**SPECIAL MEETING**

**TOWN OF CAMERON**

**BOARD OF COMMISSIONER’S**

**MARCH 21, 2023, 6:30 PM**

**TOWN HALL**

Mayor Pro Tempore Bauerband called the meeting to order at 6:30pm. In attendance Commissioner Parsons, Commissioner Frutchey and Town Clerk/Finance Officer Wendy Butner.

**Approval of Agenda**

Mayor Pro Tempore Bauerband stated purpose of special meeting was regarding a budget amendment for a soil test for a piece of land, parcel 20060706. Commissioner Frutchey made a motion to approve agenda, all agree, motion passes.

**Public Comments**

**Gail Brown** spoke about questions/comments she had received from Kay Kelly. (Kay has been absence from recent meetings due to health issues)

1. Has the perk test been ordered and paid for?
2. Thinks the price is too high for wetland.
3. Has the board approved the recommendation and cost of perk test.
4. Is there a professional grant writer assisting with the grant writing?
5. Feels the Town has much more pressing needs than an event venue center.
6. Why is there only 3 people serving on the Town Board.

Commissioner Parsons stated this is a minority with everyone he has talked to. Gail Brown stated she is just the messenger. Commissioner Parsons stated he had spoken to several different committees and they were all for it. Commissioner Parsons stated all questions and concerns have been answered.

 Mayor Pro Tempore Bauerband stated in January this came before the board and the Town to decide what direction to pursue. Triangle J is writing the grant for the Town, after talking with Planning Board the perk test thru Moore County has been put on hold. Depending on results of soil test determines whether to proceed or shift gears completely. She stated she thought Planning Board felt soil test was best option.

**Laura Younts** spoke about being at meeting in January, clarified that Event Barn is a wonderful idea, it is just the location. When she presented to Park Committee, they all thought it was a good idea, however, they were not overwhelmingly in support due to issues of past history of lot being extremely wet, Bruce Phillips recalled over the years how wet the property has been, Adam Ferguson called Brian Atkins, the last farmer to farm the land and he said that he had to quit farming it. At Park meeting, they pulled up on map, there is 3 types of soil, deed easements have been forwarded from Adam Ferguson to Laura. They show 3 drainage easements, NCDOT has 3 easements stated across and thru the lot, what would this mean to buyer of property? Laura noted that at the January 2023 meeting she asked Mayor Pro Tempore Bauerband about getting a written agreement from Ann McCracken agreeing to sale to Town in the event something would happen to Ann that her heirs would sale the property to the Town. Mayor Pro Tempore Bauerband stated that Ann has a sister and they have agreed to this, she understands, and that they are prepared to give the Town something for the grant, grant is due May 2, 2023. Mayor Pro Tempore Bauerband stated it is an excellent point and she will she how quickly Ann McCracken can get that to us. Laura Younts states that on behalf of the Park Committee that the idea was not overwhelmingly in such favor. Commissioner Parsons stated with all due respect, he felt the Park Committee was for it, he was at the Park Committee meeting when this was presented, they were excited about the project, concerned about the location of the Event Venue. If drains not a problem, NCDOT allows this, and Ann McCracken writes a letter that includes heirs, then Laura Younts stated the Park Committee will write a letter of recommendation. Mayor Pro Tempore Bauerband feels the owners could get more than $10,0000 per acre for the land. The previous well sites sold for $10,000 and she feels that is owners sold for house development, it would sale for more. Mayor Pro Tempore Bauerband stated that she ran the right of way agreement by Town Attorney Jim VanCamp and that seemed normal.

**Vickie Jolliff** spoke that this would be an opportunity to show off the Town and this is a fabulous idea, the Town needs this and thinks this would put Cameron on the map.

**Purpose of Meeting: To consider Budget Amendment for funds appropriation for grant opportunity.**

Commissioner Frutchey stated this is a lofty project with a small window of time.

Mayor Pro Tempore states that after talking with Park Committee and Planning Board recommendation was to have a soil test performed to determine is land is viable to build on and provide septic. She sent out a query for soil test to be performed and has received several quotes that range from $600-$2500. Quotes include multiple bores and results are sent directly to phone. She noted that in Town there is not a lot of land left in Town. The $600 quote has turn around time with in 2 weeks after test is performed. She spoke with Eli at Moore County, and he has never heard anything bad about $600 quote guy.

Commissioner Frutchey asks is it a perk test too of just a soil test, Mayor Pro Tempore Bauerband stated this is just for the soil test.

Commissioner Frutchey said what do these easements mean. What is allowed? But now we are here for the soil test discussion. Mayor Pro Tempore Bauerband stated she will have that information on the easements by next board meeting. It may be possible that the guy doing the soil test can shift some stuff around on his schedule and get to this sooner. She will also have written agreement from Ann McCracken.

Mayor Pre Tempore Bauerband stated that now we have to figure out the budget, where to pay for this. The question she had for Town Clerk and Accountant was, don’t the Town have some kind of line for this such as contracted services or miscellaneous that these expenses would fall into? Town Clerk Butner stated no, not for Grant Expenses. The recommendation she suggest as well as our accountant/ auditor, Jyoti Singh is to appropriate funds from Police Salary to newly created line Grant Expenses. There would be a decrease in Police Salary and an increase in a newly created line item, Grant Expenses. Mayor Pro Tempore Bauerband asks that could this not fall under miscellaneous, say the property owners wanted to sale the land not involved with grant and the Town wanted to buy, wouldn’t the Town be able to do so? Town Clerk Butner noted not unless there was a Budget Amendment; this is due to expenses not being included in approved budget. Mayor Pro Tempore Bauerband ask, could this be a regular vendor expense? Town Clerk Butner stated that any expenses the Town incurs that in not included in the approved budget must have a Budget Amendment, we do not have a category in current approved budget for grant expense. Commissioner Parsons stated that Mayor Pro Tempore Bauerband thought there was a line in budget where these costs could fall in. Town Clerk Butner, explained that there is no funds in approved budget for grant expense. Commissioner Frutchey stated, regardless, if it is recommended by the accountant, what are we arguing about? Town Clerk Butner recommended decreasing Police Salary and increasing newly created line item, Grant Expenses.

Mayor Pro Tempore Bauerband ask which of the quotes do we want to accept for soil test? Commissioner Frutchey said if the guy for $600 can do it and give us the results we need, he would say go with the $600 quote, David E. Meyer, quote # 2. Commissioner Parsons made a motion to accept, all in favor, motion passes.

Commissioner Frutchey made a motion to accept David Meyers quote, all agree, motion passes.

Commissioner Frutchey made a motion for a Budget Amendment to decrease Police Salary in the amount of $600 and increase newly created line, Grant Expenses in the amount of $600,all agree, motion passes.

Mayor Pro Tempore Bauerband shared that the Town is pursing other pots of money for funding. Hopefully, David Meyers can perform soil test and get back with us soon and if we need to change gears, we will do so. A sidewalk study has been performed and we could throw at if needed. NC Department of Commerce is unsure if there will be any further funding.

Liz Yarrington asks if it is built, who will run, what about maintenance costs? Mayor Pro Tempore Bauerband said the vision is that the revenues off the rent would suffice for the costs and that it would be self-sustaining and hope it would take care of the park expenditures and maybe any and other costs the Town has. What is reasonable revenue versus costs, accountant/auditor has been asked to look at and produce numbers.

Vickie Jolliff asked if anyone knew if Maness Music Barn charged, and no, it was free. She wants the Town to charge for use.

Elizabeth Nhambure has a friend who would be willing to clean.

Mayor Pro Tempore Bauerband stated this project checks all the boxes and has potential.

**Adjournment**

Commissioner Parsons made a motion to adjourn at 7:02, all agree, motion passes.

Respectfully submitted,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Wendy Butner, Town Clerk/Finance Officer

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Ginger Bauerband, Mayor Pro Tempore

(ATTEST)