

## MINUTES

### A regular meeting of the China Grove Town Council

**Tuesday, January 04, 2011  
7:00 p.m.**

**China Grove Town Hall  
China Grove, North Carolina**

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#### CALL TO ORDER

Mayor Bringle called the meeting of January 4<sup>th</sup>, 2011 to order and welcomed all in attendance to join in the Pledge of Allegiance. Mayor Bringle called roll. All council members were present, with the exception of Mr. Withers, there was a quorum. The meeting started at 7:00 pm at the Municipal Building.

Mr. Seaford made a motion to adopt the agenda for the regular meeting of the Town Council with the addition of Hillary Heights Subdivision Security Guarantee and a closed session for personnel issues on January 5, 2011. Mr. Linn seconded the motion, which carried unanimously.

Mr. Overcash made a motion to adopt the December 7, 2010 regular meeting minutes. Mr. Upright seconded the motion, which carried unanimously.

#### CITIZEN COMMENTS

Mr. Tim Parker 15 Walnut Street

Mr. Parker wanted to revisit the speed limit on the Mill Hill. He previously brought it to the Boards attention at the November Town Council Meeting. The Mayor apologized for letting this issue fall through the cracks and promised that Police Chief Kluttz and Town Manager Ken Deal will look into this before the February Board Meeting,

Mr. Parker also asked if something could be done about Popular Street, it needed some holes patched and Mr. Kent Mishak said that was a private street and the town could not fix it.

#### PUBLIC HEARING

- I) Interim Financing for the Fire Department/Town Hall renovations, USDA project.

- a. Resolution authorizing the filing of an application for approval of a financing agreement authorized by NC General statute 160A-20.

Mrs. Bopp explained we needed a resolution to approve the method of financing and the filing of an application for approval with the Local Government Commission. The resolution stated the board approved this method over a Bond issue with a citizen vote.

Mayor Bringle opened the Public Hearing for comments.

There were no comments.

Mayor Bringle closed the Public Hearing.

Mr. Linn made a motion to approve the resolution, Mr. Upright seconded the motion, which carried unanimously.

## II. Quasi Judicial Hearing for a Conditional Use Permit request for L&M Motors

Mrs. Bopp swore in Emily Jackson and Lawrence Harkey

Ms. Jackson addressed the council to explain the conditional use permit request. This property was an automobile sale lot in 2006; Mr. Harkey would like to return to that use.

They would make the following changes:

Paved handicap space for ADA accessible

Shields on the lighting fixtures

Landscaping on the front.

Mayor Bringle asked that Ms. Jackson follow up to ensure these are done.

Mayor Bringle opened the Public Hearing for comments.

There were no comments.

Mayor Bringle closed the Public Hearing.

Mr. Upright made a motion to accept the evidence as presented. Mr. Seaford seconded the motion, which carried unanimously.

Mr. Seaford made a motion to approve the Findings of Fact as recommended by Town Staff. Mr. Linn seconded the motion, which carried unanimously.

Mr. Upright made a motion to approve the Conditional Use Permit for an automobile sale lot. Mr. Seaford seconded the motion, which carried unanimously

## **NEW BUSINESS**

- I) Water Shortage Response Plan and Resolution  
Mr. Deal spoke to the Mayor and Town Council about approving a Water Shortage Response Plan and a Resolution for a Water Shortage Response Plan.

Mr. Seaford made a motion to accept the Water Shortage Response Plan. Mr. Linn seconded the motion, which carried unanimously.

Mr. Linn made a motion to adopt the Resolution for a Water Shortage Response Plan. Mr. Seaford seconded the motion, which carried unanimously.

- II) Hillary Heights Subdivision – approval of a Security Guarantee.

Ms. Jackson requested approval of the Security Guarantee for Hillary Heights Subdivision; applicant Walnut Grove Partners, LLC from Kannapolis, NC. This Guarantee will last until December 31, 2011.

Mayor Bringle asked the developers when the work would begin and Walnut Grove Partners said immediately.

Mr. Upright made a motion to approve the Security Guarantee. Mr. Linn seconded the motion, which carried unanimously.

## **OLD BUSINESS**

- I. Consideration of the Railroad Road License Agreement

Mr. Brooke reviewed the License Agreement and recommended that council approve the agreement with North Carolina Railroad Company which was tabled from the December meeting.

Mr. Linn made a motion to approve the License Agreement. Mr. Overcash seconded the motion, which carried unanimously.

## **OTHER BUSINESS**

Mayor Bringle thanked Chief Gledhill and the Fire Department for the help they provided for David Carpenter's grieving family and all they did for his funeral.

Mayor Bringle asked everyone in attendance to please observe a moment of silence for David Carpenter, Assistant Fire Chief who passed away on December 22, 2010.

Mr. Deal asked that the Town Council set the date for the Annual Budget Retreat for Saturday February 26, 2011 at the Roller Mill.

Mr. Deal also reported that we had over 20 contractors attend the prebid conference on the Fire Department/Town Hall renovations. The formal bid opening would be on Tuesday February 18<sup>th</sup>, 2011 at 3pm in Town Hall. Rowan County approved the plans with only minor changes.

### **CLOSED SESSION**

Mr. Seaford made a motion to go into Closed Session for personnel matters. Mr. Upright seconded the motion, which carried unanimously.

Mr. Linn made a motion to come out of Closed Session. Mr. Seaford seconded the motion, which carried unanimously.

There was no action taken.

### **ADJOURN**

Mr. Linn made a motion to adjourn. Mr. Overcash seconded the motion, which carried unanimously.

**Respectfully Submitted,**

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**Mary Jo Bopp, Finance Officer**

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**Donald E. Bringle, Mayor**