



Town of
INDIAN TRAIL
north carolina

Town of Indian Trail
Minutes of Regular Council Mtg.
August 25, 2009
Civic Building
6:00 P.M.

The following members of the governing body were present:

Mayor: John J. Quinn

Council Members: Gary D'Onofrio, Jeff Goodall, Shirley Howe, John Hullinger, and Dan Schallenkamp.

Staff Members: Town Attorney Keith Merritt, Planning Director Shelley DeHart, Finance Officer Marsha Sutton, Interim Town Manager Peggy Piontek, and Interim Town Clerk Trena Sims.

CALL MEETING TO ORDER

Mayor Quinn called the meeting to order.

ADDITIONS AND DELETIONS

Shirley Howe made a motion to approve adding agreement regarding the loan modification for Blythe Road property as 4b.

Council voted unanimously in favor of the motion.

MOTION TO APPROVE AGENDA

Gary D'Onofrio made a motion to approve the Agenda.

Council voted unanimously in favor of the motion.

DISCUSSION & POSSIBLE ACTION

Contract w/Cyclone Roofing - Blythe Building

Ms. Sutton relayed the roofing contract information and disclosed that the Interim Town Manager's husband is employed by Cyclone Roofing. The contract is necessary in order to have temporary roof repairs done to the Development Services Building. This is the same company that the previous Town Manager used. The contract bid of \$2,500 is for one year and then the needs of the building will be revisited in April or May or next year.

Councilmember Goodall asked if an inspection had been performed when the building was purchased. Ms. Sutton replied there was an inspection, but has not located a copy at this time. Based on her conversation with the prior Town Manager, it was noted that the building would need a roof in two to three years.

Councilmember D'Onofrio asked why a contract is needed; why be locked into a time frame. Ms. Sutton explained that with the contract, the Town has a cap on the work performed and will not go over the \$2,500.

Councilmember Schallenkamp noted that if work is performed on an as needed basis the hourly rate would be substantial. Ms. Sutton stated that a new roof will be approximately \$50,000, but since it was not in this year's budget, the new roof bid would potentially go out in April or May.

There was additional general discussion of the condition of the roof.

Dan Schallenkamp made a motion to allow staff to execute the contract in the amount of \$2,500 to get the roof repaired.

Motion Passed 3 - 2 with Gary D'Onofrio, and John Hullinger opposing. **(COPY CAN BE FOUND ON FILE WITH THE FINANCE OFFICER)**

Loan Modification Agreement - Blythe Road Property

Ms. Sutton presented the modified loan agreement for the Blythe Road property. This is being presented for informational purposes. Back in October 2008 there was a rate reduction for the loan on the Development Services building. The modified loan agreement was not signed by the Town or by BB&T. This agreement is to protect the town and keep us at the 3.70% interest rate. When Ms. Sutton contacted BB&T, they said they had never sent the modification to the Town to be signed. She explained that the rate is based government rate financing, and would only be changed if the building were used for another purpose; for example, if the property was rented and allowed to be used for private use. Ms. Sutton requested clarification from Council as to who will sign the modification agreement.

Dan Schallenkamp made a motion to execute contract after such time as the Town Attorney has looked over it and authorize the Interim Town Manager to sign.

Council voted unanimously in favor of the motion. **(COPY CAN BE FOUND ON FILE WITH THE FINANCE OFFICER)**

NEW BUSINESS

Board and Committee Interview: Interview applicants for the Board of Adjustment and the Park, Greenway and Tree Committee

Ms. DeHart stated that there are vacancies on the boards as follows: Board of Adjustment - 1 alternate seat (3 years); Transportation Committee - 1 alternate seat (1 1/2 years remaining); Parks, Greenway & Tree Committee - 1 regular seat (1 1/2 years remaining) and 2 alternate seats (3 year term); Event Committee - 1 regular seat and 2 alternate seats. There are four applicants, but only two were able to be reached to be interviewed for this meeting.

The Council asked the two applicants the following questions:

1. What motivated you to submit your application to serve on a board for the Town?
2. What qualifications, experiences or perspective could you bring to the Board that you believe will benefit the Town?
3. What do you believe the Town has done well and what issues do you believe still need to be addressed?
4. Would you consider serving on another Board, other than the one you have applied for?
5. If you could change one thing in Indian Trail, what would it be?
6. The Boards and Committees seats are for a three year term and have a minimum attendance requirement. Do you anticipate any scheduling conflicts that would prohibit you from fulfilling this commitment?

Ed Dubisz answers:

1. He has lived here about 4 years and wanted to get involved with the town; this seemed like a good opportunity.
2. He has a degree in ornamental horticulture and turf management from Cornell University and he owns a landscaping company in town.
3. He had been interested beer and wine referendum and is looking forward to the next vote on liquor.
4. Board of Adjustment is the other one he would be interested in.
5. Streets - potholes and such need to be addressed.
6. Most would take place in the evenings and he is available then.

Christopher Chopelas answers:

1. He would like to be more involved in the community.
2. For the past 20-25 years he has been involved in construction as a licensed contractor; the knowledge he has gleaned from different schools would be beneficial.
3. The Town has done well with residential development; but suffers in parks and need better sidewalks and lighting so people could walk the town more.
4. Definitely, not looking for a particular opportunity, just wants to be involved.
5. Feels the Town is divided by Hwy. 74; perhaps merge a little more in a positive way.
6. No; only problem would be vacation.

Council voted and based on the vote calculation, Ed Dubisz is to be appointed to fill the remaining term of the regular seat on the Park, Greenway and Tree Committee and Christopher Chopelas will be appointed as an alternate to the Board of Adjustment

CLOSED SESSION

Gary D'Onofrio made a motion to enter closed session NCGS143-318.11(a)(5) To establish or instruct the agent concerning negotiation, price and terms of a contract concerning acquisition of real property.

NCGS143-318.11(a)(6) To hear, investigate a complaint, charge or grievance by a public officer or employee.

Council voted unanimously in favor of the motion.

Dan Schallenkamp made a motion to enter into Open Session.

Council voted unanimously in favor of the motion.

Ms. DeHart stated she had one other item to present to Council.

Gary D'Onofrio made a motion to suspend rules and add to agenda Discussion of Sun Valley Elementary School Cooperative Effort.

Council voted unanimously in favor of the motion.

Discussion of Sun Valley Elementary School Cooperative Effort

Ms. DeHart stated that staff has had discussions with Patrice Parker, Principal at Sun Valley Elementary School regarding their policy to work jointly with local government for recreational programs and opportunities. It was indicated that there is 20 acres between Shiloh and Sun Valley Elementary schools. Both the high school and the elementary schools would like to see a track/soccer field design located there. If done in cooperation with them it would serve the schools during their hours and the public after hours; specifically after 6:00 pm on weekdays and available on weekends. Apparently Sandalwood Subdivision children use the area in the back wooded area as a route to school. Staff is researching "Safe Route to School" and other grant opportunities to help the neighborhood have a direct route to school. They are also researching grant opportunities to develop a funding source that could help the Town build this type of facility. Several of the residents already use the area for activities.

Councilmember Schallenkamp pointed out that the high school track team uses this area for their cross country activities also.

There was continued general discussion as to the potential use, potential problems and funding sources.

Councilmember Howe would like to set a date for the Code of Ethics workshop; pick out a couple of dates and have the Town Manager send available dates out to Council. Ms. Piontek pointed out that Mr. Mercer will be coming on September 22nd. Councilmember Hullinger believes a citizens committee should work on the Ethics Policy.

ADJOURN

John Hullinger made a motion Adjourn.

Council voted unanimously in favor of the motion.

APPROVED:

John J. Quinn, Mayor

Attest:

Trena Sims, Interim Town Clerk