

Town of Spring Lake
Regular Meeting of the Board of Aldermen
Municipal Building
300 Ruth Street
Spring Lake, NC 28390

May 11, 2009

MINUTES

7:00

p.m.

The Spring Lake Board of Aldermen held a regular scheduled meeting in the Grady Howard Conference Room of the Spring Lake Municipal Building with Mayor Ethel T. Clark presiding.

Board Members Present: Mayor Pro Tem James O'Garra
Alderman Richard Higgins
Alderman Napoleon Hogans
Alderwoman Nellie McCoy
Alderwoman Fredricka Sutherland

Others Present:

Larry Faison, Town Manager
Allen Coats, Finance Director
Daniel Gerald, W&WR Director
Tom Spinks, Planning Director

John Jackson, Town Attorney
Paul Hoover, Director of Inspections
Ken Metcalf, Recreation Director
Rhonda Webb, Town Clerk

2. Invocation.

Alderman Hogans gave the invocation.

3. Pledge of Allegiance.

Mayor Clark led the meeting in the pledge of allegiance.

4. Additions or Deletions to Agenda

Action: The Board approved a motion to add as item #9b, Purchase Contract, Business and Industrial Center and as item #11, Closed Session under G.S. 143-318.11(a)(3) – Attorney-Client Privilege to the agenda.

Motion by: Alderman Hogans

Second by: Alderwoman Sutherland

Vote: Unanimous

5. Approval of Agenda and Consent Items.

The Board approved the agenda as amended and approved the consent items: Minutes of the April 27, 2009 Board Meeting.

Action: The Board approved the agenda as amended and the consent items.

Motion by: Mayor Pro Tem O'Garra

Second by: Alderman Hogans

Vote: Unanimous

(A copy of the agenda and consent items is hereby incorporated by reference and made a part of these minutes – see attachment one.)

6. Public Forum

Mr. Jim Welch, Skyland Florist, spoke concerning that he places fault on the former Police Chief, the Manager, the Mayor and the Board Members except Alderwoman McCoy for what has happened with the Police Department.

Mr. Schirra Johnson spoke concerning Town growth. He stated that Spring Lake is a nice community and a place where he wants to raise his family.

7. Public Hearing on the Proposed Conveyance of Land in the Spring Lake Business and Industrial Center.

Mr. Faison introduced the topic of the public hearing.

8. Presentation – Gentry Group

Mayor Clark opened the public hearing.

Mr. Rocky Keim and Mr. Lou Huddleston gave an overview of the Gentry Group's vision for the Spring Lake Business and Industrial Center. They stated that their main objective is to create a regional defense business hub and proposes to call it the Freedom Center. This proposal will create high-tech employment opportunities. Their intent is to make the Freedom Center a secure location. He reviewed their comprehensive strategic approach. Defense and Homeland Security related businesses are the focus of the Freedom Center. He anticipates the Freedom Center to reach maximum capacity in 3 to 5 years.

Mr. Schirra Johnson asked about the jobs the project will create and if there will be any non-military jobs. Mr. Huddleston stated there will be both types of jobs and it just depends upon the nature of the work. A good applicant prospect would be someone who has an associate degree from a community college.

Mr. Johnson asked about the traffic concerns and Mr. Huddleson stated that they are away from any traffic concerns and expect most military related people will use the back gates.

Action: The Board approved a motion to close the public hearing.

Motion by: Mayor Pro Tem O'Garra

Second by: Alderman Hogans

Vote: Unanimous

(A copy of the agenda and consent items is hereby incorporated by reference and made

a part of these minutes – see attachment two.)

9. New Business

a. Board to Reschedule May 25th Meeting.

Mayor Clark requested that the Board reschedule the May 25th meeting to May 26, 2009.

Action: The Board approved a motion to reschedule the May 25th meeting to May 26, 2009.

Motion by: Alderman Hogans

Second by: Alderwoman Sutherland

Vote: Unanimous

(A copy of the supporting documentation is hereby incorporated by reference and made a part of these minutes – see attachment three.)

b. Purchase Contract, Business and Industrial Center.

Mr. Faison stated that a purchase contract for the conveyance of 38.47 acres located in the Business and Industrial Center was before them. The purchase price is \$1,000,000 to be paid in three closings at approximately 1/3 increments of dollars and acreage. A contractual clawback provision will stipulate performance objectives for the Buyer to meet as a provision of the first closing and to progress to subsequent closings. The purchase contract also stipulates that the Restrictive Covenants will be revised as a prerequisite of the first closing. He stated that a zoning district is being developed by staff for the Business and Industrial Center to more appropriately address the uses desired by the Town. He summarized the key terms of the contract and closings/timelines and recommended that the Board approve the contract in principal, authorize the Manager to finalize the performance objectives and finish negotiating the Restrictive Covenants subject to the Town Attorney's review for legal sufficiency.

Action: The Board approved a motion to approve the contract as recommended by the Town Manager subject to his negotiations and the Town Attorney's review and legal sufficiency.

Motion by: Alderwoman Sutherland

Second by: Alderman Hogans

Vote: Unanimous

(A copy of the supporting documentation is hereby incorporated by reference and made a part of these minutes – see attachment four.)

10. Board and Staff Comments :

Mayor Pro Tem O'Garra

- Welcomed the media.

- Welcomed Jami Sheppard, a past Mayor Pro Tem.
- Thanked the public for coming out and seeing that we do some good things.

Alderwoman McCoy

- Thanked everyone for coming out to see what is happening in the Town and requested that they not let this be the last time coming because there are things going on that you may get the wrong impression if you are not here to see for yourself.
- Inquired about the name "Freedom Center" for the Industrial Park project. Mr. Keim stated that sometimes the process is very sophisticated when choosing a name but this really boiled down to very simple concepts. We are a defense focused business park and we have just been through two major military actions in Iraq, both of which were named after freedom. He stated that he and Lou, in a matter of about five minutes, came up with the concept of freedom and agreed that "Freedom Center" was the perfect name.
- Requested that the citizens of the Town seek and find out the facts before you make any statements or comments because sometimes things may not be what they seem.

Alderwoman Sutherland

- Thanked everyone for coming out and supporting us.
- Thanked Mr. Jim for his comments. I feel as a Board we work collectively as a team and feel, by being on this Board, we, the Mayor, and the Town Manager have done all we could do. We have tried to be supportive of our Police Department until we found anything else from the SBI that we needed to act on. None of the Board Members would be sitting here if we allowed anything negative or derogatory to happen in the Police Department. To say that we are the blame for this is wrong. We are not to blame for this. We do have good police officers in Spring Lake and I hope that if you needed them in the past that they did respond.
- Appreciate Mr. Johnson coming out. I have been speaking to individuals in the community and they do have positive things to say about the community. Unfortunately it is always easy for people to say something negative and derogatory. Spring Lake is growing, we cater to our youth and our seniors, we have new homes coming up and we are going to think positive and continue to do what we need to do to make our Town a great town for our citizens. We care a lot for our citizens and behind the scenes we work hard for our citizens. Please continue to come out and support your community because this is your community and we plan on having our police force back up and running and we will support them also.

Mr. Jackson

- Happy to be here.

II. Closed Session.

Action: The Board went into Closed Session pursuant to G.S. 143-318.11(a)(3) –

Attorney-Client Privilege at 7:50 p.m.

Motion: Alderman Hogans

Second by: Mayor Pro Tem O'Garra

Vote: Unanimous

The Mayor called the meeting back into Open Session at 8:38 p.m.

12. Adjournment.

Action: There being no further business to come before the Board, the meeting was adjourned at 8:39 p.m.

Motion: Alderman Hogans

Second by: Alderwoman Sutherland

Vote: Unanimous

Rhonda D. Webb, CMC
Town Clerk

ATTEST:

Ethel T. Clark
Mayor