

TOWN OF FOUR OAKS
TOWN COUNCIL MEETING
MAY 9TH, 2022
AGENDA

- 1) Call to Order
- 2) Invocation and Pledge of Allegiance
- 3) Approval of Minutes
 - (a) Town Council Meeting – April 11th, 2022
- 4) Memorial Day Proclamation
- 5) Public Comments
- 6) Public Hearings
 - (a) David S. Futch & Sara M. Pierce, petitioners & owners of parcel # 08H99001E located at 1685 Hwy 701 S, Four Oaks, NC – Special Use Permit
 - (b) William Frank Lee, petitioner & owner of parcel # 08I11146A located at 4545 US Hwy 301 S, Four Oaks, NC – Application for Rezoning
 - (c) C & B Development, LLC, owner and Adams & Hodge Engineering, P.C., petitioner of parcel # 08H10015 located at 894 Black Creek Rd, Four Oaks, NC – Applications for Rezoning and a Major Subdivision
 - (d) Certificate of Sufficiency & Annexation Ordinance – C & B Development, LLC, located at 894 Black Creek Rd, Four Oaks, NC, Parcel # 08H10015
 - (e) Certificate of Sufficiency & Annexation Ordinance – Dustin Edward Norris, located at 645 Tetersville Rd, Four Oaks, NC, Parcel # 08H11091
- 7) New Business
 - (a) Resolution for Annexation Investigation – Perfect Image, LLC, petitioner and Timothy & Susan Adams, owners, located on Old School Rd, Four Oaks, NC, Parcels # 08H10027F, 08H1027B, 08H1027C, & 08H1027E.
 - (b) Resolution Approving Local Water Supply Plan
 - (c) Adopt Grant Project Ordinance for American Rescue Plan Act of 2021: CSLFR Funds
 - (d) Federal/State Grant or Loan Procurement Policy
- 8) Mayor's Comments
- 9) Department Reports
 - (a) Police – Hatch
 - (b) Parks & Rec & Outreach – Robertson
 - (c) Water and Sewer – Hines
 - (d) Sanitation & Streets – Surles
 - (e) Finance – Hardy

Adjournment

**TOWN OF FOUR OAKS
TOWN COUNCIL MEETING
MAY 9TH, 2022
MINUTES**

Call to Order

Mayor Vic Medlin called the May 9th, 2022 regular scheduled Town Council meeting to order at 7:02 p.m. Those present included Commissioners Andy Hardy, John Hatch, Mike Hines, Kim Robertson, and Carles Surles. Also, present were Public Works Director Barry Stanley; Police Chief Stephen Anderson; Planning & Zoning Administrator Pauline Ketchum; Town Clerk Martha Garris recording minutes; and Mike Dart from FO Benson New in Review.

Invocation and Pledge of Allegiance

Commissioner Hatch gave the opening Invocation with Everette Dodd leading the Pledge of Allegiance.

Approval of Minutes

Town Council Meeting – April 11th, 2022

Commissioner Hardy made a motion to approve the Town Council regular meeting minutes as presented, seconded by Commissioner Hines, voting unanimous.

Memorial Day Proclamation

Commissioner Hardy read the proclamation in honor of Memorial Day. Mayor Medlin commented we need to remember those that served each and it's always nice for the Town to pause in remembrance of those who sacrificed everything.

Public Comments - None

Public Hearings

Mayor Medlin called the meeting into a public hearing.

Pauline Ketchum, Planning & Zoning Administrator, reported the Planning Board met on Tuesday, May 3 to hear the following 3 applications.

David S. Futch & Sara M. Pierce, petitioners & owners of parcel # 08H99001E located at 1685 Hwy 701 S, Four Oaks, NC – Special Use Permit

Pauline Ketchum, Planning & Zoning Administrator, relayed the Planning Board heard the request for a special use by David Shane Futch & Sara Marie Pierce, petitioners & owners of parcel # 08H99001E located at 1685 Hwy 701 S, Four Oaks, NC to place a 4,092 sq feet, 3 bedrooms, 2 bath 2022 modular home with brick foundation on their 5.887 acre property. Mrs. Ketchum relayed the property is in the ETJ, zoning is R-A which requires a special use permit, 17 letters were mailed out, she received no inquiries, and the planning board was recommending for Board approval. Commissioner Hines inquired if anything was currently on the property. Mrs. Ketchum responded there were homes on the property but they had been demolished. Commissioner Hines

asked if there were pictures of the modular home and Mrs. Ketchum shared the pictures with the Board. There were no public comments.

Mayor Medlin closed the public hearing. Motion to approve the proposed special use by David Shane Futch & Sara Marie Pierce, petitioners & owners of parcel # 08H99001E located at 1685 Hwy 701 S, Four Oaks, NC to place a modular home on the property was made by Commissioner Hines, seconded by Commissioner Hardy, voting passed 4 to 1.

For - Commissioners Hardy, Hines, Hatch, & Surles
Opposed - Commissioner Robertson

Mayor Medlin called the meeting back into a public hearing.

William Frank Lee, petitioner & owner of parcel # 08I11146A located at 4545 US Hwy 301 S, Four Oaks, NC – Application for Rezoning

Pauline Ketchum, Planning & Zoning Administrator, relayed the Planning Board heard the request for rezoning by William Frank Lee, petitioner & owner of parcel # 08I11146A located at 4545 US Hwy 301 S, Four Oaks, NC to rezone the parcel from I-2 to B-2H. Mrs. Ketchum relayed the parcel is located between 2 other parcels that are zoned B-2H and Mr. Lee would like for all 3 to be the same. Mrs. Ketchum added that 17 letters were mailed out, she received no inquiries, and the planning board was recommending for Board approval. There were no public comments.

Mayor Medlin closed the public hearing. Motion to approve the proposed rezoning application by William Frank Lee, petitioner & owner of parcel # 08I11146A located at 4545 US Hwy 301 S, Four Oaks, NC to rezone the parcel from I-2 to B-2H was made by Commissioner Hines, seconded by Commissioner Hatch, voting passed 4 to 1.

For - Commissioners Hardy, Hines, Hatch, & Surles
Opposed - Commissioner Robertson

Mayor Medlin called the meeting back into a public hearing.

C & B Development, LLC, owner and Adams & Hodge Engineering, P.C., petitioner of parcel # 08H10015 located at 894 Black Creek Rd, Four Oaks, NC – Applications for Rezoning and a Major Subdivision

Pauline Ketchum, Planning & Zoning Administrator, relayed the Planning Board heard the application requests of rezoning & a subdivision by C & B Development, LLC, owner and Adams & Hodge Engineering, P.C., petitioner of parcel # 08H10015 located at 894 Black Creek Rd, Four Oaks, NC to (1) rezone the property from R-A to R-12 and (2) build a residential major subdivision with approximately 51 lots on the 58.73 acres. Mrs. Ketchum relayed the property is in the ETJ, the subdivision proposed would have valley curb & gutter and sidewalks on both sides of the streets, 2 mailbox kiosks, the lots will meet the 12,000 sq feet minimum and setbacks of 40 ft in front, 25 ft in rear, 10 on sides, the lot dimension of 80 ft width & 100 ft depth, and there will be open space fees of \$800 per lot. She reported 28 letters had been sent out, she had received 3 inquiries with concerns about the traffic and the planning board was recommending this for Board approval because it meets all zoning ordinance requirements. Donnie Adams from Adams & Hodge Engineering, P.C. at 314 E. Main St. Clayton, NC was present to answer questions and address concerns. Commissioner Hardy inquired if the sidewalks would be on both sides of the

street. Mr. Adams responded, yes, the typical street section will match what is going on in the FieldView Village Subdivision with curb & gutter, wide streets, and sidewalks on both sides of the streets. Commissioner Hatch inquired if the parcel was in a flood zone. Mr. Adams responded, no, there will be no lots in the flood plain and explained the flood plain is outside of the lots in the northern corner. Commissioner Hardy inquired if the curb and gutter would be valley curb. Mr. Adams responded, yes. Commissioner Surles expressed concern about the flooding, if there would be a place for the water to run and the effects on other homes in the area. Mr. Adams responded that to the east of the property line is a stream where water already flows through and the curb and gutter system will collect and discharge the water appropriately into that stream and there should not be any effects on the other homes around the property. Commissioner Hardy asked if the sewer will tie into the subdivision off Civitan Road. Mr. Adams responded, yes, it will tie into it and added that the system was sized to handle this subdivision. Commissioner Hatch asked if the subdivision would connect to the FieldView Village Subdivision. Mr. Adams responded, no, there is no street connection proposed.

April Barbour Matthews, 1061 Black Creek Rd, expressed several concerns: (1) adding the extra traffic; (2) water drainage issues due to flooding and erosion; (3) disruption to wildlife food supply, land, and refuge of natural surrounding; & (4) she's against a cookie cutter town because Four Oaks still has its architecture, a heritage, open spaces, and a sense of community that she would like to see kept. Miss Matthews' stressed that she wasn't against growth but wanted to see planned growth for the future because adding more homes adds more traffic to the already existing traffic issues. She commented that in doing some research about growth in small towns, she suggested the Town needs to capitalize on the strengths, recognize the history, protect the natural surroundings, encourage home grown businesses rather than try to adopt a more cookie cutter town, have a vision for the future, focus on community aesthetics, & have planned growth. She encouraged the Board not to accept everything that comes along but instead to consider planned growth including how to manage traffic, school classroom growth, and continued water quality & needs. Mayor Medlin commented the Town actually has an engineering firm working on an extensive Land Use Plan to help the town move in the right direction.

Commissioner Hatch inquired if an engineer has looked at the traffic issues. Mr. Adams responded, no, the NCDOT has not yet and explained the process. If the Board approves, driveway permits from the state will have to be obtained. NCDOT will evaluate the traffic and other things at which time there may be some design changes required which will occur accordingly. Commissioner Hardy inquired if NCDOT would take into consideration the other subdivision and the need for a turn lane due to traffic. Mr. Adams responded, yes. There were no public comments.

Mayor Medlin closed the public hearing. Motion to approve the proposed rezoning application by C & B Development, LLC, owner and Adams & Hodge Engineering, P.C., petitioner of parcel # 08H10015 located at 894 Black Creek Rd, Four Oaks, NC to rezone the parcel from R-A to R-12 was made by Commissioner Hines, seconded by Commissioner Hardy, voting passed 4 to 1.

For - Commissioners Hardy, Hines, Hatch, & Surles
Opposed - Commissioner Robertson

Motion to approve the proposed subdivision application by C & B Development, LLC, owner and Adams & Hodge Engineering, P.C., petitioner of parcel # 08H10015 located at 894 Black Creek Rd, Four Oaks, NC to subdivide the parcel into two lots was made by Commissioner Hines, seconded by Commissioner Hardy, voting passed 4 to 1.

Oaks, NC to build a residential major subdivision with approximately 51 lots was made by Commissioner Hines, seconded by Commissioner Hardy, voting passed 4 to 1.

For - Commissioners Hardy, Hines, Hatch, & Surles
Opposed - Commissioner Robertson

Mayor Medlin called the meeting back into a public hearing.

Annexation Ordinance – C & B Development, LLC, located at 894 Black Creek Rd, Four Oaks, NC, Parcel # 08H10015

Mrs. Ketchum relayed that Martha Garriss, Town Clerk was directed to investigate parcel # 08H10015 located at 894 Black Creek Rd., Four Oaks, NC, owned by C & B Development, LLC, for annexation in April. The property is contiguous, meets all the requirements under G.S. 160A-31, and is ready to move forward with the annexation process. There were no public comments. Mayor Medlin closed the public hearing. Motion to approve the voluntary annexation for parcel #08H10015 located at 894 Black Creek Rd., Four Oaks, NC was made by Commissioner Hardy, seconded by Commissioner Hatch, voting passed 4 to 1.

For - Commissioners Hardy, Hines, Hatch, & Surles
Opposed - Commissioner Robertson

Mayor Medlin called the meeting back into a public hearing.

Annexation Ordinance – Dustin Edward Norris, located at 645 Tettersville Rd, Four Oaks, NC, Parcel # 08H11091

Mrs. Ketchum relayed to the Board that Mr. Norris pulled his voluntary annexation application at approximately 5:00 pm on May 9th, 2022 therefore stating there was nothing to discuss. There were citizens in attendance that still asked to speak on the matter. Mayor Medlin allowed them to speak.

Sandy Parker, resident at 297 Tettersville Rd., asked why was the hearing was ever scheduled if Mr. Norris did not do what he should have done. Mrs. Ketchum responded he did his voluntary annexation application. Mrs. Parker asked why wasn't there an investigation prior to the public hearing. Mrs. Ketchum responded the clerk to investigate was done in April and the notice for the public hearing was put in the newspaper at least 10 days prior to the public hearing to meet requirements. Mrs. Parker asked was there a coincidence that the certificate of sufficiency was not signed in the public's packets but the previous annexation certification had been signed. Clerk Garriss responded that the original certificate was signed but copies were made before it was signed. Mayor Medlin commented the investigation was done and Mr. Norris is able to be annexed if that was his choice and if the Board had chosen to approve it.

Junior Temple, resident, asked what about the people of the community and what they think. Mayor Medlin responded it is very important and absolutely that is what you are here for at this meeting. Mr. Temple commented they don't want him firing gun like he is doing. Mayor Medlin responded the town has no control over that now but had he been annexed, the town would have had to talk about rezoning sometime in the future and other things, then the Town would have had say so but the town has no say so of what he does on his property currently.

John Dodd, resident at 538 Dodd McLamb Rd., inquired if Mr. Norris has the right to reapply for annexation at a later date. Mayor Medlin responded, yes, he would have to reapply and go through the whole process again. Mrs. Sandy Parker asked if there was a fee for this process because look at the time being wasted. Mrs. Ketchum responded, no, it is a voluntary annexation so he could reapply at any time per general statutes. Our requirement is to investigate and post in the newspaper prior to a public hearing.

Ann Parker, resident on Tettersville Rd., inquired which paper it was posted in. Mrs. Ketchum responded it was post in the Four Oaks Benson News in Review on April 27. Mrs. Ann Parker asked what town services are include with an annexation. Clerk Garris responded it is all services the town provides to any resident which includes water, sewer, & garbage but the states mandatory service is building code inspections.

Mrs. Ann Parker commented there is currently no home on the property or road frontage to that property so they have to cross her family's property to get to it and the community's concern is that the town board may have assisted Mr. Norris in doing something underhanded which she hates to think there are people in office like that because they didn't know, and she thinks the people who live in the backyard of the shooting range should have the right to speak their mind and tell the board how it effects them. She added they are not trying to prevent anyone from making money or doing things on their own property but the concern is for those right around the property and effected. They wish that there could be some common ground and respect for the community and neighbors. Mayor Medlin commented that the board was prepared to hear all comments about the annexation but since Mr. Norris pulled his application for annexation, there was nothing to discuss and added there was nothing underhanded going on. The board tries to follow the laws and if someone applies for annexation, the board goes through the required process but it doesn't mean it is always accepted however they are allowed the right to come before the board just like we are allowing all those present tonight to come talk. The board has to follow State general statute requirements the best we can.

Marty Parker, resident at 297 Tettersville Rd., commented he wanted to make the board aware that Mr. Norris has been issued a cease-and-desist order by the county until he can get in compliance, that he has no legal right of way to his property, he feels that 2.86 acres is too small of an area for high powered rifles, and he asked how can he be annexed with no legal right of way. Mayor Medlin responded that was a legal question that he can't answer but feels the Town's Legal Council could. Mr. Parker asked why was it not researched that he had been issued a cease-and-desist order by the county commissioners and that he has a citation that hadn't been paid yet before the good people of the community came to the meeting tonight. Mayor Medlin responded what the county has done to him has no effect on whether the town annexes something or not. When it comes to the Town, we accept the application, the board goes through the process and makes the decision after that process. Mr. Parker asked if having an unpaid citation would keep him from being qualified to be annexed by the town. Mayor Medlin responded not that he knew of.

JD Hughes, resident at 9798 Stricklands Crossroads Rd., asked what are the perimeter limits from town city limits for an annexation. Clerk Garris read out loud the G.S 160A-58.1(b) (4) standard requirement for a non-contiguous annexation request: "The nearest point on the proposed satellite corporate limits is no more that three (3) miles from the primary corporate

limits of the Town of Four Oaks.” Mr. Hughes inquired about the ETJ limits as well. Mayor Medlin responded it is 2 miles from the city limits.

Mr. Temple commented that what he is doing is disturbing everybody around and inquired who has control of Mr. Norris now. Mayor Medlin commented the town has no control over him and it is the county that would have control. Mr. Temple asked once it leaves here, what happens, does it go to the county next. Mayor Medlin respond that he had no idea but it is not the town unless it comes back.

Mrs. Sandy Parker asked for clarity that if Mr. Norris can be out of ordinance with the county, how can the Town annex him so he can go around the county to do as he would like and why weren’t letters sent out. Mrs. Ketchum responded that an annexation does not require letters to be sent out and explained, as a scenario only because she has no paperwork showing he was doing something else, if at some point he was to apply for a rezoning, letters would have to be mailed out to property owners within a 500 foot radius of his property to give notification for the request in addition to putting a zoning sign on the property and posting in the newspaper.

Commissioner Hardy commented that an annexation does not allow him to operate a business on that property. After being annexed, Mr. Norris would have to apply for rezoning and to ensure the business he wants to operate is an authorized by the town, the town board would have to evaluate the matter, make sure the rezoning was correct, determine the rules and regulations, and then approve adding a shooting range as a special use to the town’s table of uses if they approved. Mrs. Ketchum clarified that shooting ranges outdoors is already in the table of uses. Commissioner Hardy was unaware they were already listed. Mrs. Ketchum commented that a property owner & family members can shoot on their own property at any time. Mrs. Sandy Parker commented they have no problem with that but the concern was that Mr. Norris was operating a business on the property with people there all the time and unsupervised at times. Mayor Medlin commented that was a valid concern and if there is a business operating in the town or ETJ that is not zoned correctly or have proper permits there is a problem and the town needs to find them and take care of it. Commissioner Robertson inquired if the table of uses was something the town is going by from the state or if it was something set up for the town and when did shooting ranges outdoors became part of the table of uses. Mrs. Ketchum responded that was set up by the town and it became part of the table of use around 2001 but it has to meet certain criteria. If Mr. Norris would have done an application to the board, there would need to be guidelines for things such as hours of operations, what days of the week would he operate, etc. but he had not brought anything to the town so it is hard for her to say she is using other applications that had been brought to the board to compare to.

Larry Parker, resident at 372 Tettersville Rd., commented there is no point in having a written statement or no reason to have hours of operation or other guidelines because you can shoot on your personal property anytime. Therefore, he can say he is shooting with his own guns and there would be no supervision of Mr. Norris to see he abides by the rules. Mrs. Ketchum commented that is where we ask that if anyone sees someone doing wrong, let us know and we will look into it because the town tries to abide by the ordinances the best we can.

Stephanie Parker, resident on Tettersville Rd., commented the property is way off the road therefore if he were to apply for rezoning, how would the neighbors know. Mrs. Ketchum

responded that prior to the hearing for the rezoning, signs would be placed out by the road and letters would be mailed out to property owners within a 500 foot radius.

Mr. Larry Parker asked the board how many of them would like to hear shooting in their backyard by high powered guns and some are probably even illegal. Mr. Marty Parker commented that Mr. Norris' website says people can sign up, pay with credit card, and schedule when to go shoot, sometimes its unsupervised during the day, and the traffic & trash on the road is terrible. He feels like politics is involved. David Faircloth, business owner in town, asked if someone has a business where folks pay a membership, does that make them owners similar to a golf course. Mayor Medlin responded don't think so and if the town had annexed him, the county would have been out of it and the town board would have had to address that and decide if they were going to allow a gun range. Mrs. Sandy Parker commented they know how desperately this is wanted in the town and that is a concern because they feel the town is behind Mr. Norris. Mayor Medlin responded that is not a fact because the police department can go anytime and train because they don't pay or do anything or they could go to the back of John Dodd's property and train so him wanting to come into town and create a business really doesn't affect the town. The police wanting to go train has nothing to do with any of this because they can also go to Benson, Howell Woods, or other places to train also. Mr. Larry Parker asked does the police using the shooting range justify disturbing a whole neighborhood by having it for them to go shoot. Mayor Medlin commented he has no say so on that. Mr. Marty Parker commented they know the intention is not just for the police department because he has had it for a year or so. Mr. Larry Parker commented that is a way for him to get permission to do what he wants to do. He shoots on Sunday, holidays, or whenever. Mrs. Sandy Parker commented he advertises on his website for Sunday morning wake-up call. Mr. Larry Parker added one day he shot from 10 am until 8 pm and said he was sitting his personal guns but he doesn't believe anyone has that many guns in NC.

Mr. Kendall Parker, resident on Tettersville Rd., commented the county's permit department told Mr. Norris to stop the shooting because he was out of compliance but instead, he kept shooting and on that same day he brought in a piece of equipment to work on the range. He didn't stop shooting until the county commissioners got involved.

Jean Belle, resident, asked if annexed would the taxes received would be cost effective for the town. Mayor Medlin responded not really but for anyone who wants to be voluntarily annexed, the town will give them that option whether the board accepts it or not. The board will go through the process and will hear it just like doing for this one and will then rule on it either way in order to be fair to everyone.

Mr. Kendall Parker commented that on Mr. Norris' website he is advertising Saturday night shootouts beginning in March 2022. Mayor Medlin directed them to contact the Sheriff's Department or the county commissioners if they had any concerns with him shooting because the Town has nothing to do with it at this time.

Mayor Medlin thanked everyone for their comments, he hoped everyone feels like they have listened to, and called for a 5-minute recess at approximately 7:55 pm.

Mayor Medlin called the meeting back into session at 8:00 pm.

New Business

Resolution for Annexation Investigation – Perfect Image, LLC, petitioner and Timothy & Susan Adams, owners, located on Old School Rd, Four Oaks, NC, Parcels # 08H10027F, 08H1027B, 08H1027C, & 08H1027E

Mrs. Ketchum relayed an application for a voluntary annexation had been received for parcels # 08H10027F, 08H1027B, 08H1027C, & 08H1027E located off Old School Rd., Four Oaks, NC., petitioner Perfect Image, LLC and owners Timothy L. & Susan Myers Adams. Parcels #08H10027F & 08H10027B are contiguous to the corporate limits under G.S. 160A-31 and parcels #08H10027C & 08H10027E are non-contiguous to the corporate limits under G.S. 160A-58.1. Motion to approve the resolutions directing the Town Clerk to investigate the petition for a voluntary annexation received under GS 160A-31 and G.S. 160A-58.1 was made by Commissioner Hardy, seconded by Commissioner Hatch, voting unanimous.

Resolution to Approve Local Water Supply Plan

Commissioner Hines read the resolution for the town's local water supply plan in accordance with G.S. 143-355 (l). Motion to approve the resolution for the local water supply plan as presented was made by Commissioner Hines, seconded by Commissioner Hardy, voting unanimous.

Grant Project Ordinance for American Rescue Plan Act of 2021: CSLFR Funds

Commissioner Hardy presented the grant project budget ordinance for the Coronavirus State and Local Fiscal Recovery Funds of H.R 1319 American Rescue Plan Act of 2021 ("ARP"). The Town has received the first tranche in the amount \$359,172.02 and will receive another tranche of equal amount for a total allocation of \$718,344.04. The Town has elected to take the standard allowance, as authorized by 31 CFR Part 35.6(d)(1) and expend all its ARP funds for the provision of government services salaries and benefits July 1, 2021 thru December 1, 2024. Motion to approve the grant project budget ordinance for the Coronavirus State and Local Fiscal Recovery Funds of H.R 1319 American Rescue Plan Act of 2021 as presented was made by Commissioner Hardy, seconded by Commissioner Hatch, voting unanimous.

Federal/State Grant or Loan Procurement Policy

Commissioner Hardy presented the Federal/State Grant or Loan Procurement Policy to the Board. The town has been awarded federal and state grant funds for water and sewer infrastructure and stormwater infrastructure. This policy includes procurement guidelines for bidding for professional services and supplies, which will be financed in whole or in part by the Federal Funds as applicable by program regulations. The Town will be bidding out services for the work to be done and for administrative services to ensure all requirements are met. Motion to approve the Federal/State Grant or Loan Procurement Policy as presented was made by Commissioner Hardy, seconded by Commissioner Surles, voting unanimous.

Mayor's Comments

Mayor Medlin thanked everyone and added that all is going well.

Department Reports

Police – Hatch

Chief Anderson read the monthly police report (attached). Chief reported that as of May 2, Officer Banks was promoted to the Detective position.

Parks & Rec and Outreach – Robertson

Commissioner Robertson reported: (1) the Main Street Kiddie Park work was almost complete except waiting on a new slide and swing to come in; (2) in Barbour's Grove Park they are still working on the electricity but going well; (3) football & cheerleading registrations will start soon; and (4) Civitan baseball & softball were going well. Commissioner Robertson commended JR for his work and for keeping her informed.

Water and Sewer – Hines

Commissioner Hines read the water and sewer report (attached). Water had revenue of \$27,938 and the sewer had revenue of \$31,408. The 12-month daily average per gallon was an 8% loss for water and 8% loss for sewer. Commissioner Hines commented we need to continue to search for reasons the sewer losses appear to be so high.

Sanitation & Streets

Commissioner Surles reported streets & sanitation were good but still waiting on the paving of Forest Hills. He and Barry were going to be getting together.

Nathaniel Cooper, resident, expressed concerns about garbage cans being emptied and left out in the street instead of in the yards. Mayor Medlin responded that we will discuss with GFL.

Finance – Hardy

Commissioner Hardy read the financial report (attached) with total funds of \$4,071,329. The funds increased due to the Town receiving \$1,500,000 grant funds for the Downtown Streetscape revitalizations. Commissioner Hardy made a motion to approve the April payables listed in the attached report, seconded by Commissioner Robertson, voting unanimous. He noted in the payables was a CSX Transportation expense which was for the streetscape plan review.

Executive Session

Motion was made by Commissioner Hardy, seconded by Commissioner Surles to move out of regular session and into executive session to discuss economic development matters and legal matters, voting unanimous.

No motions were made

Motion was made by Commissioner Hatch, seconded by Commissioner Hines to move out of executive session and into regular session, voting unanimous.

Open Session

Mayor Medlin called the meeting back into open session.

Murray Property at 305 N. Baker Street

Mayor Medlin stated that due to issues with the seller not complying with the purchase agreement of the property at 305 N. Baker Street between them and the Town, its time to move forward to pursue further action. Motion to turn this matter over to the Town's legal counsel for

further action was made by Commissioner Hatch, seconded by Commissioner Surles, voting unanimous.

Resolution to Acquire Property

Commissioner Hardy presented a resolution for the Town to acquire parcel #08012031B from TAB Davenport Properties, LLC located at the corner of Baker Street and E. South Railroad Street for \$14,000 and to give Mayor Medlin authorization to execute all documents necessary to complete the purchase. Motion to approve the resolution for the Town to purchase parcel #08012031B from TAB Davenport Properties, LLC was made by Commissioner Hardy, seconded by Commissioner Hatch, voting unanimous.

Lease Agreement for Downtown Streetscape Laydown Yard

Commissioner Hardy presented a lease agreement between TAB Davenport Properties, LLC and the Town of Four Oaks for parcel #08012031C to be used as a laydown construction yard for the Downtown Streetscape project. Motion to approve entering into the lease agreement with TAB Davenport Properties, LLC for parcel #08012031C to be used as a laydown construction yard for the Downtown Streetscape project was made by Commissioner Hardy, seconded by Commissioner Hines, voting unanimous.

Adjournment

With no further business brought before the Town Council, motion to adjourn at 9:35 p.m. was made by Commissioner Hines, seconded by Commissioner Hatch, voting unanimous.

Vic Medlin, Mayor

ATTEST:


Martha Garriss, NCCMC
Town Clerk