

## **Regular Meeting – July 21, 2020**

The Fairmont Board of Commissioners held their regular meeting on Tuesday, July 21, 2020 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. The meeting was broadcast on Facebook Live for the public @fairmontnorthcarolina. Commissioners present were J.J. McCree, Terry Evans, Monte McCallum, Heather Seibles and Charles Kemp. Commissioner Felecia McLean-Kesler participated by telephone. Staff present included Interim Town Manager Ricky Harris, Town Attorney Jessica Scott, Town Clerk Jenny Larson, Deputy Town Clerk Donna Jacobs, Police Chief Jon Edwards, Police Captain Jonathan Evans, Police Dispatcher Annie Cooper-Elliot, Public Works Director Ronnie Seals, and UNCP intern Fatimah Salman. Others in attendance included Jessica Horne and several citizens.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Charles Townsend called the meeting to order at 6:05 p.m. and gave the invocation, which was followed by the Pledge of Allegiance.

### **Mayor Presentation – Annie Cooper-Elliot**

Mayor Townsend presented Police Dispatcher Annie Cooper-Elliot with a plaque celebrating her 30 years of service with the Town of Fairmont. Mrs. Cooper-Elliot is retiring on July 31, 2020.

### **Approval of Agenda**

Commissioner Evans made a motion to approve the agenda. Commissioner Seibles seconded the motion and it passed unanimously.

### **Consent Agenda**

Upon motion by Commissioner Evans and seconded by Commissioner McLean-Kesler it was unanimously voted to adopt the following consent agenda items:

- a. Approval of Minutes – Regular Meeting, June 16, 2020 and Special Meeting, June 30, 2020.

### **New Business**

#### **Housing Demolition/Nuisance Abatement**

Commissioner Kemp asked Interim Town Manager Ricky Harris about the status of housing demolition and nuisance abatement. Mr. Harris is working with Dixon Ivey at the county and one of the houses they are working on is the burnt house at the corner of Pine and Holly. Commissioner McCallum felt there are numerous houses that have been dilapidated for over 20 years that should be focused on first.

Fairmont Downtown Historic Revitalization – Façade Improvements

Mr. Harris informed the board that the South Robeson Medical Development Board has given the town a \$10,000 grant with a request that the town match 20% or \$2,000. The grant will be used to encourage downtown business owners to complete façade improvements such as window repairs. The property owners can receive up to \$1,000 if they agree to match the amount. Commissioner Evans made a motion to approve the downtown façade grant program. Commissioner Kemp seconded the motion and it passed unanimously.

**Unfinished Business**

Youth Center Funding

Commissioner Kemp would like to see something happen with the old post office, which was donated to the town in 2017 for the purpose of using the building as a youth center. Finding funds to complete the \$27,000 worth of repairs to the building have stalled. Mayor Townsend said he would reach out to the Boys & Girls Club to see if they would be interested in the property.

**Department Head Input**

Public Works

Public Works Director Ronnie Seals reported that Charles Underwood has resumed work on the Morro Street well and the work is 50% completed. He added the town spent \$26,000 for Columbus Utilities to repair 16 manholes throughout town to help alleviate the I & I problem during heavy rains. Mr. Seals acknowledged the town has a drainage problem in the Old Field area and is working on mitigating it.

Police

Police Chief Jon Edwards thanked Annie Cooper-Elliot for her years of service to the town. He also introduced Jonathan Evans, the new Police Captain.

**Commissioners Input**

The commissioners thanked the town employees for their dedication and the citizens for coming out and being involved.

Commissioner Kemp asked Town Attorney Jessica Scott to speak with former Town Attorney Rob Price about accusations made against board members. Mr. Price sent the board an email on June 18 with concerns made to him about irregularities in the town government. The allegation was that some board members were gaining personal financial benefit for positions taken. Commissioner Kemp wants to know more details of the allegation, who it is being levelled against and who the accuser is.

**Mayor Input**

Mayor Townsend introduced the new Town Attorney Jessica Scott. Mrs. Scott thanked the board for the opportunity and looks forward to helping Fairmont thrive.

**Manager’s Input**

Mr. Harris reported the N.C. Forest Service found no violations with the logging that was done on Church Street in March 2020.

**Public Comment Period/Citizens Appearance**

Alice McNair, 710 Stafford Street

Ms. Alice McNair, of 710 Stafford Street, was concerned about the sewer backing up into her mother’s tub and commode whenever there is a heavy rain. She stated it was a health issue and the town could be sued for it.

Gladys Pittman, 608 South Morro Street

Ms. Gladys Pittman, of 608 South Morro Street, would like a drain or sidewalk near her driveway to improve the drainage. She stated the area is always wet and that snakes are terrible.

Alice Baldwin, 708 Stafford Street

Ms. Alice Baldwin, of 708 Stafford Street, has lupus and is afraid of getting an infection when the sewer backs up into her tub. She added the overflow leaves a terrible smell that is hard to get rid of.

**Announcements**

Tuesday, August 18 - Regular Town Board meeting, 6:00 p.m., Fairmont-South Robeson Heritage Center.

**Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 6:45 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Regular Meeting – August 18, 2020**

The Fairmont Board of Commissioners held their regular meeting on Tuesday, August 18, 2020 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. The meeting was broadcast on Facebook Live for the public @fairmontnorthcarolina. Commissioners present were J.J. McCree, Terry Evans, Monte McCallum, Felecia McLean-Kesler, Heather Seibles and Charles Kemp. Staff present included Interim Town Manager Ricky Harris, Town Attorney Jessica Scott, Town Clerk Jenny Larson, Police Chief Jon Edwards, Fire Chief Woody Woodall, Public Works Director Ronnie Seals, and Fatimah Salman. Others in attendance included Jessica Horne, Bill Lester, Kee McKee, Olivia Oxendine, Nathaniel Thompson, and several citizens.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Charles Townsend called the meeting to order at 6:05 p.m. and gave the invocation, which was followed by the Pledge of Allegiance.

### **Approval of Agenda**

Commissioner Evans made a motion to approve the agenda by adding Manager Travel Allowance under New Business. Commissioner Seibles seconded the motion and it passed unanimously.

### **Public Comment Period/Citizens Appearance**

#### **Olivia Oxendine**

Olivia Oxendine introduced herself to the board and audience. She is running for NC House District 47.

#### **Nathaniel Thompson**

Nathaniel Thompson is concerned about housing areas throughout town that need to be cleaned up and he is willing to help.

#### **Dianne Wallace**

Dianne Wallace lives in north Fairmont and is concerned about abandoned homes.

#### **Margie Jackson, 502 Martin Luther King Drive**

Ms. Margie Jackson, of 502 Martin Luther King Drive, is concerned about the house next door at 504 Martin Luther King Drive. The house has been vacant for a long time and the bushes have grown up taller than the house.

**Consent Agenda**

Upon motion by Commissioner Evans and seconded by Commissioner McLean-Kesler it was unanimously voted to adopt the following consent agenda items:

- a. Approval of Minutes – Regular Meeting, July 21, 2020.
- b. Approve 7-year Lease Purchase Agreement with Leasing 2, Inc. to finance the purchase of a 2018 RAVO 5i Street Sweeper in the amount of \$176,973.45 from Southern-Vac.

**New Business**

**Water/Sewer Accomplishments and Goals – Bill Lester, LKC Engineering**

Mr. Bill Lester, with LKC Engineering, gave an update on the town’s water and sewer systems. For the past year, engineers have been monitoring flooded areas and overflowing manholes as a part of a plan to map out the water and sewer systems and make recommendations for repairs. Small improvements and repairs have been made to mitigate the sewer overflow problems on Marvin and Stafford streets in the Old Field area. The aging infrastructure and deteriorating manholes need extensive system wide repairs which will be costly. The company is seeking funding to help with these costs.

**Resolution 20-06 – Application for Water AIA grant**

Commissioner Evans made a motion to adopt Resolution 20-06 – Application for Water AIA grant. It was seconded by Commissioner McLean-Kesler and passed unanimously. A signed copy of the resolution is hereby incorporated by reference and made a part of these minutes.

**Resolution 20-07 – Adopt Bladen Columbus Robeson Hazard Mitigation Plan**

Commissioner Evans made a motion to adopt Resolution 20-07 Adopt Bladen Columbus Robeson Hazard Mitigation Plan. It was seconded by Commissioner McLean-Kesler and passed unanimously. A signed copy of the resolution is hereby incorporated by reference and made a part of these minutes.

**Fee Schedule – charge \$10 for extra roll out trash cart**

The Town, along with Phillip Huffman of Southern Resource Advisors, has been working on an audit of the number of roll out trash carts in town. It was discovered many homes had two or more carts and were only being charged for one. Public Works picked up over 90 carts last week. Some residents would like to have an extra cart and the policy for charging for a second one has not been clear or consistent. Staff would like the board to approve charging \$10 for residential customers who would like to have a second roll out trash cart. Commissioner Evans made the motion to amend the fee schedule to charge \$10 for an extra roll out trash cart. Commissioner McCallum seconded the motion and it passed unanimously.

Manager Travel Allowance

Mayor Townsend proposed giving Interim Town Manager Ricky Harris \$400 a month as a travel allowance. This was the same amount given to the prior manager. Commissioner McCallum made the motion to give Interim Town Manager Ricky Harris \$400 a month as a travel allowance. Commissioner Evans seconded the motion and it passed

**Unfinished Business**

There was no unfinished business this month.

**Department Head Input**

South Robeson Rescue

Mr. Kee McKee reported that South Robeson has received 650 calls for service and transported 400 patients. The members are going to school to be full paramedics.

Public Works

Public Works Director Ronnie Seals reported the work on the high school lift station will begin soon.

Fire

Fire Chief Woody Woodall reported the town has received a 2008 Brush Truck mini pumper courtesy of the Gary Sinise Foundation. The fire department is working hard on maintaining a good fire rating with the state.

**Commissioners Input**

The commissioners thanked the town employees for their dedication and the citizens for coming out and being involved.

**Town Attorney Input**

Town Attorney Jessica Scott reported she spoke with former Town Attorney Rob Price about the allegations made concerning board members receiving financial gains over certain hires within the town. Mr. Price said the source was a former employee and he felt there was no need for any further investigation.

**Manager Input**

Mr. Harris reported that a letter has been written to the Boys and Girls Club to see if they would be interested in the Youth Center building. No response has been received yet.

**Announcements**

Town Hall staff will resume regular office hours starting Tuesday, September 8. The building will continue to be locked until Phase III out of caution.

Tuesday, September 15 - Regular Town Board meeting, 6:00 p.m., Fairmont-South Robeson Heritage Center.

**Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 7:12 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Regular Meeting – September 15, 2020**

The Fairmont Board of Commissioners held their regular meeting on Tuesday, September 15, 2020 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. The meeting was broadcast on Facebook Live for the public @fairmontnorthcarolina. Commissioners present were J.J. McCree, Terry Evans, Monte McCallum, Heather Seibles and Charles Kemp. Commissioner Felecia McLean-Kesler was absent. Staff present included Interim Town Manager Ricky Harris, Town Attorney Jessica Scott, Town Clerk Jenny Larson, Police Chief Jon Edwards, Recreation Director Mickey Williamson and Public Works Director Ronnie Seals. Others in attendance included Jessica Horne, Rev. Sammy Shropshire, Bill Lester, Tim Hall and Tony Mackey and several citizens.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Charles Townsend called the meeting to order at 6:00 p.m. Rev. Sammy Shropshire, Pastor of Star of Bethlehem Baptist Church gave the invocation, which was followed by the Pledge of Allegiance.

### **Public Hearing – Conditional Use Permit for Mobile Home in Zone R-8, Pine & Jackson Streets**

Town Attorney Jessica Scott was concerned whether the public hearing should move forward since the applicant, Mr. John Baker, was not present. Commissioner Evans made a motion to table the conditional use permit for a mobile home in Zone 5-8 on Pine and Jackson Streets. Commissioner McCallum seconded the motion but it failed 3 to 2 as follows:

For:	Commissioners Evans and McCallum
Against:	Commissioners Kemp, McCree and Seibles
Absent:	Commissioner McLean-Kesler

The Public Hearing to discuss a conditional use permit for a mobile home in Zone R-8, located at the corner of Pine and Jackson Streets began at 6:01 p.m. Town Attorney Jessica Scott swore in Town Clerk Jenny Larson before she spoke to the board about the conditional use permit request. Mrs. Larson informed the board that in May 2019, Mr. John Baker was issued a zoning permit for a single wide mobile home with the interpretation that the area was zoned R-5, which allows mobile homes as a use by right. Mr. Baker was unable to place the mobile home during the one year permit timeframe. He came back to the town for a new permit in August 2020. A neighbor called to state the area was not zoned R-5. Since that area of the zoning map was unclear, Mrs. Larson did some research and found an old zoning map that clearly shows the area as R-8. The R-8 zoning district requires a conditional use permit to allow mobile homes. Mr. John Baker stated he has already purchased the new single wide home and will underpin it with bricks as required by ordinance. The Fairmont Planning Board voted unanimously on September 8 to deny the conditional use permit for Mr. Baker's mobile home because of complaints from neighbors who were concerned the mobile home would decrease their property values. Mrs. Larson informed the board she approved a permit for a mobile home on Martin Luther King Drive in 2016 in the same R-8 zone that she thought was R-5 with no complaints.

Commissioner McCree made a motion to come out of public hearing at 6:12 p.m. Commissioner Kemp seconded the motion and it passed unanimously.

**Approval of Agenda**

Commissioner Kemp asked to add “Virtual Job Fair” under New Business as Item F. Commissioner Kemp made a motion to approve the amended agenda. Commissioner Evans seconded the motion and it passed unanimously.

**Public Comment Period/Citizens Appearance**

Tim Hall, Robeson Health Care Corporation

Mr. Tim Hall, CEO of Robeson Health Care Corporation, announced they have received a \$1 million grant to build a new medical center on the site of the current South Robeson Medical Clinic on South Walnut Street. The new clinic will be 14,000 square feet and cost \$3.5 million. The new center will have a pharmacy, a behavioral health/addiction specialist, and a dentist. They hope to start construction in 60 days.

Nate Thompson

Town resident Nate Thompson asked the commissioners to continue cleaning up the town. He has been working in the North Fairmont and Old Field areas to improve the look of the town.

**Consent Agenda**

Upon motion by Commissioner Evans and seconded by Commissioner Kemp it was unanimously voted to adopt the following consent agenda item:

- a. Approval of Minutes – Regular Meeting, August 18, 2020.

**New Business**

Conditional Use Permit for Mobile Home in Zone R-8, Pine & Jackson Streets.

Commissioner Seibles made a motion to approve the conditional use permit in Zone R-8 for Mr. John Baker’s single wide mobile home to be placed at the corner of Pine and Jackson Streets and that it meets the requirements of Town Code 154.050. Commissioner Kemp seconded the motion and it passed with a vote of 4 to 1 as follows:

- For: Commissioners Kemp, McCree, McCallum and Seibles
- Against: Commissioner Evans
- Absent: Commissioner McLean-Kesler

Town Manager Ricky Harris is working with LKC Engineering to update the town’s zoning map, which should be ready by the end of the year.

Robeson Health Care Corporation – Medical Clinic.

This item was moved to the Public Comment/Citizens Appearance section.

Drainage issues at the Fairmont Golf Course – Tony Mackey.

Mr. Tony Mackey, a managing partner of the Fairmont Golf Course, came before the board to discuss drainage issues. All the drains and canals in town connect at the bottom of the golf course near Hole #4. When there are heavy rains, that part of the course becomes unplayable. He asked the town to consider the hardship poor drainage has had on his business. Commissioner Evans asked why the U.S. Army Corp of Engineers stopped helping the town clean out the canals. Mayor Townsend asked Mr. Harris and Public Works Director Ronnie Seals to investigate the drainage issue and report back to the board.

Applicant Disaster Assistance Agreement – Designate Applicant’s Agent – COVID 19 FEMA-4487-DR-NC.

Commissioner Evans made a motion to approve the Applicant Disaster Assistance Agreement and Designate Interim Town Manager Ricky Harris and Finance Director Jenny Larson as the Applicant’s Agents for COVID 19 FEMA-4487-DR-NC. Commissioner McCallum seconded the motion and it passed unanimously.

Appoint ABC board member.

Ms. Cynthia Dudley’s term on the ABC Board expires this month and she has expressed interest in serving again. The appointment is for a three-year term expiring September 2023. Commissioner Seibles made a motion to reappoint Cynthia Dudley to the Fairmont ABC Board for a three-year term expiring September 2023. Commissioner Evans seconded the motion and it passed unanimously.

Virtual Job Fair

Commissioner Kemp asked permission for the NCWorks Career Center to use the Town Hall Courtroom in October as the site of a virtual job fair. The job fairs will be held on four Wednesdays, beginning October 14 from 10:00 a.m. to 2:00 p.m. Commissioner Kemp made a motion for the NCWorks Career Center to use the Town Hall Courtroom for virtual job fairs beginning October 14. Commissioner Evans seconded the motion and it passed unanimously.

**Unfinished Business**

**Resolution 20-08 - Street Sweeper Lease**

The 7-year Lease Purchase Agreement with Leasing 2, Inc. will finance the purchase of a 2018 RAVO 5i Street Sweeper in the amount of \$176,973.45 from Southern-Vac. The town has received the sweeper and plans to start using it soon. Commissioner Seibles made a motion to adopt Resolution 20-08 - Street Sweeper Lease. It was seconded by Commissioner Kemp and passed unanimously. A signed copy of the resolution is hereby incorporated by reference and made a part of these minutes.

**Resolution 20-09 – Capital Improvement Plan and Asset Management Plan**

Mr. Bill Lester, with LKC Engineering, presented a 10-year capital improvement plan and asset management plan to improve the town’s water and sewer systems. The plan calls for improvements to pump stations, aeration system, eliminating I&I, plant access road and more at a cost of \$12.8 million. Mr. Lester advised the town to make small improvements where possible to save money. LKC Engineering is helping the town apply for grants to cover the cost of more expensive projects. Commissioner Evans made a motion to adopt Resolution 20-09 – Capital Improvement Plan and Asset Management Plan. It was seconded by Commissioner McCree and passed unanimously. A signed copy of the resolution is hereby incorporated by reference and made a part of these minutes.

**Department Head Input**

**Public Works**

Public Works Director Ronnie Seals reported the Morro Street well is back online after being repaired with new pipe lining and a new pump.

**Commissioners/Mayor Input**

The commissioners thanked the town employees for their dedication and the citizens for coming out and being involved.

Commissioners Kemp and McCree thanked Mayor Townsend for organizing the weekly food giveaways and helping town residents during the pandemic.

**Town Attorney Input**

Town Attorney Jessica Scott is working with the state to find options regarding a home off Martin Luther King Drive that has \$190,000 in Medicare liens on it. It is owned by heirs of a deceased person and has a tax value of \$25,000.

**Manager Input**

Mr. Harris reported that the property located at 720 McKoy Street is in the process of being torn down and should be cleared away in the coming weeks. He is working on getting other properties in town cleaned up after meeting with residents on September 10.

**Announcements**

Tuesday, October 20 - Regular Town Board meeting, 6:00 p.m., Fairmont-South Robeson Heritage Center.

**Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 7:15 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Emergency Meeting – September 22, 2020**

The Fairmont Board of Commissioners held an emergency meeting on Tuesday, September 22, 2020 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. Commissioners present were J.J. McCree, Felecia McLean-Kesler, Terry Evans, Monte McCallum, Heather Seibles and Charles Kemp. Staff present included Town Attorney Jessica Scott, Town Clerk Jenny Larson and Public Works Director Ronnie Seals. Others in attendance included Jessica Horne and Fatimah Salman.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Charles Townsend called the meeting to order at 6:00 p.m. and gave the invocation.

### **Resignation of Interim Town Manager Ricky Harris**

Mayor Townsend announced the purpose of the emergency meeting was to discuss the resignation of Interim Town Manager Ricky Harris, effective October 30, 2020. Mr. Harris enjoys working for the town but if he stays, he will lose money due to Social Security. Mayor Townsend stated the board needed to begin the search for a permanent manager. Town Clerk Jenny Larson presented ads used in previous searches in 2011 and 2015 and stated the Lumber River Council of Government assisted with the process. She said under ideal circumstances, the board should be able to hire someone by January or February. Commissioner Evans made a motion to contact the Lumber River Council of Governments for assistance with the Town Manager search process. Commissioner McLean-Kesler seconded the motion and it passed unanimously.

### **Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 6:11 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Special Meeting – September 29, 2020**

The Fairmont Board of Commissioners held a special meeting on Tuesday, September 29, 2020 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. The meeting was broadcast on Facebook Live for the public @fairmontnorthcarolina. Commissioners present were J.J. McCree, Felecia McLean-Kesler, Monte McCallum, Heather Seibles and Charles Kemp. Commissioner Terry Evans was absent. Staff present included Town Attorney Jessica Scott, Town Clerk Jenny Larson and Public Works Director Ronnie Seals. Others in attendance included David Richardson and Tomeka Sinclair.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Charles Townsend called the meeting to order at 6:00 p.m. and gave the invocation, which was followed by the Pledge of Allegiance.

### **Fairmont Town Manager Search**

Mr. David Richardson, Executive Director of the Lumber River Council of Governments, was present to discuss the Town Manager search process. Mr. Richardson presented the following to the board:

1. Proposed Scope of Work
2. Proposed Timeline
3. Job Descriptions
4. Proposed Advertisement
5. Proposed Posting Locations for the Advertisement

The proposed scope of work includes development of a timeline, position advertisement, suitable questions for the initial interviews, assistance with review of applications, scheduling candidate interviews, collecting additional candidate information, facilitating the interviews, follow-up interview sessions including scheduling second interviews and assisting town staff with correspondence.

Mr. Richardson proposed advertising the position for thirty days with a closing date of October 30, 2020 at 5:00 p.m. All applications will be sent to the Lumber River Council of Governments. The Town Council will receive resumes on November 6 and hold a special meeting on Tuesday, November 10 at 6:00 p.m. to select candidates for interviews. Proposed dates for the first round of interviews is the week of December 7-11 and the second round December 14-16.

Mr. Richardson suggested combining the job descriptions of the Town Manager and the Assistant Town Manager into one since the Assistant Town Manager position was eliminated in 2006.

Mr. Richardson presented a job advertisement that combines the ones used in 2011 and 2015. He advised using “preferred” instead of “required” when it comes to experience to gain more candidates. He understands that the board wants to hire someone with experience but that might be difficult in a small town like Fairmont. After discussion, the board agreed to “prefer 3 to 5 years’ experience in local government management” for the job advertisement.

Mr. Richardson recommended advertising the position with the Robesonian, the town’s website and Facebook pages, the NC League of Municipalities, the NC Association of County Commissioners, the UNC School of Government Managers and Clerks Listservs, the NCWorks Career Center and Universities with MPA programs.

After discussion, the board agreed to the proposal presented by Mr. Richardson and the advertisement will be sent out tomorrow.

**Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 6:50 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Regular Meeting – October 20, 2020**

The Fairmont Board of Commissioners held their regular meeting on Tuesday, October 20, 2020 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. The meeting was broadcast on Facebook Live for the public @fairmontnorthcarolina. Commissioners present were J.J. McCree, Terry Evans, Felecia McLean-Kesler, Monte McCallum, and Charles Kemp. Commissioner Heather Seibles participated by telephone. Staff present included Town Attorney Jessica Scott, Town Clerk Jenny Larson, Police Chief Jon Edwards, Public Works Director Ronnie Seals, Recreation Director Mickey Williamson and Fatimah Salman. Interim Town Manager Ricky Harris was absent. Others in attendance included Jessica Horne, Dominique Brown, Reshelle Johnson, Chalmus Hood, Vanessa Abernathy, Nathaniel Thompson and several citizens.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Charles Townsend called the meeting to order at 6:00 p.m. and gave the invocation, which was followed by the Pledge of Allegiance.

### **Public Hearing – Conditional Use Permit for Used Car Dealership in Historic District/Neighborhood Business**

Commissioner Evans made a motion to go into Public Hearing at 6:01 p.m. Commissioner McLean-Kesler seconded the motion and it passed unanimously

The purpose of the Public Hearing is to discuss a conditional use permit for a used car dealership in the Historic District/Neighborhood Business. Town Attorney Jessica Scott swore in Town Clerk Jenny Larson and Ms. Dominique Brown before they spoke to the board about the conditional use permit request.

Mrs. Larson explained that Ms. Brown has applied for a conditional use permit for a used car business located at 104 South Main Street (old Badcock Furniture/McDaniel Hardware) in the Historic District/Neighborhood Business zoning districts. The main building is in the Historic District overlay and the underlying zoning is Neighborhood Business. The rear metal building and lot is zoned Neighborhood Business. A used car dealership is not a listed allowable use in either zone. Similar uses such as a service station, automobile parts and tire sales are allowed. She also mentioned the Rawl's Chevrolet used car dealership and garage is just down the road.

Ms. Dominique Brown discussed her plans for the property. She has lived in Fairmont her entire life and this would be her first business. Her desire is to sell affordable and dependable cars. She would also like to renovate the building for future use as a hair salon/barber shop and possibly a restaurant. Ms. Brown would have no more than 5 to 8 cars for sale at a time, with 2 to 3 parked next to the brick building for visibility and the rest in the rear parking lot next to the metal storage building.

Commissioner McLean-Kesler made a motion to come out of public hearing at 6:10 p.m. Commissioner Evans seconded the motion and it passed unanimously.

### **Approval of Agenda**

Commissioner Evans made a motion to approve the agenda. Commissioner McLean-Kesler seconded the motion and it passed unanimously.

### **Public Comment Period/Citizens Appearance**

#### **Chalmus Hood – Voting Concerns**

Mr. Chalmus Hood, who voted yesterday in the national election with no issues, came before the board with concerns about voter suppression during municipal elections.

#### **Vanessa Abernathy – Robeson County Arts Council**

Robeson County Arts Council President Vanessa Abernathy invited the commissioners and town residents to a River Voices concert on Saturday, November 7 at 3:00 p.m. in the Fairmont Community Park. The concert will feature the University of North Carolina at Pembroke's Jazz Ensemble.

#### **Reshelle Johnson – Conditional Use Permit question**

Ms. Reshelle Johnson was approved to purchase the town owned lot at 606 North Main Street several months ago. She would like to put a small double wide mobile home on the property. Town Clerk Jenny Larson replied the lot is zoned R-10 which does not allow conditional use permits for mobile homes. Ms. Johnson said she did not want to purchase the property if she cannot place a mobile home on it.

#### **Nathaniel Thompson – Town Appearance**

Mr. Nathaniel Thompson commended the board and town staff on their work to clean up the town's appearance. He also thanked the police department for their assistance during an incident a few weeks ago.

### **Consent Agenda**

Upon motion by Commissioner Evans and seconded by Commissioner McLean-Kesler it was unanimously voted to adopt the following consent agenda item:

Approval of Minutes – Regular Meeting, September 15, 2020, Emergency Meeting, September 22, 2020 and Special Meeting, September 29, 2020.

**New Business**

**Conditional Use Permit for Used Car Dealership in Historic District/Neighborhood Business.**

Commissioner McCallum made a motion to approve Dominique Brown’s request for a conditional use permit for a mixed use restaurant/used car dealership at 104 South Main Street in the Historic District/Neighborhood Business zone because it is consistent with the spirit of the zoning district and it meets the requirements of Town Code 154.050. Commissioner McLean-Kesler seconded the motion and it passed with a vote of 4 to 3 as follows:

For: Commissioners Evans, McCallum, McLean-Kesler and Mayor Townsend  
Against: Commissioners Kemp, McCree and Seibles

**Amend contract for Interim Town Manager Ricky Harris**

Interim Town Manager Ricky Harris has agreed to stay until a permanent manager is hired if the board will increase his salary from \$1,000 a week to \$1,350. He will also continue to receive \$400 a month as a travel allowance.

Commissioner Kemp made a motion to approve the amended contract for Interim Town Manager Ricky Harris giving him a raise of \$350 per week. Commissioner McCree seconded the motion and it passed unanimously.

**Unfinished Business**

There was no unfinished business this month.

**Department Head Input**

**Police**

Police Chief Jon Edwards invited everyone to attend the Drive Thru Trunk or Treat event on Saturday, October 31 from 6:00 p.m. to 7:30 p.m. in the Town Hall parking lot.

**Commissioners/Mayor Input**

The commissioners thanked the town employees for their dedication and the citizens for coming out and being involved.

Commissioner Kemp explained his plan for a virtual Holiday on Main tree lighting ceremony and concert on Friday, December 4. The events will be streamed live on the town’s Facebook page with the tree lighting in the park at 7:00 p.m. and musical entertainment in the Heritage Center at 7:30 p.m. The Twilight Christmas Parade has been cancelled.

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The commissioners also expressed condolences to Mayor Townsend and his family for the loss of his twin brother, Donald, who died on October 13.

### **Town Attorney Input**

Town Attorney Jessica Scott informed the commissioners progress is being made on two dilapidated properties with delinquent taxes. One property is the burned house located at 201 Pine St. The other house, on 504 Martin Luther King Street, had about \$100,000 in Medicaid liens, which have been released.

### **Announcements**

Saturday, October 31 – Drive Thru Trunk or Treat, 6:00 p.m. to 7:30 p.m., Town Hall parking lot.

Tuesday, November 10 – Special Town Board meeting, 6:00 p.m., Fairmont-South Robeson Heritage Center.

Tuesday, November 17 - Regular Town Board meeting, 6:00 p.m., Fairmont-South Robeson Heritage Center.

### **Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 6:49 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Special Meeting – November 10, 2020**

The Fairmont Board of Commissioners held a special meeting on Tuesday, November 10, 2020 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. Commissioners present were J.J. McCree, Terry Evans, Felecia McLean-Kesler, Monte McCallum, Heather Seibles and Charles Kemp. Staff present included Town Attorney Jessica Scott and Town Clerk Jenny Larson. Others in attendance included David Richardson.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Charles Townsend called the meeting to order at 6:00 p.m. and gave the invocation, which was followed by the Pledge of Allegiance.

### **Closed Session - Personnel**

Commissioner McCallum made a motion to go into closed session at 6:00 p.m. to prevent the disclosure of information that is deemed privileged or confidential as determined under General Statute 143-318.10(e) and to personnel as permitted under General Statute 143-318.11(a)(6). Commissioner McLean-Kesler seconded the motion and it passed unanimously.

Mayor Townsend, Commissioners McCree, McCallum, McLean-Kesler, Kemp, Seibles and Evans along with Jessica Scott, Jenny Larson and David Richardson were in attendance during closed session.

Commissioner Evans made a motion to come out of closed session at 7:45 p.m. Commissioner McLean-Kesler seconded the motion and it passed unanimously. Mayor Townsend announced that no action was taken in closed session.

### **Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 7:45 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Regular Meeting – November 17, 2020**

The Fairmont Board of Commissioners held their regular meeting on Tuesday, November 17, 2020 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. The meeting was broadcast on Facebook Live for the public @fairmontnorthcarolina. Commissioners present were J.J. McCree, Terry Evans, Felecia McLean-Kesler, Monte McCallum, Heather Seibles and Charles Kemp. Staff present included Interim Town Manager Ricky Harris, Town Attorney Jessica Scott, Town Clerk Jenny Larson, Police Chief Jon Edwards, and Public Works Director Ronnie Seals. Others in attendance included Jessica Horne, Bill Lester, Mark Lacy and several citizens.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Charles Townsend called the meeting to order at 6:00 p.m. and gave the invocation, which was followed by the Pledge of Allegiance.

### **Public Hearing – CDBG-I Grant Application for Brown Street Pump Station Improvements**

Commissioner Evans made a motion to go into Public Hearing at 6:03 p.m. It was seconded by Commissioner McCree and passed unanimously. The purpose of the public hearing is to provide explanation and description of the 2020 North Carolina Department of Environmental Quality (DEQ) Community Development Block – Infrastructure Grant (CDBG-I).

Mr. Bill Lester, Jr., PE, Principal and Project Engineer of LKC Engineering, PLLC, was present to discuss the purpose of the public hearing for the Town of Fairmont's CDBG-I funding application. Mr. Lester stated that the purpose of the public hearing was to obtain citizen's views and to respond to funding proposals and answer any questions posed by citizens. Mr. Lester also stated that the public hearing must cover the Town's community development needs, development of the proposed activities, and a review of program compliance before the submission of the Town's CDBG-I funding application to the state of the North Carolina.

The Town proposes requesting funding from NCDEQ'S CDBG-I program for the "Brown Street Pump Station Improvements" project. The proposed project will meet the following community and housing needs of the Town of Fairmont by providing for the rehabilitation / replacement of the existing Brown Street pump station and the repair / replacement of the associated mechanical bar screen and grit removal systems. The project will also make improvements to approximately 51,000 LF of discharge force main along NC Hwy 103 by replacing and adding the air valves along this line and provide for the replacement of approximately 800 LF of 18-inch failing gravity sewer outfall.

The purpose of the CDBG-I grant program is to improve the quality of life for low to moderate income people by providing a safe, clean environment and clean drinking water through water and sewer infrastructure improvements and extensions of service.

- To benefit a residential area where at least 51% of the beneficiaries are low to moderate income as defined by the United States Department of Housing and Urban Development.
- To perform eligible activities.
- To minimize displacement, and
- Provide displacement assistance as necessary.

For the fiscal year of 2020 the CDBG-I funding available is expected to be \$25.2 million, and each the maximum available grant \$2.0 million over a 3-year period. Applications for funding are received by 5:00pm on November 23, 2020.

The CDBG program is able to fund a wide variety of community development activities. The State of North Carolina has chosen to fund several activities: water and sewer infrastructure, neighborhood revitalization, COVID-19 related projects, and economic development projects that lead to job creation or retention. The infrastructure program, or CDBG-I program can fund a range of water and sewer infrastructure and economic development activities, including, but not limited to the, following:

Water:

- Projects that resolve water loss in distribution systems.
- Projects that extend public water to areas with contaminated wells.
- Projects that extend water lines to areas with dry wells.
- Projects that assist with low water pressure in public water systems.
- Projects that regionalize two or more water systems.
- Project that rehabilitate or replace a water treatment plant.

Wastewater:

- Projects that resolve inflow and infiltration to collection systems and surcharges from pumps stations and manholes.
- Projects that extend public sewer to areas with failed septic tanks.
- Projects that rehabilitate a wastewater treatment plant to allow for greater efficiency/compliance with regulations.

The Town is seeking an amount in CDBG-I funds not to exceed \$2,000,000.00 for the “Brown Street Pump Station Improvements” project. The purpose of the Town’s request is to provide for the rehabilitation / replacement of the existing Brown Street pump station and the repair / replacement of the associated mechanical bar screen and grit removal systems. The project will also make improvements to approximately 51,000 LF of discharge force main along NC Hwy 103 by replacing and adding the air valves along this line and provide for the replacement of approximately 800 LF of 18-inch failing gravity sewer outfall.

The project proposed by the Town of Fairmont was identified in Capital Improvement Plan/Asset Management Plan 2020. Informal community meetings were held in the project area to inform citizens of the potential project and get feedback from the residents.

The project area in the Town has been determined to have an area-wide benefit of 65.05%. The project area includes Powell Street South of Hwy 130, the Brown Street PS site and isolated areas along Hwy 130 east of Fairmont.

The range of activities covered by the CDBG-I funds for the “Brown Street Pump Station Improvements” project includes:

- Construction.
- Environmental Review
- Engineering Design
- Construction Administration and observation.
- Legal activities.
- Surveying.
- Grant Administration.

If Town of Fairmont is awarded a CDBG-I grant, the town is required to adhere to federal procurement requirements and other federal regulations which include:

- American with Disabilities Act/Section 504 Survey
- Davis-Bacon & Related Labor Acts
- Adoption/Submittal of a Citizen’s Participation Plan
- Adoption/Submittal of an Equal Opportunity Plan
- Adoption/Submittal of a Fair Housing Plan
- Adoption/Submittal of a Language Access Plan
- Adoption/Submittal of a Relocation Assistance Plan
- Adoption/Submittal of a Section 3 Plan
- Excess Force Provision

The State of North Carolina requires that the if the Town of Fairmont receives CDBG grant funding that the town will certify that they will comply with the requirements of the general displacement and relocation policy for CDBG grant funding. This policy assists low to moderate income people with costs associated with relocation or displacement, should such relocation become necessary due to the project activities. CDBG funds can be used for those costs, if necessary. If no displacement and relocation will occur as a result of the proposed CDBG grant activity, then the Town of Fairmont confirms that during this public hearing.

In the past, the Town has applied for and received for the following completed CDBG projects:

- Fairmont 2016 CDBG Infrastructure
- Fairmont CDBG Economic Development – In 7 – Water
- Fairmont CDBG Community Revitalization – Martin Luther King Blvd
- Fairmont CDBG Infrastructure – Sewer Rehabilitation

The Town will submit its CDBG-I application for the “Brown Street Pump Station Improvements” project on November 23, 2020. The CDBG-I application will be available for review during normal business hours at Fairmont Town Hall located at 421 South Main Street, Fairmont, NC; Monday through Friday 8:00-12:30, 1:30-5:00. Additional information is available by contacting Town Clerk, Jennifer Larson at (910) 628-9766. Should you have any complaints or grievances regarding the subject public hearing, they should be addressed to the addressee mentioned above within 10 business days or by November 23, 2020 and a written to the written complaints and/or grievances will be sent by the Town within 10 business days, where practicable.

Commissioner McCree asked what the time frame for completion would be if the town is awarded the grant. Mr. Lester replied the project would take 24 to 30 months to complete with construction not starting until more than a year from now.

Commissioner Terry Evans said infrastructure improvements are essential to maintaining the town and the health and well-being of its residents.

There were no comments from the public.

Commissioner Evans made a motion to come out of public hearing at 6:21 p.m. Commissioner McLean-Kesler seconded the motion and it passed unanimously.

Commissioner McLean-Kesler made a motion to recess the meeting for the Town Clerk to verify and provide a certified copy of the adopted minutes to the public hearing at 6:21 p.m. Commissioner Kemp seconded the motion and it passed unanimously.

Commissioner Evans made a motion to resume the meeting at 6:26 p.m. Commissioner McLean-Kesler seconded the motion and it passed unanimously.

### **Approval of Agenda**

Commissioner Kemp made a motion to approve the agenda. Commissioner Evans seconded the motion and it passed unanimously.

### **Public Comment Period/Citizens Appearance**

There was no public comment this month.

### **Consent Agenda**

Upon motion by Commissioner Kemp and seconded by Commissioner Evans it was unanimously voted to adopt the following consent agenda item:

- a. Approval of Minutes – Regular Meeting, October 20, 2020 and CDBG-I Public Hearing, November 17, 2020
- b. Resolution 20-10 - Authorizing sale of surplus property at Public Auction, 1995 Street Sweeper

A signed copy of the resolution is hereby incorporated by reference and made a part of these minutes.

### **New Business**

#### **Resolution 20-11 – CDBG-I Grant Application for Brown Street Pump Station Improvements.**

Commissioner Evans made a motion to adopt Resolution 20-11 – CDBG-I Grant Application for Brown Street Pump Station Improvements in the amount of \$2 million. Commissioner Kemp seconded the motion and it passed unanimously. A signed copy of the resolution is hereby incorporated by reference and made a part of these minutes.

### **Unfinished Business**

There was no unfinished business this month.

### **Department Head Input**

#### **Police**

Police Chief Jon Edwards thanked everyone who attended the Drive Thru Trunk or Treat event on Halloween. He hopes it will become an annual event.

#### **Public Works**

Public Works Director Ronnie Seals reported the town received 9 inches of rain last Thursday which resulted in flooding and sewer backups. A portion of Taylor Street was washed away, and a temporary road has been put in place until repairs can be made. Mr. Seals said areas of town flooded that did not during past hurricanes. The access road to the sewer plant is under water and a pump also went out at the plant.

### **Commissioners/Mayor Input**

The commissioners thanked the town employees for their dedication and the citizens for coming out and being involved. They also wished everyone a happy Thanksgiving.

Commissioner Evans stated how important infrastructure is and how it is crumbling beneath us. He is hopeful the town can receive grants to make repairs and mitigate the flooding issues.

Commissioner McCallum clarified why he has not stood for the pledge of allegiance since May. He explained that it is a silent protest against systemic racism following the death of George Floyd, who died in May after being restrained by a Minneapolis police officer.

Commissioner Felecia McLean-Kesler commended Seals for his hard work to repair damages to the water and sewer systems. She encouraged town residents to be patient as the town works to repair its water and wastewater systems.

Commissioner Kemp asked Interim Town Manager Ricky Harris to write a letter to state representatives to request assistance in finding grants for the youth center. He invited everyone to the virtual Holiday on Main tree lighting ceremony and concert on Friday, December 4. The events will be streamed live on the town's Facebook page with the tree lighting in the park at 7:00 p.m. and musical entertainment in the Heritage Center at 7:30 p.m.

### **Town Attorney Input**

Town Attorney Jessica Scott informed the commissioners progress is being made on two dilapidated properties with delinquent taxes. One property is the burned house located at 201 Pine St. Commissioner Evans expressed interest in purchasing the property. The other house, on 504 Martin Luther King Street, had about \$100,000 in Medicaid liens, which have been released. Mrs. Scott has sent a letter to the owners notifying them of the lien release in hopes they will clean up the lot.

### **Town Manager Input**

Interim Town Manager Ricky Harris met with Robeson County and state officials on the \$60,000 Community Development Block Grant Recovery grant. The money will be used to clean out the Old Field canal once state permitting is completed.

### **Announcements**

Friday, December 4 – Holiday on Main, Virtual Tree Lighting at Park, 7:00 p.m. and Christmas music at the Heritage Center, 7:30 p.m. Both events will be live streamed on Fairmont's Facebook page.

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Tuesday, December 8, Wednesday, December 9 and Thursday, December 10 – Town Manager interviews, Fairmont-South Robeson Heritage Center.

Tuesday, December 15 – Special Town Board meeting for Sewer AIA presentation, 5:00 p.m., Fairmont-South Robeson Heritage Center.

Tuesday, December 15 - Regular Town Board meeting, 6:00 p.m., Fairmont-South Robeson Heritage Center.

**Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 6:42 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Special Meeting – December 8, 2020**

The Fairmont Board of Commissioners held a special meeting on Tuesday, December 8, 2020 at 5:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. Commissioners present were J.J. McCree, Felecia McLean-Kesler, Monte McCallum, Heather Seibles and Charles Kemp. Commissioner Terry Evans came but left before the board went into closed session. Staff present included Town Attorney Jessica Scott (who participated by telephone for the first few minutes of the meeting) and Town Clerk Jenny Larson. Others in attendance included David Richardson.

### **Call to Order**

Mayor Charles Townsend called the meeting to order at 5:00 p.m.

### **Closed Session - Personnel**

A motion was made and seconded to go into closed session at 5:00 p.m. to prevent the disclosure of information that is deemed privileged or confidential as determined under General Statute 143-318.10(e) and to discuss personnel as permitted under General Statute 143-318.11(a)(6). The motion passed unanimously.

Mayor Charles Townsend, Commissioners J.J. McCree, Monte McCallum, Felecia McLean-Kesler, Charles Kemp, and Heather Seibles along with Jessica Scott (who participated by telephone for the first few minutes of the meeting) and David Richardson were in attendance during closed session. Commissioner Terry Evans was absent.

A motion was made and seconded to come out of closed session at 8:00 p.m. and it passed unanimously. Mayor Townsend announced that no action was taken in closed session.

### **Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 8:00 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Special Meeting – December 9, 2020**

The Fairmont Board of Commissioners held a special meeting on Wednesday, December 9, 2020 at 5:30 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. Commissioners present were J.J. McCree, Felecia McLean-Kesler, Monte McCallum, Heather Seibles and Charles Kemp. Commissioner Terry Evans was absent. Staff present included Town Attorney Jessica Scott and Town Clerk Jenny Larson. Others in attendance included David Richardson.

### **Call to Order**

Mayor Charles Townsend called the meeting to order at 5:30 p.m.

### **Closed Session - Personnel**

A motion was made and seconded to go into closed session at 5:30 p.m. to prevent the disclosure of information that is deemed privileged or confidential as determined under General Statute 143-318.10(e) and to discuss personnel as permitted under General Statute 143-318.11(a)(6). The motion passed unanimously.

Mayor Charles Townsend, Commissioners J.J. McCree, Monte McCallum, Felecia McLean-Kesler, Charles Kemp, and Heather Seibles along with Jessica Scott and David Richardson were in attendance during closed session. Commissioner Terry Evans was absent.

A motion was made and seconded to come out of closed session at 6:30 p.m. and it passed unanimously. Mayor Townsend announced that no action was taken in closed session.

### **Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 6:30 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Special Meeting – December 10, 2020**

The Fairmont Board of Commissioners held a special meeting on Thursday, December 10, 2020 at 5:30 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. Commissioners present were J.J. McCree, Felecia McLean-Kesler, Monte McCallum, Heather Seibles and Charles Kemp. Commissioner Terry Evans was absent. Staff present included Town Attorney Jessica Scott and Town Clerk Jenny Larson. Others in attendance included David Richardson.

### **Call to Order**

Mayor Charles Townsend called the meeting to order at 5:30 p.m.

### **Closed Session - Personnel**

A motion was made and seconded to go into closed session at 5:30 p.m. to prevent the disclosure of information that is deemed privileged or confidential as determined under General Statute 143-318.10(e) and to discuss personnel as permitted under General Statute 143-318.11(a)(6). The motion passed unanimously.

Mayor Charles Townsend, Commissioners J.J. McCree, Monte McCallum, Felecia McLean-Kesler, Charles Kemp, and Heather Seibles along with Jessica Scott and David Richardson were in attendance during closed session. Commissioner Terry Evans was absent.

A motion was made and seconded to come out of closed session at 6:30 p.m. and it passed unanimously. Mayor Townsend announced that no action was taken in closed session.

### **Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 6:30 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Special Meeting – December 15, 2020**

The Fairmont Board of Commissioners held a special meeting on Tuesday, December 15, 2020 at 5:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Pro Tem J.J. McCree presiding. Commissioners present were Felecia McLean-Kesler, Monte McCallum, Heather Seibles and Charles Kemp. Mayor Charles Townsend arrived late due to other commitments and Commissioner Terry Evans was absent. Staff present included Town Attorney Jessica Scott, Interim Town Manager Ricky Harris, Public Works Director Ronnie Seals and Town Clerk Jenny Larson. Others in attendance included Jean Klein, Jim Perry, David Richardson, Bill Lester and Mark Lacy.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Pro Tem McCree called the meeting to order at 5:00 p.m.

### **Presentation of Sewer Asset Management Plan**

Ms. Jean Klein, Community Economic Services Administrator with the Lumber River Council of Governments, along with Jim Perry, Bill Lester and Mark Lacy, presented the Fairmont Sewer Asset Management Plan. The project was funded by a \$150,000 grant from the North Carolina Department of Environmental Quality (NCDEQ) with work completed by the LRCOG and LKC Engineers and took two and a half years to complete. The asset management plan will be a tool for managing the town's wastewater system by outlining maintenance, repair and replacement needs as well as guidance on financing these projects.

Fairmont's regional WWTP came online in 2002 and many of the plant assets have aged beyond their useful life period. The plant has a capacity of 1.75 million gallons per day and treats about 1 million gallons on an average dry day. The plant struggles with inflow and infiltration after heavy rains. Inflow is water from heavy rains that flood manholes. Infiltration is slower and comes from rain or groundwater that seeps into the sewer system over time.

The WWTP has several needed capital improvement projects including sludge removal, WWTP Bar Screen Replacement, Effluent Pump Station Improvements, WWTP Generator Replacement, Aeration System Improvements, WWTP Access Road Improvements, Influent Forcemain Improvements and Sludge Loading Station Repairs. These projects, with most funding approved with grants, have an estimated total cost of \$2,243,500.00 and a targeted completion date of 2025.

The Asset Management Plan includes a detailed map of the wastewater collection system. The collection system is made up of sewer manholes, gravity lines, force mains and lift pumping stations. Each asset was studied to determine age and condition. The town has 147,697 linear feet or 28 miles of sewer lines. Over 50% of the gravity sewer lines are in poor condition due to being constructed of concrete pipe. Over time, concrete pipe corrodes and thins out, eventually disintegrating and turning to sand. This allows infiltration of ground water and eventually pipe collapses. 33% of the town's sewer manholes are in poor condition and three out of the six lift stations are in poor condition.

Flow monitoring of the sewer lines pointed to a problem in the main outfall line due to high levels of inflow and infiltration caused by periods of elevated groundwater, which is indicative of widespread defects and deterioration. Needed capital improvements for the sewer collection system include: pump station flood protection, rehabilitation and relocation as well as the purchase of CCTV equipment to monitor line conditions. The estimated cost for these improvements is \$4,235,000.00 with only one project approved for grant funding and applications submitted for the rest. Future collection system rehabilitation (Phase 3 and 4) has an estimated cost of \$5,568,400.00

Ms. Klein recommended the board consider increasing sewer rates for all users on an annual basis to cover the costs of repairs. Small incremental increases each year will be less impactful on the citizens. She emphasized that sewer is more expensive to operate than water. She indicated that the town's water/sewer fund is barely self-sustaining even after the rate increase in January 2020.

### **Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 5:55p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Regular Meeting – December 15, 2020**

The Fairmont Board of Commissioners held their regular meeting on Tuesday, December 15, 2020 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. The meeting was broadcast on Facebook Live for the public @fairmontnorthcarolina. Commissioners present were J.J. McCree, Terry Evans, Felecia McLean-Kesler, Monte McCallum, Heather Seibles and Charles Kemp. Staff present included Interim Town Manager Ricky Harris, Town Attorney Jessica Scott, Town Clerk Jenny Larson, Police Chief Jon Edwards, and Public Works Director Ronnie Seals. Others in attendance included Jessica Horne, Jean Klein, Jim Perry, Bill Lester, Mark Lacy, John Masters, David Richardson and several citizens.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Charles Townsend called the meeting to order at 6:00 p.m. and gave the invocation, which was followed by the Pledge of Allegiance.

### **Approval of Agenda**

Commissioner Evans requested to add Covid “Responsibility” bonus pay for employees under new business as Item C. Commissioner Evans made a motion to approve the amended agenda. Commissioner McLean-Kesler seconded the motion and it passed unanimously.

### **Fiscal Year 2019-2020 Audit Report presented by John Masters, S. Preston Douglas and Associates**

Mr. John Masters, of S. Preston Douglas and Associates, presented Fairmont’s 2019-2020 audit report. There were no findings or violations in this year’s audit. The town’s unassigned fund balance for the general fund is 36% (LGC has estimated it at 41%), which is the highest it has been. The town’s tax collection rate is 93%. Mr. Masters commended the board and town staff for being disciplined in their efforts to improve the town’s finances. He cautioned the water/sewer fund is barely breaking even and that rates need to be increased annually for the fund to be financially sound. Commissioner Evans made a motion to approve the FY 2019-2020 Audit Report. Commissioner McCallum seconded the motion and it passed unanimously.

### **Public Comment Period/Citizens Appearance**

There was no public comment this month.

### **Consent Agenda**

Upon motion by Commissioner McLean-Kesler and seconded by Commissioner Evans it was unanimously voted to adopt the following consent agenda item:

- a. Approval of Minutes – Special Meeting, November 10, 2020 and Regular Meeting, November 17, 2020

**New Business**

**Resolution 20-12 – Accepting and Adopting the results of the Asset Management plan for the Town of Fairmont’s Wastewater System.**

The Sewer Asset Management Plan includes a map of the town’s sewer system assets and their conditions, a list of priority capital improvement projects and recommendations for future rate adjustments and funding. Commissioner McCallum made a motion to adopt Resolution 20-12 – Accepting and Adopting the results of the Asset Management plan for the Town of Fairmont’s Wastewater System. Commissioner Seibles seconded the motion and it passed unanimously. A signed copy of the resolution is hereby incorporated by reference and made a part of these minutes.

**Approve installation of pump station at 710 Stafford Street.**

Commissioner Seibles made a motion to approve the installation of a pump station at 710 Stafford Street at the cost of \$18,343.25. Commissioner McCallum seconded the motion and it passed unanimously. The pump will be used to prevent sewage from backing up into the resident’s home during periods of heavy rain.

**Covid-19 “Responsibility Pay” Bonus for Employees**

Commissioner Evans proposed a “responsibility pay” bonus for the town employees who have worked tirelessly throughout the Covid-19 pandemic and who deserve to be recognized for their efforts. Mr. Harris proposed that all employees employed by December 31, 2020 receive the bonus to be paid in mid-January 2021. Full time employees will receive \$350 and part time employees \$175. Commissioner McCallum made a motion to approve the Covid-19 “Responsibility Pay” bonus for the town employees. Commissioner Evans seconded the motion and it passed unanimously.

**Unfinished Business**

There was no unfinished business this month.

**Department Head Input**

**Fire**

Fire Chief Woody Woodall stated the fire department is joining forces with the police department to give out toys to under privileged children in town on Christmas Eve.

**Police**

Police Chief Jon Edwards appreciated the board for recognizing the town staff.

**Public Works**

Public Works Director Ronnie Seals also thanked the board. He said the work at the Happy Hill lift station should be completed next month. He invited the board to a Christmas lunch on Friday.

**Mayor Input**

Mayor Townsend wished everyone a Merry Christmas and hopes that everything will be better next year.

**Town Manager Input**

Interim Town Manager Ricky Harris praised the town’s department heads for the work they have been doing during the pandemic. He recommended the town budget for a pay study next year to make sure salaries are in line with other municipalities.

**Commissioners Input**

The commissioners thanked Mr. Harris and the town employees for their dedication and the citizens for coming out and being involved. They also wished everyone a Merry Christmas and Happy New Year with hope and prayers for a better 2021.

**Town Attorney Input**

Town Attorney Jessica Scott gave updates on nuisance abatement properties. She spoke with the heir of the home located at 504 Martin Luther King Jr. Drive, who said he would reimburse the town for cleaning up the property.

Mrs. Scott asked the Board to move forward with the abatement procedure for the property located at 201 Pine Street. She has prepared a petition for the mayor’s and mayor pro tem’s signature. The petition directs the code enforcement officer to inspect the property and to file a complaint and notice of hearing with the property owner. Commissioner Kemp made a motion that the town file a petition to instruct the Inspector to perform a preliminary investigation of the property located at 201 North Pine Street, Fairmont, NC 28340 for the purpose of determining whether said property is unfit for human habitation pursuant to Section 152.30 of the Fairmont Code. Commissioner McCree seconded the motion and it passed 4 to 3 as follows:

For: Commissioners Kemp, McCree, Seibles and Mayor Townsend  
Against: Commissioners Evans, McCallum and McLean-Kesler

Commissioner Evans was upset the town is continuing to address the Pine Street property when there are many other properties that need to be dealt with. He plans to appeal the board’s decision with the Robeson County Superior Court.

**Executive/Closed Session – Personnel GS 143-318.11(a)(6)**

Commissioner Kemp made a motion to go into closed session at 6:37p.m. to prevent the disclosure of information that is deemed privileged or confidential as determined under General Statute 143-318.10(e) and to personnel as permitted under General Statute 143-318.11(a)(6). Commissioner Evans seconded the motion and it passed unanimously.

Mayor Townsend, Commissioners McCree, McCallum, McLean-Kesler, Kemp, Seibles and Evans along with Jessica Scott, and David Richardson were in attendance during closed session.

Commissioner Evans made a motion to come out of closed session at 7:21 p.m. Commissioner McLean-Kesler seconded the motion and it passed unanimously. Mayor Townsend announced that no action was taken in closed session.

Commissioner Evans made a motion to increase the salary of Public Works Director Ronnie Seals by \$3,000 effective January 1, 2021. Commissioner McLean-Kesler seconded the motion and it passed unanimously.

**Announcements**

Town offices close at 12:00 noon on Tuesday, December 22 and will be closed through Friday, December 25 in observance of Christmas.

Town offices will be closed Thursday, December 31 and Friday, January 1 in observance of New Year's Day.

Tuesday, January 19 - Regular Town Board meeting, 6:00 p.m., Fairmont-South Robeson Heritage Center.

**Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 7:24p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Regular Meeting – January 19, 2021**

The Fairmont Board of Commissioners held their regular meeting on Tuesday, January 19, 2021 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. The meeting was broadcast on Facebook Live for the public @fairmontnorthcarolina. Commissioners present were J.J. McCree, Terry Evans, Felecia McLean-Kesler, Monte McCallum, Heather Seibles and Charles Kemp. Staff present included Interim Town Manager Ricky Harris, Town Attorney Jessica Scott, Town Clerk Jenny Larson, Police Chief Jon Edwards, and Public Works Director Ronnie Seals. Others in attendance included Jessica Horne, Devon Williams, David Richardson and several citizens.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Charles Townsend called the meeting to order at 6:00 p.m. and gave the invocation, which was followed by the Pledge of Allegiance.

### **Approval of Agenda**

Commissioner Kemp made a motion to approve the agenda. Commissioner Evans seconded the motion and it passed unanimously.

### **Mayor Presentation – Hero Award to Devon Williams**

Mayor Charles Townsend presented the Hero Award to Devon Williams, who was shot October 23, 2020 while trying to protect his sister Takira Grissett, who died of injuries suffered in the shooting.

### **Public Comment Period/Citizens Appearance**

There was no public comment this month.

### **Consent Agenda**

Upon motion by Commissioner Evans and seconded by Commissioner Seibles it was unanimously voted to adopt the following consent agenda item:

- a. Approval of Minutes – Special Meetings, December 8, 9, 10 and 15, 2020 and Regular Meeting, December 15, 2020.

### **New Business**

There was no new business this month.

### **Unfinished Business**

There was no unfinished business this month.

**Department Head Input**

South Robeson Rescue

Mr. Key McKee reported that South Robeson Rescue Unit responded to 1,320 911 calls from January to December 2020. The crash team responded to 116 crashes during that time.

Police

Police Chief Jon Edwards appreciates the support given to Officer Zack Hunt following his recent crash and ongoing recovery.

**Mayor Input**

Mayor Townsend encouraged everyone to stand up for injustice and promote love, peace and building up our community to make it better.

**Town Manager Input**

Interim Town Manager Ricky Harris reported staff is working with LKC Engineering to update the town's zoning map. He applauded the town staff for all their hard work, even on weekends.

**Commissioners Input**

Commissioner Evans announced that he will be running for reelection to the town board this fall.

Commissioner McCallum thanked everyone for the support following the passing of his father, Alexander Killens. Commissioner Kemp told Commissioner McCallum that his father was a wonderful man, a successful leader and one of the finest men he ever met.

**Town Attorney Input**

Town Attorney Jessica Scott is continuing to work on the nuisance abatement properties at Martin Luther King Jr. Drive and Pine Street.

**Executive/Closed Session – Personnel GS 143-318.11(a)(6)**

Commissioner Seibles made a motion to go into closed session at 6:15p.m. to prevent the disclosure of information that is deemed privileged or confidential as determined under General Statue 143-318.10(e), to discuss personnel as permitted under General Statute 143-318.11(a)(6) and to preserve the attorney-client privilege as permitted under General Statute 143-318.11(a)(3). Commissioner Evans seconded the motion and it passed unanimously.

Page 3 – Regular Meeting, January 19, 2021

Mayor Townsend, Commissioners McCree, McCallum, McLean-Kesler, Kemp, Seibles and Evans along with Town Attorney Jessica Scott, were in attendance during closed session.

Commissioner Evans made a motion to come out of closed session at 6:50 p.m. Commissioner McLean-Kesler seconded the motion and it passed unanimously. Mayor Townsend announced that no action was taken in closed session.

Commissioner Kemp made a motion to hire Henry “Hank” Raper as the new Town Manager subject to contract negotiations with the Town Attorney. Commissioner McLean-Kesler seconded the motion and it passed unanimously.

### **Announcements**

Tuesday, February 16 - Regular Town Board meeting, 6:00 p.m., Fairmont-South Robeson Heritage Center.

### **Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 6:51 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Special Meeting – February 9, 2021**

The Fairmont Board of Commissioners held a special meeting on Tuesday, February 9, 2021 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. Commissioners present were J.J. McCree, Terry Evans, Felecia McLean-Kesler, Monte McCallum, Heather Seibles and Charles Kemp. Staff present included Town Attorney Jessica Scott and Town Clerk Jenny Larson. Others in attendance included Henry Raper.

### **Call to Order**

Mayor Charles Townsend called the meeting to order at 6:03 p.m. and gave the invocation

### **Closed Session - Personnel**

Commissioner Seibles made a motion to go into closed session at 6:04 p.m. to prevent the disclosure of information that is deemed privileged or confidential as determined under General Statute 143-318.10(e), to discuss personnel as permitted under General Statute 143-318.11(a)(6) and to preserve the attorney-client privilege as permitted under General Statute 143-318.11(a)(3). Commissioner McLean-Kesler seconded the motion and it passed unanimously.

Mayor Charles Townsend, Commissioners J.J. McCree, Terry Evans, Monte McCallum, Felecia McLean-Kesler, Charles Kemp, and Heather Seibles along with Jessica Scott, Jenny Larson and Henry Raper were in attendance during closed session.

Commissioner Evans made a motion to come out of closed session at 7:39 p.m. Commissioner McLean-Kesler seconded the motion and it passed unanimously. Mayor Townsend announced that no action was taken in closed session.

### **Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 7:39 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Regular Meeting – February 16, 2021**

The Fairmont Board of Commissioners held their regular meeting on Tuesday, February 16, 2021 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. The meeting was broadcast on Facebook Live for the public @fairmontnorthcarolina. Commissioners present were J.J. McCree, Terry Evans, Felecia McLean-Kesler, Monte McCallum, and Charles Kemp. Commissioner Heather Seibles was absent due to illness. Staff present included Interim Town Manager Ricky Harris, Town Attorney Jessica Scott, Town Clerk Jenny Larson, Police Chief Jon Edwards, Fire Chief Woody Woodall and Public Works Director Ronnie Seals. Others in attendance included Rod Heasley, Jessica Horne, Chalmus Hood, Justin Elk and several citizens.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Charles Townsend called the meeting to order at 6:00 p.m. and gave the invocation, which was followed by the Pledge of Allegiance.

### **Approval of Agenda**

Commissioner Kemp made a motion to approve the agenda. Commissioner McCree seconded the motion and it passed unanimously.

### **Public Comment Period/Citizens Appearance**

#### **Rod Heasley, Fairmont Rural Fire Chief – Paving streets next to station**

Fairmont Rural Fire Chief Rod Heasley came before the board to ask them to consider allocating future funds to pave three streets next to the station: Mulberry, Center and Red Cross. The condition of the streets is causing damage to their three fire trucks. Mr. Heasley said the department spent \$25,000 in December repairing the trucks due to alignment and tire issues.

#### **Chalmus Hood – Qualifications for running for elected office**

Mr. Chalmus Hood inquired about the qualifications for running for a seat on the Fairmont Board of Commissioners. He believes anyone who is really interested in running for office should attend town board meetings on a regular basis.

### **Consent Agenda**

Upon motion by Commissioner McLean-Keslerand seconded by Commissioner Evans, it was unanimously voted to adopt the following consent agenda item:

- a. Approval of Minutes –Regular Meeting, January 19, 2021 and Special Meeting, February 9, 2021.

**New Business**

Approve Audit Contract for FY 20-21 – S. Preston Douglas & Associates.

Finance Director Jenny Larson requested the board approve the audit contract for Fiscal Year 2020-2021. S. Preston Douglas & Associates has been the town's auditor for over 30 years. She stated the cost of \$14,900 is a slight increase over last year's contract due to changing audit requirements. Commissioner Evans made a motion to approve the Fiscal Year 2020-2021 Audit Contract with S. Preston Douglas & Associates. Commissioner McLean-Kesler seconded the motion and it passed unanimously.

Resolution 21-01 – Authorizing the sale of surplus property by sealed bid.

The fire department has three surplus vehicles that are in poor condition and no longer needed: a 1986 GMC Pumper fire truck, a 2004 Crown Victoria and a 2007 Dodge Durango. Commissioner McCallum made a motion to adopt Resolution 21-01 declaring the vehicles surplus and authorizing the sale of the property by sealed bid. Commissioner Evans seconded the motion and it passed unanimously. A signed copy of this resolution is hereby incorporated by reference and made a part of these minutes.

Discuss possibility of financing used Fire Truck - Chief Woody Woodall.

Fire Chief Woody Woodall asked the board for permission to purchase a \$50,000 fire truck from the Rosewood Fire Department. The truck is a 2000 E-One Rescue Pumper. The town currently has two operational trucks but the state requires all fire departments to have three working engines. A third truck will help the town keep its insurance rating at a 5. Without the truck, the town's rating could go to a 6 or 7 which would mean higher insurance costs for the citizens. The department is also applying for grants for new equipment. Town Manager Ricky Harris suggested the board could use part of its fund balance to purchase the truck. Commissioner McCallum made a motion for the town manager to search for funds in the budget to purchase the \$50,000 fire truck. Commissioner McLean-Kesler seconded the motion and it passed unanimously.

**Unfinished Business**

There was no unfinished business this month.

**Department Head Input**

Police

Police Chief Jon Edwards gave the board an update on Officer Zack Hunt. Officer Hunt is back in the hospital with some complications but still in good spirits. Fire Chief Woody Woodall thanked the Gary Sinise Foundation for providing the wheelchair ramp for Officer Hunt's home.

**Mayor Input**

Mayor Townsend announced that the Police Department was declared in satisfactory compliance with the U.S. Department of Justice Safe Policing for Safe Communities by the N.C. Law Enforcement Accreditation Program.

**Commissioners Input**

Commissioner Evans hopes the town will be able to obtain more grants in the future for needed equipment.

Commissioner Felecia McLean-Kesler invited the public to A Tribute to Black History Reading, Poetry and Art event at The Stage on Feb. 20, 26 and 27 at 5:00 p.m. each day.

Commissioner McLean-Kesler also invited everyone to a grand opening ceremony for A Taste of Trelawny Jamaican Restaurant on March 6 at 10:00 a.m. at 3541 Lackey St. in Lumberton.

Commissioner Kemp requested that a thank you letter be sent to David Richardson at the LRCOG for his assistance in the town manager search process. He also thanked Town Attorney Jessica Scott for her work on the employment contract.

**Executive/Closed Session – Personnel GS 143-318.11(a)(6)**

Commissioner McCallum made a motion to go into closed session at 6:35 p.m. to prevent the disclosure of information that is deemed privileged or confidential as determined under General Statute 143-318.10(e), to discuss personnel as permitted under General Statute 143-318.11(a)(6) and to preserve the attorney-client privilege as permitted under General Statute 143-318.11(a)(3). Commissioner Evans seconded the motion and it passed unanimously.

Mayor Townsend, Commissioners McCree, McCallum, McLean-Kesler, Kemp, and Evans along with Town Attorney Jessica Scott, were in attendance during closed session.

Commissioner Evans made a motion to come out of closed session at 6:50 p.m. Commissioner McLean-Kesler seconded the motion and it passed unanimously. Commissioner McCallum announced that the board had finalized the Town Manager contract negotiations with Mr. Henry Raper, who will begin employment on April 2, 2021.

**Announcements**

Tuesday, March 16 - Regular Town Board meeting, 6:00 p.m., Fairmont-South Robeson Heritage Center.

**Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 6:51 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Regular Meeting – March 16, 2021**

The Fairmont Board of Commissioners held their regular meeting on Tuesday, March 16, 2021 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. The meeting was broadcast on Facebook Live for the public @fairmontnorthcarolina. Commissioners present were J.J. McCree, Terry Evans, Heather Seibles, Monte McCallum, and Charles Kemp. Commissioner Felecia McLean-Kesler was absent. Staff present included Interim Town Manager Ricky Harris, Town Attorney Jessica Scott, Town Clerk Jenny Larson, Police Chief Jon Edwards, and Public Works Director Ronnie Seals. Others in attendance included Lynn Floyd, Sharonda Taylor, Tim Hall, Jessica Horne and several citizens.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Charles Townsend called the meeting to order at 6:02 p.m. and gave the invocation, which was followed by the Pledge of Allegiance.

### **Approval of Agenda**

Commissioner Kemp made a motion to approve the agenda. Commissioner McCree seconded the motion and it passed unanimously.

### **Public Comment Period/Citizens Appearance**

#### **Lynn Floyd - Flooding Problems**

Mr. Lynn Floyd, of 1405 Lake View Road, asked the board if they listen to other residents after he received no answer about flooding at his residence. Mr. Floyd cleared a ditch himself after getting no response from the mayor or public works after he asked them to look at his property.

### **Consent Agenda**

Upon motion by Commissioner Evans and seconded by Commissioner McCallum, it was unanimously voted to adopt the following consent agenda item:

- a. Approval of Minutes –Regular Meeting, March 16, 2021.

### **New Business**

#### **Robeson Health Care Corporation, Immunization Clinic**

Mr. Tim Hall, Robeson Health Care Corporation CEO, told the commissioners they are willing to host a mass vaccination clinic in town once the new distribution plan from the federal government is in place. They currently offer the Moderna vaccine at their locations throughout the county.

Ms. Jennifer McLamb, RHCC’s Chief Operations Officer, gave the board an update on their plans to build a new medical center later this year. The proposed building will be located at Red Cross and Walnut Streets and will mirror their new facility in Lumberton. RHCC plans to have four health care providers, a dentist, two dental hygienists, behavioral health services and an in-house pharmacy. RHCC has received a \$1 million Health Resources and Services Administration grant to help fund construction.

Presentation by Sharhonda Taylor, Southeastern Community Action Partnership

Ms. Sharhonda Taylor, a case manager with Southeastern Community Action Partnership, informed the board that residents affected by Hurricane Florence can apply for the Relief NC Program, which can help with home repairs, stabilization assistance, housing, transportation, employment, and education. The CARES Act Program can assist people who are out of work due to the COVID-19 pandemic with bills, childcare, housing, employment, education, and transportation. The Family Empowerment Self-Sufficiency Program (FESS) is also available to support people with employment, educational skills, and first-time homebuyer assistance.

Approve Contract for Engineering Services, Golden LEAF Grant, Pump Station Rehabilitation – LKC Engineering, PLLC.

Commissioner Evans made a motion to approve the Contract for Engineering Services with LKC Engineering, PLLC as part of the Golden LEAF Grant for the Happy Hill Pump Station Rehabilitation. Commissioner McCallum seconded the motion and it passed unanimously. Under the terms of the contract, the town agrees to pay \$35,000 for engineering and design, and \$33,000 for construction administration, inspection, and certification. The project funding comes from a \$345,000 Golden LEAF Foundation grant awarded on August 6, 2020.

Zoning map update.

Interim Town Manager Ricky Harris presented a draft of the proposed updated zoning map. Town Clerk Jenny Larson worked with LKC Engineers to clarify areas that were confusing on the current map. The map would have to be approved by the planning board before the board can adopt it as the new official map. Commissioners McCallum and Evans spoke out against zoning that prevents the placement of mobile homes in certain areas of town. Commissioner McCallum pointed out current zoning only allows mobile homes in “predominantly black areas” such as North Fairmont, Old Field and Happy Hill. He was also concerned about homes being placed in areas that continue to experience flooding and drainage problems.

**Unfinished Business**

There was no unfinished business this month.

**Department Head Input**

Police

Police Chief Jon Edwards thanked the volunteers who participated in the recent trash pickup, which resulted in 214 bags of litter off the streets. A county wide trash clean up is scheduled for Saturday, March 20.

**Mayor Input**

Mayor Townsend presented a plaque of appreciation to outgoing Interim Town Manager Ricky Harris for his service to Fairmont during the past year.

**Commissioners Input**

Commissioners Evans and McCallum urged citizens to take the COVID-19 vaccine.

Commissioner Kemp made the following statement about Mr. Harris:

“There is an old saying that goes, “Parting is such sweet sorrow.” Now, I don’t know who made this statement originally, but it certainly holds true and especially as our interim town manager, Mr. Ricky Harris, is leaving us. He has been our interim town manager for the past 10 months and over that period has made many decisions which have improved and uplifted our community. He has made many friends among our staff, workers, and citizens and has earned respect from all. He has saved our town money, made needed improvements, and earned every penny he was paid. As a result of his hard work, he will be leaving our town better than he found it. I for one am proud to have had him in the manager post and grateful he gave up a portion of his retired life to offer his knowledge, talents, skills, and outgoing manner to make Fairmont better. We will miss you Mr. Harris, but you can leave this town knowing in your heart that you left us better off than when you arrived. You have my highest respect and admiration. I sincerely hope the coming years find you to have true happiness, great health, and the continued wonderful spirit you already possess.”

**Announcements**

Saturday, March 27 - Easter Egg Hunt, Fairmont Community Park, 10:00 a.m.

Tuesday, April 20 - Regular Town Board meeting, 6:00 p.m., Fairmont-South Robeson Heritage Center.

**Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 6:50 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Regular Meeting – April 20, 2021**

The Fairmont Board of Commissioners held their regular meeting on Tuesday, April 20, 2021 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Pro Tempore J.J. McCree presiding. The meeting was broadcast on Facebook Live for the public @fairmontnorthcarolina. Commissioners present were Felecia McLean-Kesler, Terry Evans, Heather Seibles, Monte McCallum, and Charles Kemp. Mayor Charles Townsend was attending the Committee of 100 meeting and arrived late. Staff present included Town Manager Hank Raper, Town Attorney Jessica Scott, Town Clerk Jenny Larson, Police Chief Jon Edwards, and Public Works Director Ronnie Seals. Others in attendance included Jessica Horne, Jackie Gaddy, Willie Guinyard, Renee Guinyard, Darrell Govan and several citizens.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Pro Tempore J.J. McCree called the meeting to order and gave the invocation, which was followed by the Pledge of Allegiance.

### **Approval of Agenda**

Commissioner Kemp made a motion to approve the agenda. Commissioner Evans seconded the motion and it passed unanimously.

### **Public Comment Period/Citizens Appearance**

There was no public comment this month.

### **Consent Agenda**

Upon motion by Commissioner McCallum and seconded by Commissioner Kemp, it was unanimously voted to adopt the following consent agenda item:

- a. Approval of Minutes –Regular Meeting, March 16, 2021.

### **New Business**

#### **Fairmont High Senior Banner discussion – Jackie Gaddy**

Ms. Jackie Gaddy, a parent of a Fairmont High School senior, asked the board for permission to hang banners in town recognizing the class of 2021. The banners will be paid for by the parents at a cost of \$117 each and hung by Public Works. Commissioner Seibles made a motion to approve hanging the senior class banners. Commissioner Evans seconded the motion and it passed unanimously.

Youth Center proposal – Believe to Achieve Mentoring Program – Willie and Renee Guinyard

Willie and Renee Guinyard, of Believe to Achieve Mentoring program in Columbus County, came before the board with a proposal to use the youth center for an after-school mentoring program for at-risk high school students. Students would also be able to take college tours and trips to sporting events through the program, which would be called Bridge to Hope. The Guinyards hope the town will finish repairs to the building and maintain it. Public Works Director Ronnie Seals estimates the needed repairs to be about \$50,000. Commissioner Kemp made a motion to table the Guinyard’s proposal until they meet with the Town Manager to discuss more details. Commissioner Seibles seconded the motion and it passed unanimously.

Youth Center proposal – Purchase building for Boxing Center - Darrell Govan

Coach Darrell Govan came before the board with a proposal to purchase the Youth Center building for use as a boxing center. Mr. Govan is retired from the military and currently runs a similar boxing center in St. Pauls. He wants to provide local children with the same opportunities as kids in larger cities. Coach Govan is interested in any building available for purchase in the downtown area. Commissioner Evans made a motion to table Coach Govan’s proposal until he can meet with the Town Manager to discuss more details. Commissioner Kemp seconded the motion and it passed unanimously.

**Unfinished Business**

There was no unfinished business this month.

**Department Head Input**

South Robeson Rescue

South Robeson Rescue Unit will hold its annual spaghetti plate fundraiser on Friday, May 7 from 11 a.m. to 7 p.m. The plates are \$5.00 and can be picked up at the unit, located at 1001 S. Walnut Street.

Fire Department

Assistant Fire Chief Justin Elk invited the board to view the department’s newest fire truck, a 2000 E-One pumper, which was purchased last month at a cost of \$50,000.

**Mayor Input**

Mayor Townsend apologized for being late. He was attending the Robeson County Committee of 100 meeting.

**Commissioners Input**

The commissioners welcomed new Town Manager Hank Raper and thanked the citizens for attending the meeting.

Commissioner McCallum announced the May Day Fun Festival will be held on Saturday, May 29 in downtown Fairmont at 10:30 a.m. pending the Governor’s Executive Order for public gatherings.

**Announcements**

Tuesday, May 18 - Regular Town Board meeting, 6:00 p.m., Fairmont-South Robeson Heritage Center.

Saturday, May 29 – May Day Fun Festival, Downtown, 10:30 a.m. (Tentative based on Governor’s Executive Order for public gatherings).

**Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 7:21 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Regular Meeting – May 18, 2021**

The Fairmont Board of Commissioners held their regular meeting on Tuesday, May 18, 2021 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. The meeting was broadcast on Facebook Live for the public @fairmontnorthcarolina. Commissioners present were J.J. McCree, Felecia McLean-Kesler, Terry Evans, Heather Seibles, Monte McCallum, and Charles Kemp. Staff present included Town Manager Hank Raper, Town Attorney Jessica Scott, Town Clerk Jenny Larson, Police Chief Jon Edwards, and Public Works Director Ronnie Seals. Others in attendance included Jessica Horne, Bobby Walters, Nila Chamberlain, Linda Oxendine, Audrey Hunt, Lakeisha Jackson and several citizens.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Pro Tempore J.J. McCree called the meeting to order at 6:05 p.m. and gave the invocation, which was followed by the Pledge of Allegiance. Mayor Townsend arrived at 6:08 p.m.

### **Approval of Agenda**

Commissioner McCallum asked to add closing Main Street for the May Day Fun Festival as Item F under New Business. Commissioner McLean-Kesler made a motion to approve the amended agenda. Commissioner Evans seconded the motion and it passed unanimously.

### **Public Comment Period/Citizens Appearance**

Bobby Walters, 119 South Griffin Street

Mr. Bobby Walters, of 119 South Griffin Street, came before the board asking for help about the abandoned home at 123 South Griffin Street. The house has been empty for 20 years and the owner refuses to sell or clean up the property. Mr. Walters is tired of killing the rats, roaches and snakes that come out of there.

### **Consent Agenda**

Upon motion by Commissioner Evans and seconded by Commissioner McLean-Kesler, it was unanimously voted to adopt the following consent agenda item:

- a. Approval of Minutes – Regular Meeting, April 20, 2021.

## **New Business**

### **Teen CERT program presentation – Linda Oxendine and Audrey Hunt**

Linda Oxendine, Community Organized Relief Effort's Community Emergency Response Team coordinator for Robeson County, and Audrey Hunt, CERT community leader, told commissioners efforts are underway in schools across the county to train students to join the Teen CERT program. CERT team members undergo training to help their communities rebuild after a disaster, and Robeson County Emergency Management will dispatch members if needed in emergency situations. The goal is to have a minimum of 100 members at each high school. Students must be at least 16 years old and can serve up to age 24. The goal is to train 25 students per year per school.

### **Robeson County Community Art Guild – Nila Chamberlain**

Mrs. Nila Chamberlain, Chairperson of the Robeson County Community Art Guild, spoke to the board about the importance of the arts and how it can bring revenue into town. Mrs. Chamberlain said the nonprofit arts and culture sector was shown to be a \$4 million industry in Robeson County and generated \$283,000 in local and state government revenue to support 124 full-time equivalent jobs, according to a 2017 Americans for the Arts survey by the Robeson County Arts Council. She told commissioners the art guild wants to provide opportunities for arts education across the county and is looking for the town's support.

### **Ajerris McRae Community Festival proposal – Lakeisha Jackson**

Ms. Lakeisha Jackson came before the board asking for approval to use the town's park for the Ajerris McRae Community Festival on September 4. The festival will honor her late son, Ajerris McRae, who died September 3, 2020 in a car accident. Ms. Jackson started A Better A.M. organization to honor his memory. Festival plans include family fun and entertainment, vehicle safety information, retail and food vendors, and possibly a booth where residents can get COVID-19 vaccinations. Commissioner Evans made a motion to approve the Ajerris McRae Community Festival. It was seconded by Commissioner McCallum and passed unanimously.

### **Distressed Utility webinar – choose board member to attend.**

Town Manager Hank Raper asked the board to choose a board member to attend a required Distressed Utility webinar in June. Commissioner Evans made a motion for Mayor Charles Townsend to attend the Distressed Utility webinar on June 15, 2021. Commissioner McCallum seconded the motion and it passed unanimously.

### Planning Board appointments

Commissioner Evans made a motion to reappoint Planning Board members Fitzhugh Sealey, Melvin Ellison and Brisco Stackhouseto serve a three-year term expiring in May 2024. Commissioner McLean-Kesler seconded the motion and it passed unanimously.

### Close Main Street for May Day Fun Festival on May 29

Commissioner McCallum made a motion to close Main Street for the May Day Fun Festival on Saturday, May 29, 2021. Commissioner Seibles seconded the motion and it passed unanimously. Mr. Raper will send a letter to the NCDOT requesting the closure.

### **Unfinished Business**

#### Resolution 21-02 – Authorizing advertisement of an offer to purchase Youth Center building, 105 North Main Street - Darrell Govan.

Mr. Darrell Govan has submitted an offer of \$35,000 to purchase the Youth Center building for use as a boxing center. Commissioner McCallum made a motion to adopt Resolution 21-02 – Authorizing advertisement of an offer to purchase Youth Center building, 105 North Main Street. Commissioner Evans seconded the motion. The motion failed with a vote of 4 to 3 as follows:

For: Commissioners McCallum, Evans and McLean-Kesler  
Against: Commissioners Kemp, McCree, Seibles and Mayor Townsend

Commissioners McCallum and Evans were frustrated with the decision not to sell the building which has sat empty since it was donated to the town three years ago.

### **Commissioners Input**

The commissioners thanked the citizens for attending the meeting.

Commissioner McCallum announced the May Day Fun Festival will be held on Saturday, May 29 in downtown Fairmont at 10:30 a.m.

Commissioner McCallum also announced the Moderna vaccine will be given on Sunday, May 23 at Town Hall. Participants will receive a \$25 gift card.

## **Manager Input**

Mr. Raper reminded the board that a budget workshop will be held on Tuesday, May 25 at 6:00 p.m. to go over the proposed Fiscal Year 2021-2022 budget. He stated revenues are tight but the town is working on saving money by refinancing the sewer bond debt and improving technology. The budget will also include updating the town's zoning ordinance to be compliant with state regulations.

## **Announcements**

Tuesday, May 25 – Budget Workshop, 6:00 p.m., Heritage Center.

Saturday, May 29 – May Day Fun Festival, Downtown, 10:30 a.m.

Tuesday, June 1 – Budget Workshop, 6:00 p.m., Heritage Center

Tuesday, June 8 – Planning Board meeting on Chapter 160D zoning ordinance changes, 6:00 p.m., Heritage Center.

Tuesday, June 15 – Public Hearing on Fiscal Year 2021-2022 Budget, Chapter 160D changes and Regular Board Meeting, 6:00 p.m., Heritage Center.

Tuesday, June 29 – Adoption of Fiscal Year 2021-2022 Budget and Fiscal Year 2020-2021 Amended Budget.

## **Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 7:11 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Budget Workshop – May 25, 2021**

The Fairmont Board of Commissioners held a budget workshop on Tuesday, May 25, 2021 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. Commissioners present were Monte McCallum, J.J. McCree, Charles Kemp, and Terry Evans. Commissioner Heather Seibles and Felecia McLean-Kesler were absent. Staff present included Town Manager Hank Raper, Town Clerk/Finance Director Jenny Larson, Public Works Director Ronnie Seals, and Police Chief Jon Edwards.

### **Call to Order and Invocation**

Mayor Townsend called the meeting to order at 6:09 p.m. and gave the invocation.

### **Resolution 21-03 – Making Preliminary Findings and Authorizing Application for Approval from the Local Government Commissioner for General Obligation Refunding Bonds.**

Town Manager Hank Raper asked the board to adopt Resolution 21-03 to begin the process of refinancing the sewer bonds. Commissioner Evans made a motion to adopt Resolution 21-03 Making Preliminary Findings and Authorizing Application for Approval from the Local Government Commissioner for General Obligation Refunding Bonds. Commissioner McCallum seconded the motion and it passed unanimously. A copy of this resolution is incorporated by reference and made a part of these minutes.

### **Proposed Fiscal Year 2020-2021 budget**

Mr. Raper went over the following topics related to the Fiscal Year 2021-2022 budget:

### **Information Technology Upgrades with VC3**

Mr. Raper is recommending using the technology company VC3 to upgrade our telephone and computer systems. The town will switch from AT&T to Spectrum for internet services, get a new VOIP phone system at Town Hall, upgrade computer servers, and update the town website. The town also hopes to use American Rescue Plan funds to replace the outdated water alarm system.

### **Chapter 160D, Ordinance Updates, Comprehensive Plan and Strategic Plan**

The town will work with the Lumber River Council of Governments to update our zoning ordinance and complete a Comprehensive Plan as required by N.C.G.S. 160D. The zoning ordinance update will cost \$15,000. The Comprehensive Plan that must be adopted by June 30, 2022 will cost \$25,000. The LRCOG is also creating a Strategic Plan for the town which will help Fairmont be competitive with grants. This plan will cost \$30,000.

### **Cost of Living Adjustment and Compensation and Classification Study**

Mr. Raper is recommending a one percent (1%) cost of living increase for employees effective July 1, 2021 at a cost of \$15,739. The Town will work with the MAPS group to update the town's Personnel Policy, Job Classifications and Pay Study. The last pay study was completed 20 years ago in 2001. The cost for this service is \$8,000.

Health, Life and Dental Insurance

The town's health, life and dental insurance is increasing for the new fiscal year. Health insurance will be \$860 per month per employee, Dental is \$30 and Life \$4.80. This reflects an increase of \$54.60 per month per employee for a total annual increase of \$14,414.40.

Worker's Compensation and Property and Liability Insurance

The town's Worker's Compensation Insurance is only increasing by \$18.85. The town's Property and Liability Insurance will see a savings of \$3,216.71,

2002 General Obligation Bonds Refinancing

The Town is working with the Local Government Commission and Truist (BB&T) to refinance the town's sewer bond debt at a lower interest rate. At an interest rate of 2.9%, the town will save \$23,910 annually for a twenty-year cumulative savings of \$478,200.

Fee Schedule

Mr. Raper is recommending increasing the water and sewer tap fees to \$1,000 each to cover associated costs of installation. He also recommended increasing the rental fee of the Heritage Center to \$250 (\$300 for non-residents) for three hours plus \$20 for each additional hour. The budget does not include a tax increase or water/sewer/sanitation increase.

Cell Phone Policy

Mr. Raper introduced a Cell Phone Policy that will allow town employees to be paid a monthly stipend of \$85 to cover the cost of using their personal phones for town business.

Capital Improvement Program

For future budget years, a Capital Improvement Program will be needed to address equipment, vehicles and infrastructure needs. Town staff will develop a CIP to be included in the Fiscal Year 2022-2023 budget.

Financial/Budgetary Policies and Purchasing Policy

Mr. Raper presented the board with a Financial and Budgetary Policy and a Purchasing and Contracting Policy. After adoption by the board, these policies will be used as guidelines for best practices in finance and purchasing.

The board agreed not to hold any more budget workshops unless major tweaks to the budget are needed. The public hearing on the Fiscal Year 2021-2022 budget will be held at the regular board meeting on June 15, 2021 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center.

Adjournment

There being no further business, the meeting was adjourned at 7:09 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Regular Meeting – June 15, 2021**

The Fairmont Board of Commissioners held their regular meeting on Tuesday, June 15, 2021 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. Commissioners present were J.J. McCree, Felecia McLean, Terry Evans, Heather Seibles, Monte McCallum, and Charles Kemp. Staff present included Town Manager Hank Raper, Town Attorney Jessica Scott, Town Clerk Jenny Larson, Police Chief Jon Edwards, and Public Works Director Ronnie Seals. Others in attendance included Rev. Frank Saunders, Shep Oliver, Fairmont Rotary Club members and several citizens.

### **Call to Order, Invocation and Pledge of Allegiance**

Mayor Charles Townsend called the meeting to order at 6:10 p.m. Rev. Frank Saunders, Pastor of St. John AME Church, gave the invocation, which was followed by the Pledge of Allegiance.

### **Public Hearing – Fiscal Year 2021-2022 Budget**

Commissioner Kemp made a motion to go into Public Hearing at 6:11 p.m. to discuss the Fiscal Year 2021-2022 Budget. Commissioner McLean seconded the motion and it passed unanimously.

Town Manager Hank Raper went over the town's \$3,684,551 budget which keeps the tax rate at .73 per \$100 and includes no water/sewer/trash increase. The tight budget includes information technology upgrades, ordinance, comprehensive plan, strategic plan, and personnel policy updates. Commissioner Kemp wanted to make sure nuisance abatement is a priority since no funds have been spent the past two years. Commissioner McCree had concerns about the cell phone policy giving certain employees an \$85 monthly cell phone stipend.

Commissioner Evans made a motion to come out of Public Hearing at 6:27 p.m. Commissioner McCallum seconded the motion and it passed with a vote of 5 to 1 as follows:

For: Commissioners Evans, McCallum, McCree, McLean and Seibles

Against: Commissioner Kemp

### **Public Hearing – Chapter 160D zoning text changes**

Commissioner McCallum made a motion to go into Public Hearing at 6:28 p.m. to discuss the Chapter 160D zoning text changes. Commissioner Evans seconded the motion and it passed unanimously.

Mr. Raper discussed the need to adopt the Chapter 160D zoning text changes as required by state law. The Planning Board met last week and unanimously approved the changes.

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Commissioner Evans made a motion to come out of Public Hearing at 6:30 p.m. Commissioner McLean seconded the motion and it passed unanimously.

### **Approval of Agenda**

Commissioner Evans made a motion to approve the agenda. Commissioner McLean seconded the motion and it passed unanimously.

### **Public Comment Period/Citizens Appearance**

Mr. Shep Oliver, President-Elect of the Fairmont Rotary Club, came before the board to introduce the club. The Rotary Club was founded in 1930. They do a lot for the community and are well known for their annual auction the Tuesday before Thanksgiving. They are currently holding a fundraiser selling \$5 tickets for a Browning Shotgun. The Rotary Club is also partnering with the Robeson County Sheriff's Department with Project Lifesaver.

Rev. Frank Saunders, the new pastor of St. John AME Church, introduced himself. Rev. Saunders is willing to be of assistance and emphasized communication with the citizens is vitally important.

### **Consent Agenda**

Upon motion by Commissioner McLean and seconded by Commissioner Kemp, it was unanimously voted to adopt the following consent agenda item:

- a. Approval of Minutes – Regular Meeting, May 18, 2021 and Budget Workshop, May 25, 2021.

### **New Business**

Ordinance 21-195 – Amend Sections of the Code of Ordinances related to Zoning and Subdivisions to comply with the requirements of N.C.G.S. Chapter 160D.

Commissioner McCallum made a motion to adopt Ordinance 21-195 - Chapter 160D text changes. Commissioner Evans seconded the motion and it passed unanimously. A signed copy of this ordinance is hereby incorporated by reference and made a part of these minutes.

Resolution 21-04 – Accepting American Rescue Plan funds

Town Manager Hank Raper informed the board that the town will most likely receive the first of two tranches of the American Rescue Plan funding in July. This resolution is required to receive the funds. The money can be used for water, sewer and broadband improvements. Commissioner Evans made a motion to adopt Resolution 21-04 - Accepting American Rescue Plan Funds. Commissioner McLean seconded the motion and it passed unanimously. A signed copy of this resolution is hereby incorporated by reference and made a part of these minutes.

Agreement and Work Order – VC3

Mr. Raper stated that VC3 will improve the town’s IT, phone and networking services. Using VC3 will save the town an average of \$2,000 a month while improving service. Commissioner Evans made a motion to approve the VC3 agreement and work order. Commissioner Seibles seconded the motion and it passed unanimously. A signed copy of this agreement is hereby incorporated by reference and made a part of these minutes.

Resolution 21-06 - Adopting Finance Policies - Cell Phone, Financial & Budgetary, and Purchasing & Contracting

Mr. Raper stated adopting finance policies for cell phone, financial, budgetary, purchasing and contracting will make the town’s financial operations more efficient and streamlined. These policies will go into effect July 1, 2021. Commissioner McCallum made a motion to adopt Resolution 21-06 with the option to revisit the cell phone policy if needed. Commissioner Evans seconded the motion and it passed 5 to 1 as follows:

For: Commissioners Evans, McCallum, McLean, Kemp and Seibles  
Against: Commissioner McCree

A signed copy of this resolution is hereby incorporated by reference and made a part of these minutes.

Bond Order Authorizing the Issuance of General Obligation Refunding Bonds in the amount of \$2,200,000 and Resolution 21-05 – Authorizing the Issuance and Sale of General Obligation Refunding Bonds, Series 2021 in the amount of \$2,200,000.

Mr. Raper stated the Bond Order and Resolution 21-05 are required by the Local Government Commission as part of the process for refinancing the sewer bonds. Commissioner Evans made a motion to adopt the Bond Order and Resolution 21-05 – Authorizing the Issuance and Sale of General Obligation Refunding Bonds, Series 2021 in the amount of \$2,200,000. Commissioner McLean seconded the motion and it passed unanimously. A signed copy of this bond order and resolution is hereby incorporated by reference and made a part of these minutes.

Renewed Interlocal Agreement for E-911 Services with Robeson County.

Mr. Raper explained Robeson County is asking the town to renew the interlocal agreement for E-911 services for three years. The agreement reflects an increase from \$15 to \$20 per person based on the town's current population. Commissioner Evans made a motion to accept the E-911 agreement with Robeson County. Commissioner McLean seconded the motion and it passed unanimously. A signed copy of this agreement is hereby incorporated by reference and made a part of these minutes.

**Unfinished Business**

There was no Unfinished Business this month.

**Department Head Input**

Public Works

Public Works Director Ronnie Seals announced that lightning hit the air conditioning unit at the library and that it will take up to 3 weeks to fix. He advised citizens to call before going to the library to make sure they are open.

**Commissioners Input**

The Commissioners thanked the citizens for coming, appreciated their concerns, and encouraged them to continue coming to meetings. Commissioner Kemp thanked Commissioner McCallum for organizing a wonderful May Day Fun Festival.

**Manager Input**

Mr. Raper remarked the town staff is dedicated and working hard to stretch the tight budgeted funds to provide services to the citizens.

**Announcements**

Sunday, June 27 – Fairmont Fantastic Fourth Fireworks, 5:00 p.m. to 10:00 p.m., Fairmont Community Park.

Tuesday, June 29 - Special Town Board meeting, Adoption of 2021-2022 Budget, 6:00 p.m., Fairmont-South Robeson Heritage Center.

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Monday, July 5 - Town offices closed in observance of Independence Day.

Tuesday, July 20 - Regular Town Board meeting, 6:00 p.m., Fairmont-South Robeson Heritage Center.

**Adjournment**

There being no further business, a motion was made and seconded to adjourn the meeting at 7:04 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk

## **Special Meeting – June 29, 2021**

The Fairmont Board of Commissioners held a special meeting on Tuesday, June 29, 2021 at 6:00 p.m. in the Fairmont-South Robeson Heritage Center with Mayor Charles Townsend presiding. Commissioners present were Charles Kemp, Heather Seibles, Felecia McLean, J.J. McCree, Terry Evans and Monte McCallum. Staff present included Town Manager Hank Raper, Town Clerk Jenny Larson, Public Works Director Ronnie Seals and Police Chief Jon Edwards.

Mayor Townsend called the meeting to order and gave the invocation, followed by the Pledge of Allegiance.

### Robeson County CTP Maps.

Town Manager Hank Raper briefed the board on the North Carolina Department of Transportation's proposed Robeson County Comprehensive Transportation Plan for Fairmont. The board reviewed maps of recommended pedestrian and bicycle improvement to state roads in town but no action was taken.

### Resolution 21-07 – BB&T Bank Signature Resolution & Agreement for Payroll Direct Deposit.

Commissioner Evans made a motion to adopt Resolution 21-07 – BB&T Bank Signature Resolution and Agreement for Payroll Direct Deposit. Commissioner McLean seconded the motion and it passed unanimously. A signed copy of the resolution is hereby incorporated by reference and made a part of these minutes.

### Resolution 21-08 – Acceptance of Water Asset Inventory & Assessment Grant in the amount of \$150,000.00

Commissioner Evans made a motion to adopt Resolution 21-08 – Acceptance of Water Asset Inventory and Assessment Grant in the amount of \$150,000.00. Commissioner Seibles seconded the motion and it passed unanimously. A signed copy of resolution is hereby incorporated by reference and made a part of these minutes. The grant will be used to assess the town's water system and needed repairs.

### Ordinance 21-196 – Golden Leaf Grant Project Ordinance for Pump Station Rehabilitation and Flood Protection in the amount of \$345,000.00.

Commissioner McCallum made a motion to adopt Ordinance 20-196 – Golden Leaf Grant Project Ordinance for Pump Station Rehabilitation and Flood Protection in the amount of \$345,000.00. Commissioner Evans seconded the motion and it passed unanimously. A signed copy of the project ordinance is hereby incorporated by reference and made a part of these minutes. The grant funds will be used for the rehabilitation of the sewer pump stations on North Walnut Street, Happy Hill Road and Old Stage Road.

Ordinance 21-197 – American Rescue Plan Coronavirus State & Local Fiscal Recovery Fund Grant Project Ordinance in the amount of \$760,000.00.

Commissioner Evans made a motion to adopt Ordinance 20-197 – American Rescue Plan Coronavirus State and Local Fiscal Recovery Fund Grant Project Ordinance in the estimated amount of \$760,000.00. Commissioner McLean seconded the motion and it passed unanimously. A signed copy of the project ordinance is hereby incorporated by reference and made a part of these minutes. The funding will be allocated in two tranches, with the first tranche of around \$380,000 distributed in 2021 and the remainder in 2022. All funds must be obligated and expended by December 31, 2026.

Write-Off Uncollected Water Accounts for 2020-2021 in the amount of \$20,307.69.

Commissioner McLean made a motion to write off uncollected water accounts for 2020-2021 in the amount of \$20,307.69. Commissioner McCallum seconded the motion and it passed unanimously. A copy of the 2020-2021 uncollected water accounts is hereby incorporated by reference and made a part of these minutes. These accounts have been entered into the NC Debt Setoff system.

Write-Off 2010 Property Taxes in the amount of \$21,288.93.

Commissioner McLean made a motion to write off the 2010 property taxes in the amount of \$21,288.93. Commissioner Evans seconded the motion and it passed unanimously. A copy of the 2010 released property tax accounts is hereby incorporated by reference and made a part of these minutes.

Ordinance 20-198 – Adopt FY 2020-2021 Amended Budget in the amount of \$3,923,468.00.

The Fiscal Year 2020-2021 Amended Budget includes a transfer of \$60,000 from the town's General Fund to the Water Fund to compensate for lower water revenues and unforeseen expenses. Commissioner Evans made a motion to adopt Ordinance 20-198 - Amended Fiscal Year Budget 2020-2021 in the amount of \$3,923,468.00. Commissioner McCallum seconded the motion and it passed unanimously. A signed copy of the 2020-2021 amended budget ordinance is hereby incorporated by reference and made a part of these minutes.

Ordinance 20-194 – Adopt FY 2021-2022 Budget in the amount of \$3,684,551.00.

Commissioner Evans made a motion to adopt Ordinance 20-194 - Fiscal Year Budget 2021-2022 in the amount of \$3,684,551.00. Commissioner McLean seconded the motion and it passed unanimously. A signed copy of the 2021-2022 budget ordinance is hereby incorporated by reference and made a part of these minutes. The budget keeps the property tax rate at 73 cents per \$100 worth of property and does not include increases in water, sewer or sanitation fees. The budget also gives town employees a 1% Cost of Living Adjustment raise effective July 1.

Commissioner Kemp made a statement about a letter the town received on June 16 from the Local Government Commission. The letter states that Fairmont has been placed on the 2021 Unit Assistance List due to concerns regarding the financial condition of the General Fund and the Water/Sewer Fund. Commissioner Kemp was concerned the LGC does not understand the problems Fairmont citizens and staff face with the water/sewer issues. A copy of his statement is hereby incorporated by reference and made a part of these minutes.

There being no further business, a motion was made and seconded to adjourn the meeting at 6:21 p.m.

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Jennifer H. Larson, NCCMC  
Town Clerk