

TOWN OF STOKESDALE
8416 US Hwy 158
STOKESDALE, NORTH CAROLINA

The regular meeting of the Stokesdale Town Council was held in the Town Hall at 8416 US Highway 158 on Thursday, August 20, 2009.

Mayor Pro Tem Mickie Halbrook called the meeting to order at 7:30 PM. The following members of Council were present: Mickie Halbrook, James Attaway, Cheryl Steele and Norman Cook. Mayor Randle L. Jones was absent.

Others present included: Guilford County Sheriff's Deputy Steve Christman, Town Attorney William B. Trevorrow, and Town Clerk/Finance Officer Carolyn Joyner.

Ms. Halbrook gave the invocation.

After the Pledge of Allegiance, Council considered the agenda. Ms. Steele made a motion to adopt the agenda. Mr. Attaway seconded the motion. All Council members present voted aye and the agenda was adopted.

Ms. Steele made a motion to adopt the minutes as presented and without reading. Mr. Attaway seconded the motion. All Council members present voted aye and the minutes of the regular meeting of the July 16, 2009 Town Council meeting were approved.

Mr. Cook asked about the minutes for the special meeting of August 13. The Clerk indicated that they had not been prepared.

Mr. Attaway made a motion for Council to recess Council for the purpose of the Board of Adjustment. Ms. Steele seconded the motion. All Council members voted aye and the motion carried.

Board of Adjustment Case No. 10 (09-08-STPL-03231): Clarence D. & Opal Hodges are requesting a variance from Section 3-14.2 (B) of the Stokesdale Development Ordinance to permit the replacement of an existing non-conforming Class A or B manufactured dwelling (commonly referred to as a single-wide mobile) with a Class AA manufactured dwelling (commonly referred to as a double-wide mobile home). Ordinance standards only permit replacement of the existing dwelling with a similarly-sized dwelling. The property is located at 8302 McCrory Road, County Tax Map 1-60A, Block 112, Parcel 38, in Oak Ridge Township, and is zoned RS-30.

Mr. Nuttall said that the Board would be asked to make a quasi-judicial decision. Article 9-4 "Board of Adjustment" is included for the Board's information. The grounds for granting a variance are included in Section 9-4.8. As a quasi-judicial hearing, oaths shall be administered to anyone who wishes to speak.

Mr. Nuttall asked for all who wanted to speak, to come forward to take the oath. Doug Hodges, Bill Hampton, Charlie Johnson, and Trevor Nuttall were sworn in by the Clerk. Mr. Nuttall noted that if during the hearing others wish to speak, they would be sworn in at that time.

Mr. Nuttall said that under North Carolina State law, a variance request requires a four-fifths vote of the Board. With only four members of the Board present, in order to find in the applicants favor tonight, after hearing the testimony all four members of Board must find in the applicants favor since one member is absent. It is customary to get information from the applicant as to whether he wishes to proceed since a member is absent or if he wants to request a continuance. Mr. & Mrs. Hodges indicated that they would proceed.

Mr. Nuttall noted that the property owner's application for the variance request, a staff report, a portion of a survey of the property that shows the location of the existing dwelling on the property, a zoning map and an aerial map and language from the Town's Ordinance pertaining to variance were included in the packet of materials. Clarence D. and Opal Hodges are the property owners and the applicants on the request. The Hodges request a variance from Section 3-14.2 (B) of the Stokesdale Development Ordinance to permit the replacement

of an existing non-conforming Class A or B manufactured dwelling (commonly referred to as a single-wide mobile home) with a Class AA manufactured dwelling (commonly referred to as a double-wide mobile home). The existing dwelling is non-conforming because the present RS-30 zoning district does not permit manufactured dwellings. The Ordinance standard 3-14.2 (B.2) only permits replacement of the existing dwelling with a similarly sized dwelling. The property is located at 8302 McCrory Road, County Tax Map 1-60A, Block 1112, Parcel 38, in Oak Ridge Township, and is zoned RS-30. As part of its decision, the Board must also consider conditions for continuance of a non-conforming use outlined in Section 3-14.2 (B.1). The applicant has submitted written responses to Ordinance considerations required by Section 9-4.8 of the Stokesdale Development Ordinance. These responses are included with the application. Staff does not make recommendations on quasi-judicial decisions. The Board's decision shall be based on evidence presented during the hearing. Mr. Nuttall noted that information from the letters that were mailed to adjoining property owners and advertisements were included.

Those speaking in favor of the case:

Clarence D. Hodges, 8304 McCrory Road, said that he would like to present a survey to the Board that shows the location of the home and three photos that had been taken of the single wide home located on the property now and the location where the doublewide will be located. There are practical difficulties or unnecessary hardships that would result from carrying out the strict letter of the ordinance. Since rehabilitation of the existing singlewide mobile home is problematic, its replacement with a doublewide home would continue the existing reasonable use. The singlewide mobile home was permitted by Guilford County in 1988. Later zoning was changed creating the non-conformity. The Ordinance does not allow for a nonconforming use to be extended to occupy a greater area of land. The footprint of the proposed doublewide is greater than the existing singlewide. Mr. Hodges said that he has complied with all applicable regulations when the single wide was permitted by Guilford County. Subsequent zoning amendments created the hardship. The variance is in harmony with the general purpose and intent of the ordinance and preserves its spirit. The doublewide will exceed dimensional requirements and existing utilities- a private well and septic- are in place and sufficient for the double wide. The doublewide upgrade will not detract further from the character of the neighborhood. The granting of the variance assures the public safety and welfare and does substantial justice. The doublewide would be an upgrade of the existing singlewide. Denial of the variance would result in continued deterioration of the singlewide.

Ms. Steele asked Mr. Hodges if he occupied the singlewide as his residence. Mr. Hodges replied that he lives next door and that it was a rental unit for a non-family member at this time. Ms. Steele asked what size doublewide would be placed on the property. Mr. Hodges said that it would be a 28 x 56, about 1600 square feet. Ms. Steele asked Mr. Nuttall if placing a modular home on the property would negate the need for the variance. Mr. Nuttall responded that a modular home would be permitted on the property without a variance. Mr. Hodges indicated that the costs were prohibitive. Mr. Hodges said that he did not know that the property had been rezoned until after he had made a down payment on the home and went to get the permits.

Those with a neutral position:

Charlie Johnson, 8303 McCrory Road, said that he had known the Hodges for some time and they had been good neighbors. He said that existing home was placed there for a family member who has moved out and it became a rental unit. He asked if the variance were given, would it change the zoning of the property. Mr. Trevorrow indicated that it did not. It would remain as RS-30. He confirmed that the singlewide has to be removed from the property and another one cannot be placed on the property.

Mr. Hodges indicated that his son would be living in the double wide home. Ms. Steele asked what year the double wide was. Mr. Hodges said that it was a 1989 model. The single wide model was a 1972 model.

Those speaking in opposition to the variance:

William Hampton, 8312 McCrory Road, said that he moved there in 1987 and a trailer was moved onto the property in 1988. At that time all of the properties on McCrory and the driveways leading from it were zoned RS-30. He approached Mr. Hodges and asked why was it being placed there. Mr. Hodges indicated that it was on a piece of property that backed up to McCrory Road. There was no permit and no records as to how it got there legally. There are mobile homes that back up to this property on Glory Street. It was used by a family member at first and then it became a rental unit. The Hodges are great neighbors and it was nothing against them personally. He said it was issues with zoning codes and restriction laws that were put in place by Guilford

County for the betterment of the whole community and the neighborhood. He said that he did not see how a doublewide would improve something that should not have been placed there to begin with.

Opal Hodges was sworn in by the Clerk at this time.

Opal Hodges, 8304 McCrory said that when they bought this piece of property. It was not in the West Falls Subdivision and it had no road frontage. They used part of their land and made a driveway from McCrory Road into the property. No one else could have used the property. Other people have owned the property. They were not told that the property was going to be rezoned. She said that if hurts anyone it would be them.

Mary Maness was sworn in by the Clerk at this time.

Mary Maness, 8405 Tree Court, wanted to know when the mobile home was placed there. Ms. Steele said that it was placed there in 1989. Ms. Maness asked if there is an age limit for when you could put a mobile home on the property. Mr. Nuttall said there was and it was 1976.

Charlie Johnson said that real estate values were a concern to him and there are quite a few empty lots that are available for sale on McCrory Road. Living there over 20 years, he said that he had not seen a mobile home put up other than the one being discussed. He expressed concerns that a variance could be issued for other lots.

Mr. Trevorrow explained that the property is already zoned and that the property would have to be rezoned before a permit could be issued to allow another mobile home to be placed on the property. Mr. Nuttall said that the applicant had several options with one being a request to rezone the property, or ask for specific relief from a specific section of the Ordinance that does not allow the non-conforming use to expand considering all options available and in light of concern over setting a precedence, this is not precedence setting as a rezoning would be. This is specific to this property.

Mr. Hampton said that this mobile home was out of character with the rest of the neighborhood and he did not see putting another used one there only makes it bigger but does not improve anything.

Mr. Hodges said that it would be a great improvement over the current home. Ms. Hodges said that they intend to brick underneath it and to put a tin roof on it. If anyone were to be hurt it would be her and her husband since they are beside of it.

Mr. Nuttall referred Council to Ordinance Page 9-6 which is a reference on the grounds for granting a variance. Mr. Nuttall said that the Board should make finds of fact that the requirements of Section 9-4.8 (D) (Granting of Variance) have been met by the applicant. The requirements are found in the information given to the Board. A variance may be granted if evidence presented by the applicant persuades the Board to reach certain conclusions. The conclusions are listed in the Ordinance. Mr. Nuttall said that the applicant has provided both written and verbal testimony tonight. Should the Board find that the evidence that was presented meets the requirements of the Ordinance for a variance, then the variance should be granted. If the testimony does not meet the requirements then the request should be denied. The Board has to make findings for each test based on information provided by the applicants or the opponents in the testimonies given tonight.

Ms. Steele asked Mr. Nuttall if there was an answer to when this was zoned as RS-30 and if the trailer was permitted when it was originally put in. Mr. Nuttall said that this was a difficult question. In the early 1990's Guilford County went through a zoning reclassification. The text of the Ordinance was upgraded at the same time. The Town incorporated about that same time and adopted their own ordinance at some time. The County maintains permitting records for six years so there are no paper copies to see if the proper permits were issued. In absence of that information, the Board must consider the request before it.

Mr. Cook said that it appears that this will be an improvement over what is already there.

Mr. Attaway asked if the Health Department has any say over the size of the septic system that is already there. Mr. Nuttall said that the Health Department would be involved. The first step is to get through this issue with the Town. If the variance were granted then the building permitting and health department evaluation would be next. Any decision made tonight is still subject to the Health Department evaluation.

Mr. Cook asked how much acreage was included. Mr. Nuttall said that the parcel has 1.9 acres according to the survey.

Mr. Trevorror directed the Board to Section 3-14.2 Paragraph (B) for some guidance.

Mr. Cook asked about the number of members on the board of Adjustment. Mr. Nuttall said that the Board does have five members with the Mayor being the fifth member. There will only be four votes on the vote tonight. The Mayor's vote is not considered as a "yes" vote because of his absence. Mr. Trevorror said that all four members must vote.

Mr. Attaway made a motion to approve the variance since the replacement of the single wide with a double wide would be an upgrade to the community. It is going to be occupied by a family member and it would in fact upgrade the community. Ms. Halbbrook said that she seconded the motion. Mr. Trevorror directed the Board to section D which gave the findings that must be made if the Board was going to grant the variance.

Mr. Nuttall said that he was not sure that the notion of having a family members living there would be a condition that could be enforced in the future. Although it may be used tonight, in the future if a non-family member moved into the home, the land use would be the same and it would still be a single family home which is what the zoning laws are interested in and not the occupancy of that home.

Mr. Trevorror said that it could be a condition of the variance but it would be hard to enforce. Mr. Attaway said the he would remove the family member qualification from his motion and would restate it saying that it would alleviate a hardship due to the fact that in that around 1988 the County apparently rezoned the property and it could have been during the time that singlewide was placed there. If it attributed to an unknown hardship the variance granted would alleviate the hardship placed on the property owner. The facts presented tonight will uphold the Ordinances that are in place. The circumstances are unique in that the zoning was done without knowledge of the property owner who was trying to it up to meet with the requirements. Mr. Attaway added that testimony, either written or oral given tonight supports the reason for finding in favor of the applicant's request. The variance is in harmony with the general purpose and intent of the ordinance and preserves its spirit. The doublewide would exceed all dimensional requirements existing, private well and septic are in place and are sufficient for the doublewide. The doublewide upgrade will not detract further from the character of the neighborhood. The granting of the variance assures the public safety and welfare and doe substantial justice. The doublewide would be an upgrade to the existing single wide and the denial of the variance would result in continued deterioration of the singlewide.

Ms. Halbbrook seconded the motion. All Board members present voted aye and the variance was granted.

Mr. Attaway made a motion to adjourn the Board of Adjustment and to reconvene as the Town Council. Ms. Steele seconded the motion. The four members voted aye and the motion carried.

REPORT FORM THE GUILFORD COUNTY SHERIFF'S DEPARTMENT: Deputy Christman reported an increase in crime since the last meeting with a total of 34 incidents reports being filed. There were 6 assaults, one breaking and entering (B&E) motor vehicle; 6 property thefts, 7 B&E of residents and businesses; 1 vehicle theft, 6 drug arrests, 3 resisting arrests and 2 alcohol arrests.

COMMITTEE AND BOARD REPORTS:

Public Safety Committee: Mr. Hooks reviewed the minutes of the Public Safety Committee meeting that was held on August 18, 2009. A representative from the Red Cross spoke to the group. New aerial and road maps of the Stokesdale area were available. The Committee will look at and review operations of the Town generator that his housed at the Fire Station and will discuss CERT training.

Ms. Hardin asked why she was not notified about the meeting since she was on the Public Safety Committee. Mr. Attaway said that someone from the Red Cross had told him that she had moved on to other things with the Red Cross. Ms. Hardin said that she is a Shelter Manager.

Ordinance Review Committee: Ms. Steele reported that the Ordinance Review Committee met on August 10. She said that the LCID regulations were discussed with potential changes to the Ordinance being discussed. Mr.

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Nuttall distributed a handout on the Central Business District. LCID landowners will be invited to participate in the next meeting.

Departmental and Administrative Reports: Finance Report: July, 2009: Ms. Joyner reported a decrease in assets from the previous month in the amount of \$28,770. The checking account transactions include several transactions that are annual payments that are made at the first of a new fiscal year and payments for the previous year. Transactions included a payment of \$5,000 to the Guilford County Emergency Services for fire inspections; payment to American Society of Composers, Authors, and Publishers \$310.50; Piedmont Triad Council of Governments for Dues and Cable TV Membership \$1,489; League of Municipalities for membership dues in the amount of \$3,402; NC Risk Management for General Liability \$3,671.13 and Workmen's Compensation \$470.00; School of Government for membership dues in the amount of \$395.00; Covington Power Services for the semi-annual maintenance of the Town's generator \$150; and a payment of \$243.34 to Duke Energy which is a routine monthly expenditure for street lights in the downtown business area.

Accounts Payable includes Carolina Security & Wiring \$24.95 and an invoice from Office Depot for office supplies in the amount of \$88.83.

The Money Market Savings account reflects a deposit of \$4,594.65 for the interest earned for the month on several Certificates of Deposit. Certificate #32 matured and was deposited into the money market account which is earning a higher interest rate than a short-term certificate would earn.

The Park Capital Project account reflects the expenditure of \$21,812 that was paid to R. P. Murray, Inc. for work at the Park.

The Water Enterprise checking accounts shows a payment to the City of Winston for water in the amount of \$5,419.27 and a portion of the insurance premium was paid from the water enterprise fund in the amount of \$964.02.

Jim Flynt asked what would be the effect of the loss of the beer and wine sales tax on the Town on an annual basis. The Finance Officer indicated that a memorandum had been released today but she had not reviewed it. She also said that if it were the loss of the entire distribution, it would be approximately \$16,000 per year. The annual budget for 2009-2010 for the Town did not include any revenues from this source for the year. Bill Lemmons, 8306 Newberry Street, noted that there was a check on August 31 for the Town Hall septic system. Ms. Joyner said that the fees are a part of the permitting process that must be completed before the Town Hall project can be put out to bid.

Ms. Joyner noted that Yates Construction Company has provided a proposal and contract for installing the water tap for the Town Park. The proposal is for \$20,290 to install the tap and apparatus for the tap. Mr. Attaway made a motion to approve a check to Yates Construction for \$20,290 and to authorize the Town Clerk's signature on it. Ms. Steele seconded the motion. All Council members present voted aye and the motion carried.

OTHER BUSINESS

Stokesdale Youth Football Association: David Homol, 7805 Charles Place Drive, represented the Stokesdale Youth Football Association which was incorporated in the State of North Carolina about two and one half years ago. The Association operates as a non-profit organization made up of a group of parents, coaches, and volunteers. The Board Members are all non-paid volunteers. This is their third year of operation. Last year they added their fifth member to the Board of Directors. Those present tonight are Clay Walker, Vice President, and Jeff Neal executive Board member and Mike DeHann who serves as secretary. Alan Welch, treasurer, was absent. Last year the association grew 12.5 percent with about 90 participants. They have held two training camps. In 2008 there were so many kids participating from Stokesdale, that a second team was formed. Coach Clay Walker led both teams to a first and second finish in the championship game and they took home the RCYFL Tackle 1 trophy. The Stokesdale Minutemen were the 2008 Tackle 1 and RCYFL champion. The SYFA presented a trophy as a gift to the Town of Stokesdale to say Thank You to the Town Council for supporting the kids who are taught respect, courage, teamwork, and ethics. He read the inscriptions from the trophy for the championships won by the teams in 2007 and 2008. They asked Council to consider where they

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would place the trophy. Mr. Homol had contacted Stokesdale Elementary School and Ms. Koontz has agreed to place it in the gymnasium if Council would like to do that. They are a 501 (c) 3 organization. They have upgraded their website www.syfa.nc.org and they participated in the 2007 and 2008 Christmas Parade.

Coach Clay Walker thanked Council for their prior donation of \$3,000 which helped them purchase equipment and they are training the young guys in football and character. He said that with the Park coming, and he hoped that Stokesdale Football would have a chance to play on the fields at the Park. He said that they have not had any injuries.

Update from R.O.A.D.S. regarding the September 5 Saturday Market: Pam Lemmons said that the last market was successful and they were going to give the market one year. ROADS has an office at 8428 and it is open every Tuesday from 4 to 6 for locals to drop by and make suggestions for the community. Local arts are on display and the area is available for special community activities upon request from citizens. The next market will take a different direction with vendors set up from Newberry to Shilling Street with the hope that this will enhance the existing businesses. The vacant lot will be used for parking and a few vendors. A picking tent will be set up and hopefully used by friends and neighbors with instruments. Ms. Lemmons said that part of their building has solar power. She has set up a free item exchange. Phase 2 of her building has a stage where they hope to have music, auctions, and bingo and other activities once a month.

ANNOUNCEMENTS: Ms. Halbrook read the announcements listed on the agenda.

COMMENTS FROM THE FLOOR:

Pam Lemmons, 8306 Newberry Street, commented that she looked at the big picture for Stokesdale including the Mountains to Sea trail connecting the Town, street calming, recycling, beautification and she wants the Town to reflect the beautiful place that it is. She is interested in a satellite library and in safety. Resources should be used wisely and recycle everything. There is a building in the Town Core that could be rented maybe with the option to buy which can be used for years until we can see where the economy is headed. Hearing the voice of the community is most important. Decisions should not be made by the leaders that are against the will of the people. She pointed out that her shirt says "I Love Oak Island." She said that Oak Island built a community building first. The population was 3500 and they used it for their Town Council building and now they have 7,000 people and are building a modest Town Hall in the middle of Town. Oak Island put community first. She fears that citizens will have to be taxed. These factors will cause change in the Town and all in the name of a building with 6,601 square feet some of which is wasted space and would serve one employee and host about four meetings a month. She asked for those who support the proposed Town Hall to stand. (Approximately seven citizens stood). She said she gets the same demographics at Saturday Market with 45 against and 3 people for it. She suggested a new long-range finance committee with four more citizens and this group would explore all of the options of rental and cost of building and maintaining the park and the proposed Town Hall. Only after this is done should any thing be done except build the community park.

Mr. Cook made a motion to take Ms. Lemmons' option to form a committee to study this. The motion failed for lack of a second.

Jim Flynt, NC 68, said there was a total lack of leadership from the Council. He said that Council was not listening to the people of Stokesdale about Town Hall. Recall elections should be allowed so that council members could be removed. Political yard signs against Town Hall have been ordered. Council should bear responsibility for the tax dollars that are spent.

Ann Michaux, 270 Angeline Drive, Stokesdale, she expressed concerns about the amount of money that is being requested for a Town Hall. She said that a building of this size should serve each and every person of this community. She said that with the unstable economy many are struggling to make ends meet. Many have lost their jobs and homes are in foreclosure. She asked Council to consider the struggles of the community before they purchase or put that much money into a one use building. It must be multi-purpose building and help everyone in the community and not just one or two people. She is concerned about communication within the community. She suggested that flyers be delivered to every home so that people would know what is happening in the Town. She said that she wanted the Town to grow but that did not mean building new buildings.

Frank Bruno, Anthony Road, said that he had decided to run for Town Council and so he looked at the things

going on in the Town and the town hall plans came up. He looked for a business plan, a financial plan, a 5 – 10 year plan or a replacement plan and he could not find them. He has been in business for 20 years and has built restaurants and a business plan is made before you start. He asked if there is there something that shows the maintenance costs and the outlook for what you can do with it in the future. He said that some stores like Food Lion are built to their specs and then it is leased back to them. They do not worry about upkeep and maintenance on the building. The money being spent for Town Hall, if invested at 2%, would pay the rent for a building. He is a financial planner and recommends against big ticket items right now. He agreed with Mr. Cook and Ms. Lemmons' idea about a committee and suggested that the Town pull back until a committee could come up with a plan. There is a need to look at the financial plans and see if it can be done without a tax.

Doug Mack, 7885 Springdale Meadow Drive, said that he was president of Stokesdale Parks and Recreation from 1999 until 2004 and was involved with their program. Council paid \$15,000 for an open space plan. He said that revitalization of downtown and trails were a part of the plan. He said that there is a CD of the plan and things that could be done with the Town's money but the Plan did not mention a Town Hall. He said that he had heard nothing about the Open Space Plan being used as a guide in the discussion about Town Hall. He said that in seven years council had done nothing with one half of the street(US 158 Shilling to Newberry) with one side completed and enhanced. Ms. Halbrook said that the Town does not own the property.

Mr. Bruno noted that in a review of the Town's budget, he noticed that Town Hall reserves had changed from \$815,000 in the 2008-09 Budget to \$935,000 in the 2009-10 Budget. He asked if that was what the architect had as a general idea. Ms. Steele asked the Finance Officer to respond. Ms. Joyner indicated that Councils, for every year except for the very first budget when the Town incorporated in 1989, had set aside or reserved funds for the purpose of building a Town Hall. Members who served on those previous Councils are at the meeting tonight. Councils have saved money for nineteen years for the purpose of building a Town Hall for the Town.

Mary Hardin, 8208 Millrun Road, said that she served on Town Council for ten years and she was a member of the first elected town Council. She said that from the very beginning, Councils had begun to save money for a Town Hall when the Town began receiving money from the State. Council knew that would need a larger meeting place at some time. Every year money has been set aside to build a town hall – not a park. Council purchased enough land to build a town hall and possibly a park. The Town Hall that is planned will have large rooms and it will be large enough to use as a Red Cross shelter and can be used by families and groups. It is not just for Council members and the Clerk. She said that the money could have been spent on many other things such as the existing park but it was not. The Town has no control over the old railroad bed. The Town tried to gain control of it to use as a trail and it was worked on it for many years. She said that she was co-chair of a long-range committee.

Denise Davis, Shedan Road, said that her husband was transferred here 11 years ago from Detroit area. She said that they had dealt with unemployment in Detroit and she appreciated the fact that money has been set aside. She said she could not understand why it would be spent to build a building even if you had brought the land for it if you have a building that you could move into that would not have extra cost for maintaining it that you will get with a new building. You could invest the money and use the interest to pay the rent or to buy a building that is already built.

Pam Lemmons, said that Ms. Hardin had spoken about the original long range finance committee and she asked who was on the original committee. Mary said that she and Fred Berry were the chairs and she would have to look at the lists. Ms. Steele said that she was on it with Mr. Casey, Theoron Hooks, Sam Pegram and herself and it may be different committees.

Ms. Lemmons asked then who was on the last committee and asked about the minutes from those meetings. Ms. Steele said that Robert Casey, Theoron Hooks, Bobby Richardson, John Flynt, Ms. Halbrook, Sam Pegram and herself was on the committee. Ms. Steele said that she had some notes and the Clerk noted that there are notes and minutes for some of the meetings.

Ms. Lemmons asked what would convince Council to change their mind. She asked if a petition would get Council to realize that people do not want the building. Jim Flynt asked if signs in the yards would get their attention.

Ms. Steele said the purpose of getting the bids is to see what it will cost. Council has not decided whether to build or not. Mr. Flynt said that motions had been made to spend \$160,000 plus on the design of it. Mr. Flynt encouraged everyone to look at the website for the architect and look at what they have designed for the park. It was pointed out that it was probably the master plan like the one on display at Town Hall.

Mr. Flynt asked which Council members voted on it and what meeting did Council vote to hire the architects. The word on the street is that those minutes do not exist.

Robert L. Casey, 8146 Flat Rock Road, said that he was on the committee and there are minutes and he said that when bids come in they would be considerably less than the \$1.4 million. He said that he has been a contractor all of his life and bids are less during tough times and there will be much more competitive bids than when the economy recovers.

COMMENTS FROM COUNCIL:

Cheryl Steele said that you can go the election section on the News & Record Election questionnaire website and read her mission statement which says that she wants to bring the Park and Town Hall to fruition. She is not for taxes for a town hall. If it can be accomplished without causing a tax then she is in support of it.

Ms. Halbrook said that she had said no taxes when she ran eight years ago and that the budget for 2009-2010 has been done and there are no taxes. Misinformation has been put out in the community. Town Hall should not be a surprise because the information has been out there for a long time.

Donna McCall, 8401 Newberry Street, asked if passion is blinding everyone from the economic condition status now since it is not the same as it was ten years.

Mr. Attaway said it would be better to check and see what the cost is rather than miss the opportunity and it may be possible to work out both.

Ms. McCall said that there might be less costly alternatives.

ADJOURNMENT: Ms. Steele made a motion to adjourn. Mr. Attaway seconded the motion. The meeting adjourned at 9:37 pm.

Carolyn L. Joyner, Town Clerk

APPROVED:

Randle L. Jones, Mayor