

MINUTES

The Board of Councilmen of the Town of Rural Hall held an agenda briefing on February 3, 2020 at 10:00 AM in the Town Hall Conference Room. The following members were present: Mayor Timothy M. Flinchum - presiding; Mayor Pro Tem John N. McDermon; Councilwoman Susan H. Gordon; Councilman Ricky S. Plunkett; Councilman Jesse A. Stigall; Town Manager Megan M. Garner; and Town Clerk Dora K. Moore.

Mayor Pro Tem John N. McDermon made a motion to amend the agenda to include a presentation by Andy Stevens and to approve the agenda as amended. Councilman Ricky S. Plunkett seconded the motion and the motion passed unanimously.

Andy Stevens, 157 Old Garner Drive, King, NC 27021, requested the Council to review the Town's parks and recreation ordinance and the concealed carry weapons ordinance to determine if the ordinances are in compliance with State law.

Councilman Jesse A. Stigall made a motion to eliminate Council committee/representatives. Mayor Pro Tem John N. McDermon seconded the motion and the motion passed unanimously. Manager Garner will discuss with Council anything that requires Council input.

Councilman Ricky S. Plunkett made a motion to approve the Public Comment Procedures as presented. Councilman Jesse A. Stigall seconded the motion and the motion passed unanimously. Council noted that if 4 or more wish to speak on one topic, Council will request a designated speaker. (*Procedures are included with the Minutes.*)

Manager Garner shared that a housing case for 8001 Broad Street began October 19, 2019. Code Enforcement Officer Steve May, Manager Garner, property owner Brenda Flynt and Shirley Koehn participated in the housing hearing. At the hearing, Ms. Flynt said she understood she had 90 days to make repairs for the house to be habitable. She also appeared to understand what would happen if the January 13, 2020 deadline was not met. On January 9, 2020, Manager Garner received a call from Ms. Flynt's attorney. On January 16, 2020, Manager Garner, Officer May, Ms. Flynt and Ms. Flynt's attorney met onsite. Ms. Flynt's attorney proposed that Ms. Flynt be given a time extension to make all necessary exterior repairs, allow Ms. Flynt to sell the house, and allow the new owner to complete interior repairs. Officer May developed a list of the exterior repairs. A for sale/sold sign was placed at the property on Sunday, January 19, 2020. Manager Garner called the realtor to ensure he was aware of the active housing case, which the realtor indicated he was not. The property is scheduled to close on February 14, 2020. With the chain of events, Manager Garner discussed the situation with Attorney Burge. Attorney Burge sent an email to Ms. Flynt's attorney requesting a consent agreement to be signed by the Town, the seller, and the buyer. Manager Garner requested Council permission to sign a consent agreement should it be developed. Mayor Pro Tem John N. McDermon made a motion authorizing Manager Garner to sign a consent agreement for 8001 Broad Street to include the following: completion of exterior repairs within 180 days; completion of interior repairs within one year by the new owner; dates in the consent agreement do not apply to the current owner, Ms. Flynt; the consent agreement is not transferrable if the prospective buyer decides to sell prior to all repairs being complete; subject to approval by the Town Attorney; if the stipulations of the consent agreement are not met, all parties consent to the property being demolished. Councilman Ricky S. Plunkett seconded the motion and the motion passed unanimously.

Manager Garner shared the Town's Community Policing Agreement renews in 2020. In recent months, Forsyth County Sheriff's Office has been requesting municipalities to pay claims related


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to their Community Policing Officers. Rural Hall has been fortunate with no claims in the last five years. Council consensus was that the Town contracts for this service and should not be responsible for insurance claims. This could have a significant financial impact on the Town depending upon the claim. The Town's insurance provider, North Carolina League of Municipalities (NCLM), reviewed the agreement and contends the Town is not responsible for additional coverage.

Manager Garner shared the Finance Director position has been advertised via the Town's social media and website and NCLM. The position was advertised with a salary range of \$53,000 to \$66,000. Manager Garner noted the high end of the salary is more than the ten percent increase authority given to her by the Council. The salary range was based on the recommendation of Piedmont Triad Regional Council, who is in the final stages of the pay and classification study. Due to this, the position's paygrade has not been defined as of yet.

Manager Garner shared that Arlene Stadler and her husband, Randall Reece, have expressed interest in purchasing a parcel owned by the Town at the end of Wall Street. Public Works Director Jason Hill does not see a need for the lot that is accessible by crossing active railroad tracks. The 2.26 acres once served as a sewer pump station and then as a leaf mulch site. The property has not been used in the past several years. Council consensus was to advertise the property for sale on GovDeals.

Councilman Plunkett made a motion to adjourn the meeting at 12:34 pm.


Dora K. Moore
Town Clerk