no policy about this. He stated to please call Mrs. Aycock if there were any concerns about this. Mrs. Aycock commented that these are small tables with two chairs. Pastor Dew is opening this business and it will be called Common Grounds.

Alderman Annie Lewis stated that on Martin street we should put up a slow traffic sign with children playing due to the cars speeding down that road and for the safety of the children. Mrs. Aycock stated she would check this out.

Mayor Flowers stated he went to the library and they were praising the Fire Department on their help with the children at the library. They took pictures with the children, let them play on the trucks and helped them to make key chains. They let the children see a different side to firefighters and everyone was really impressed and so thankful.

Motion was made per Alderman Annie Lewis to adjourn. Motion seconded by Alderman Mooring No Discussion. Motion passed unanimously.

W. Darron Flowers, Mayor

Martha A. Jones Town Clerk