
**TOWN OF WENTWORTH
TOWN COUNCIL MEETING
MINUTES
November 8, 2007
7:00 P.M.**

The Wentworth Town Council held their regular monthly meeting in the Town Hall meeting room at the National Guard Armory, on **Tuesday, November 8, 2007, at 7:00 p.m.**

Council members present: Mayor Dennis Paschal, Mayor Pro Tem Evelyn Conner, Councilwoman Iris Powell, and Councilman Robert Aswell

Council members absent: Councilman Nathan Hendren

A quorum was present.

Staff Present: Brenda Ward, Town Clerk / Yvonne Russell, Finance Officer / Ms. Frankie Legaux, Rockingham County Planning Department / Ms. Hanna Cockburn, Piedmont Triad Council of Government / Deputy Clarence Cheshire, Rockingham County Sheriff's Department

Article I. Mayor Paschal called the meeting to order.

Article II. Mayor Paschal gave the Invocation.

Article III. Discussion / Revision and Adoption of Agenda

A. Requests and Petitions of Citizens

Mayor Paschal commented, *"If there are no revisions to the Agenda, I make a motion that we approve the agenda as written."* (Note: There were no names on the Speaker Register.)

Councilman Aswell seconded the motion. There was no further discussion. All voted in favor and the motion carried.

Article IV. Approval of Town Council Meeting Minutes for October 2, 2007

Mayor Paschal asked for any corrections or approval of the October Minutes.

Councilman Aswell made a motion, *"They be approved as written."* **Councilwoman Powell** seconded the motion. There was no further discussion. All voted in favor and the motion carried.

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Article V. Public Hearing

A. Consideration of Revisions to the Town of Wentworth Planning & Zoning Ordinances

Mayor Paschal called the Public Hearing to order and asked **Ms. Hanna Cockburn** with the Piedmont Triad Council of Governments to review the changes to the ordinance.

Ms. Cockburn thanked the Mayor and Council for, "...allowing us to bring forward what should be the final set of revisions related to the Central Business District for your Development Ordinance."

Ms. Cockburn said she would go briefly through the additional changes made, based on some of the comments received and some of the additional review that was conducted in the Fall.

She continued, "What we have done is clean up some of the information in the Table of Permitted Uses, the first several pages in your abbreviated packet, where we have excerpted sections of Chapters I and II of the Zoning Ordinance."

She referenced Page II-10 and noted the removal of both residential and commercial condominiums as a use, "...because technically that's a type of occupation, not really a *use* of land. We have collapsed some of these terms and made it a little easier to understand the differences in what *uses* (as listed on the table) truly means."

Ms. Cockburn noted that the issue related to "home occupations" has been clarified by keeping it out of Office and Institutional (O&I), and allowing them in the Central Business District, but not in the secondary (CBD) or any of the Highway Commercial districts. She referenced subdivisions, explaining, "They have been collapsed as well. If you refer to Note 9 on Page II-14, you will see that the full set of descriptions about what differentiates a major and minor subdivision has been clarified in that note."

Ms. Cockburn added, "What this does is tell you which districts you can do subdivisions in, and clarifies for you where minor versus major are applied."

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Pointing out additional changes, **Ms. Cockburn** advised, “We also included theater for cinema or live performance as a use suitable for the CBD and then again, removed town homes...same kind of deal as condominiums; it’s a type of occupation not really a type of use.”

Moving on to the section related to the Design Standards for the Central Business District, **Ms. Cockburn** said, “We have elaborated on some of these items to make it a little more clear, so that if someone was coming in to undertake the very first development of the CBD, they would have a much clearer idea of what the expectations are for them.”

She continued, “We have clarified things like, a phased development plan, what we are looking for regarding that. The type of mixture of uses and how mixing both residential and commercial in a single structure would be laid out, as well as clarifying the live/work unit concept just a little.”

“Continuing on (Page) II-134, we have also addressed other concerns, making sure the entrances make sense, that they face a public street so they can be adequately addressed for 911 purposes....and to clarify that mechanical areas, trash receptacles, the kinds of things that really don’t belong in the front of the building, end up where they belong—in the rear, or being screened suitably.”

“Finally,” **Ms. Cockburn** said, “we have also included a copy in the Appendix of the actual concept plan. So it is built into your ordinance, it is not just an attachment to your land use plan. It’s right there for reference purposes with the ordinance itself. So that is being suggested as an additional appendix and would go along with the historic photo inventory as well.”

Ms. Cockburn said she would be happy to answer any questions.

Mayor Paschal asked, “When we sent this back, we were concerned about our Central Business District area, since it’s so small up there, being used up by condominiums and town houses. So, has this been taken care of?”

Ms. Cockburn replied, “Yes, what we have done is require a Mixed-Use category, and that is the only type of development that can be proposed in the CBD. We have further defined “mixed use” so that it is at least between 30 and 70. It can’t be an overwhelming amount of either, all commercial or residential.”

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Councilman Aswell noted that Page II-133 explains the mixture somewhat.

Ms. Cockburn read, “The ground level units are limited to non-residential uses except for common areas, accesses, and other areas not considered occupied space.”

She explained, “This is for the Central Business District core area, so essentially, what you are setting out is a standard that the bottom floor of each building would be occupied as some non-residential use, and your second and third stories could be residential. So, at least half and no less than a third would be a mix.”

“That is just in your core area,” **Ms. Cockburn** continued. “In your secondary area you have more flexibility to have straight residential, or straight condominiums or straight town homes, or even small areas for single-family homes. But in that core area, if you refer back to the concept plan, the area shown with the blocks is the area where that restriction would apply...”

Mayor Paschal asked, “So, anything that is residential (in the CBD core area) would have to have something commercial associated with it on that bottom floor?”

Ms. Cockburn: “But, that would not preclude the use of second story space as office space...if you wanted to do that, but at least that bottom floor has to be a non-residential use.”

Mayor Pro Tem Conner asked why no wood burning stoves or fireplaces would be allowed (Page II-134).

Ms. Cockburn replied, “You would be allowed to have gas logs, but this was a concern raised by the Planning Board, because of this being a very small area, the additional air pollution created by wood burning stoves and fire places would have an impact on the buildings themselves, creating a maintenance issue for the area in general.”

Ms. Cockburn advised, “It’s up to you. This was one of the Planning Board’s concerns, though, that the buildings would show the wear of the increased amount of pollution. When you have that urban, village-type design, it captures the air in a much different way than when you have a much more dissipated development pattern.”

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“It’s just like if it’s cold, the smoke’s going to lay...” commented **Mayor Paschal**.

Ms. Cockburn added, “It only applies in the CBD, that core area. In the secondary area, where there is more flexibility of development styles, where you might have attached patio homes for seniors, the wood burning fireplaces are *not* restricted.”

Mayor Paschal asked if anyone else had additional questions for Ms. Cockburn. There were no further questions and **Mayor Paschal** made a motion to, “*Approve the ordinance text amendments as presented and that we also adopt the Statement of Consistency as required by N.C.G.S. 160A-382 and 383 because the amendment is reasonable and in the public interest and is consistent with our Comprehensive Land Use Plan as explained in the statement.*” (Note: See Attachment A included as part of these Minutes.)

Mayor Pro Tem Conner seconded the motion. There was no further discussion. All voted in favor and the motion carried.

Ms. Cockburn commented: “Just to give you a heads up, we have submitted the revised watershed ordinance to the State for their review. They have not responded yet, but when they do respond, the Planning Board has already reviewed it, we will take it back to the Planning Board for their official recommendation to Council. That will be the last Ordinance revision we (PTCOG) will make in regards to the work that we have been doing for you.”

Mayor Paschal thanked **Ms. Cockburn** and moved on to Item B under Public Hearings.

Article V. Public Hearing – Continued

B. Consideration of Revisions to the Town of Wentworth Planning and Zoning Ordinance: Revisions to the Flood Damage Prevention Measures as required by FEMA; Includes revisions to Chapter V: Flood Damage Prevention Ordinance.

Mayor Paschal invited **Ms. Frankie Legaux** with the Rockingham County Planning Department to advise council on the revisions required by FEMA.

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Ms. Legaux explained to Council, “As you know, we made some changes in June as required by North Carolina Emergency Management, which controls flood damage in North Carolina—changes they asked for; however, when we forwarded the changes to FEMA, there were ten additional changes *they* wanted done...so we are trying to correct some of this...”

Ms. Legaux referred Council to the list of ten (10) changes in their packets, noting that, “...some are just one word changes.” (*Note: See Attachment B, included as part of these minutes*)

“What is kind of interesting,” **Ms. Legaux** added, “is that they have not requested the County to make these changes yet, even though ours says the same thing as yours, except for the difference in Statute numbers. It was explained to me that they want all the new communities entering the program, those putting in applications to get into the program, to be correct at the onset, and they will be asking all the others to correct theirs later.”

Ms. Legaux reiterated, “These are very minor changes, if you look at them..., and onnce they receive this, they will continue processing the application we submitted in June. We were notified two months ago that it would take 6 months to a year, and they came back to us in three months, so I thought that was pretty good. They looked at it and said, ‘This is all we need.’”

Ms Legaux said she would be happy to answer any questions.

Mayor Paschal asked if the Statement of Consistency was needed for the changes.

Ms. Legaux responded, “Yes, because this is a change to your ordinance, and just like any other ordinance change, we do need the Statement of Consistency.”

Mayor Paschal then made a motion to, “*Approve the ordinance text amendment as presented and that we also adopt the Statement of Consistency as required by N.C.G.S. 160A-382 and 383, because the amendments are reasonable and in the public interest and are consistent with our Comprehensive Land Use Plan as explained in the Statement.*” (*Note: See Attachment C, included as part of these Minutes.*)

Councilman Aswell seconded the motion. There was no discussion. All voted in favor and the motion carried.

Mayor Paschal thanked Ms. Legaux and commented, “As we move out of our Public Hearing, we want to invite **Dr. Robert Keys**, President of Rockingham Community College, to give us an update on the proposed civic center.”

Article VI. Community Update

A. McMichael Civic Center

Dr. Keys said, “I am very pleased, Mr. Mayor, and members of Council, to be here to give you an update of the current status of the McMichael Civic Center project. I know we all have a common interest in that. I’ve often said the landscape and skyline of Wentworth is about to change, with the new civic center, county courthouse, and development here in Wentworth. We want to make sure we are all in harmony with everything that’s happening, and a few years down the road, we will make Wentworth a real buzzing place in the county.”

Dr. Keys proceeded with a Power Point presentation on the McMichael Civic Center Project. (**Note:** Copy of this presentation is attached hereto as part of these Minutes.)

Article VII. Old Business

A. Consideration of Request for the N.C. Department of Transportation to Develop a Comprehensive Transportation Plan for the Town of Wentworth

Mayor Paschal asked **Ms. Hanna Cockburn** to return to the podium to discuss the Transportation Plan. **Ms. Cockburn** provided Council with a brochure “...put together by NCDOT about the comprehensive transportation planning program they offer.”

“Back in 2001,” **Ms. Cockburn** explained, “the State legislature changed the law that guides NCDOT in how they produce transportation plans. They went from the thoroughfare-planning model to this new comprehensive transportation plan.”

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Ms. Cockburn said she has had the privilege over the last several years of working with NCDOT and the Piedmont Triad Rural Planning Organization, "...to redesign the process so that it fits better with things like community plans and community visions, and it really is a support for those things rather than the driving force layered on top of them."

She said the intention is to conduct a transportation plan that would be for the unincorporated parts of Rockingham County as well as the Town of Wentworth. She explained that when this was originally attempted, Wentworth was in its infancy and did not have a Land Use Plan or many of the things the Town now has that could be used to support a transportation plan.

"This also gives us an opportunity to look at more than cars and trucks and roads," said **Ms. Cockburn**. "It gives us an opportunity to look in a detailed fashion about accommodating pedestrians and bicycles in a whole multi-modal set of considerations, so its not just about the cars and trucks. We have been real successful in working with NCDOT...this will be the 4th plan that we will have underway in the last two years in our region, so we are really moving forward, getting some of these plans going."

She noted that this is a good opportunity to build on some of the efforts that have been occurring in Rockingham County, with the recent adoption of their Land Use Plan, as well as the Town's new Land Use Plan.

Ms. Cockburn said she would be happy to answer any questions.

Mayor Paschal commented on the transportation plan that was discussed just after the vote was held on the incorporation of Wentworth. He commented that, in his opinion, the talk of a "bypass" was not the answer, in that the, "...volume of traffic coming in...is not flowing through, but this is their destination."

Ms. Cockburn agreed, commenting, "One of the things we found when we did the Land Use Plan (for Wentworth) is that there is a need for better connectivity...and this planning process is a really good opportunity to look at, not a five or six-lane highway necessarily, but to look in a more detailed fashion...through some forward thinking...at better road connections. It is a good opportunity to look at making small improvements to the local street system by providing adequate pedestrian facilities, so you could park in one place and walk to a restaurant or to the McMichael Civic Center for a show in the evening. You could combine your trips so you get in your car once to get here and once to get home."

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“One other thing that I did not mention,” **Ms. Cockburn** said, “is that there is no cost to you as a local government to participate in this program...some staff time, some of *your* time, but no cash cost to you or the County.”

Mayor Paschal said, “I think it is a good idea and something we need to do.”

Ms. Cockburn said, “The Rockingham County plan, that thoroughfare plan, was really the watershed moment at NCDOT and what they now refer to as the ‘*last thoroughfare plan*’...there was conflict with what the community wanted and what NCDOT thought was the right answer. That is why this whole, new process came forward. Out of chaos, sometimes, comes really great thinking...we are hoping that this new multi-modal process that truly is based on community values and vision will bring much better results than the last go-around. We are going to have to do some strategic planning and thinking based on community participation, because there are still a lot of people with a bad taste in their mouth from the last transportation plan.”

The **Town Administrator** asked, “Exactly how will you go about this, as far as everyone having input. That was the mayor’s concern and why he tabled this at the last meeting. He wanted to be sure that Council would have input in developing a plan, and wanted to hear this from you.”

Ms. Cockburn explained, “What the NCDOT project engineer will do is start with copies of the Land Use Plan for Wentworth and the County’s Land Use Plan. He will use the information gathered from that as the beginning basis before we do any public outreach or anything else. That is really the foundation for the transportation plan itself. You build an idea of what the community’s values are and then you identify what the current and projected problems are, based on existing traffic volumes, on new development proposals like the Central Business District, like the McMichael Civic Center. Those are things that when you add them into the mix of existing conditions and what it will do to the traffic, they provide an opportunity to do pure analysis on existing and future problems. Then, we go back to the community and say, ‘here is the range of solutions.’”

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Ms. Cockburn said there is hardly ever just one way to fix a traffic problem. “There is almost always more than one way...with cost and benefits and advantages and disadvantages—it is an opportunity for the public to say this is reasonable and this is not reasonable...we are willing to accept *these* things in order to get *this*. It is a much more *publicly driven* process.”

Mayor Paschal asked, “So the community and Council would have a say-so in this?”

Ms. Cockburn replied, “In Rockingham County’s case, we may really want to consider appointing a steering committee made up of folks in the County and in Wentworth, so that they are regularly in touch and have a sense of how things are progressing. We may be coming back to you in a month or so asking you to appoint five to ten people to a committee like that.”

She continued, “One of the first things we will do, is a survey of the community—a public interest survey—about transportation needs. Rockingham County has a large migration out of the county each day to work—to Winston-Salem, Greensboro, and a large percentage going as far as the triangle to work every day.”

She said that connectivity to the regions outside of Wentworth would be considered, as well as connectivity inside the County.

“We will be asking questions about people’s travel habits, whether there is interest in extending the PART bus service into the county and how that might work for them. How close does it need to be to (Highway) 220 and 29 in order to be reasonable? We want to get a good feel for what the people see as their perceived needs,” **Ms. Cockburn** added.

Mayor Paschal asked if anyone had additional questions for Ms. Cockburn. There were none and **Mayor Paschal** made a motion, “*To request NCDOT to develop a Comprehensive Transportation Plan for the Town of Wentworth.*”

Mayor Pro Tem Conner seconded the motion. There was no other discussion. All voted in favor and the motion carried.

Article VII. Old Business – Continued

B. Consideration of Request for Speed Limit Change in University Estates on Tall Trees Lane, Kilmer Lane, and Timberwood Trace: To Lower Speed Limit from 35 mph to 20 mph

Mayor Paschal asked **Councilman Aswell** to comment.

Councilman Aswell said he met with some of the residents in the area and thinks it is a good idea to lower the speed limit on all three streets to 20 miles per hour. He noted that all three are dead-end streets.

There were no other comments and **Mayor Paschal** made a motion, *“To petition the State to post speed limit signs on Tall Trees Lane, Kilmer Lane, and Timberwood Trace, for a 20 mile-per-hour speed limit.”*

Mayor Pro Tem Conner seconded the motion. There was no discussion. All voted in favor and the motion carried.

C. Consideration of Applicants for Planning Board and Town Committees

Mayor Paschal noted the addition of an application for the Appearance Committee that was not included in Council’s Agenda packets.

The **Mayor** said he was not comfortable moving forward with appointments to the Planning Board, “...we have four vacancies to fill and only four applicants to fill them...these are long-term commitments here...I’m not saying anything bad about any of the applicants we have. I would just personally like to have more people to select from.”

Mayor Paschal asked the Town Clerk how many times the ad for committee applicants had been run in the paper. She replied that the ad ran three or four times and said, “...it isn’t cheap, but after the last one, we finally got some response.”

Councilwoman Powell said, “These look like four good applicants to me, if you read the applications. Why couldn’t we go ahead and appoint these four?”

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Councilman Aswell commented that there are also three alternates who could be considered. The **Town Clerk** advised that the alternates had been contacted, and did not want to serve as regular, full-time members of the Planning Board.

Mayor Pro Tem Conner said she would like to see someone from another area to come in...“They travel through here and they may have some input, too.”

Mayor Paschal pointed out the Town limits, mentioning Ashley Loop and NC 87 as areas to seek representation for the Planning Board.

The **Town Administrator/Clerk** advised Council, “You may think you can find some other people, and maybe you can, but you haven’t been able to come up with anyone in several months now. And if you talk to any other Town or City Managers, they will tell you they have a very hard time finding people to serve, especially on a Planning Board. I have mentioned it at our managers’ meeting and they can’t believe that we have this many applicants.”

“In the past, we have had to go out and talk to folks to try to get them to serve from different areas,” said **Mayor Paschal**.

Councilwoman Powell asked, “Tell me again why you don’t want to put these four on?”

The **Town Clerk** explained to Councilwoman Powell, “If you want to nominate any of them, Iris, you may do so. The others can vote for them or not.”

“I personally would like to table it to the December meeting,” said **Mayor Paschal**. The **Town Clerk** suggested that since the Organizational Meeting will be held in December, “It may be better to wait until January.”

Someone mentioned that the Planning Board members’ terms expire at the end of December. It was also mentioned that Council could extend their terms as necessary.

“If they are willing to serve longer,” replied the **Clerk**.

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Mayor Paschal added, "I just feel uncomfortable...it's a long-term commitment...I would like to have some choices and right now I don't have any choices other than approving or not approving these people."

Mrs. Ward said she would like to ask a question, "...and if I'm out of order, just tell me, but what I don't understand is why you're having a hard time selecting from four good applicants. In the past, you would just come in and nominate somebody, and no one had any other choices then. I just don't understand why you all haven't found someone by now if you're so sure there are other people out there wanting to serve."

Mayor Paschal replied, "We changed the process to where we're now using this other route with the applications."

"So you're saying we shouldn't go that route, then?" asked **Mrs. Ward**.

"It seems like it is taking longer to find people this way than it did before," **Mayor Paschal** said.

Mrs. Ward reminded Council that she had given them applications several months ago and that they could give them to anyone they wanted to.

Mayor Paschal said he thought the ad had to be run in the paper and that he wasn't aware that council could still solicit applicants on their own.

Mrs. Ward said the advertisement was just a means of letting more people know about the vacancies and the various committees. She added, "The idea was that the newspaper would reach more people than the five of you would be able to contact."

Councilman Aswell made a motion, "*That we table it until January and if we haven't got any names by that time or any other applicants by that time, we go ahead and choose what we've got, we go with what we've got.*"

The **Town Clerk** asked, "Are we just talking about the Planning Board right now...not all these other applicants?"

Mayor Paschal said he was only talking about the Planning Board and asked Councilman Aswell if he was meaning to table it all (all committees). **Councilman Aswell** replied, "No, just for the Planning Board."

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Mayor Paschal seconded the motion. There was no other discussion. The motion carried three to one with **Councilwoman Powell** opposing.

Moving to consideration of applications for the Appearance Committee, **Mayor Paschal** asked the **Clerk** how many people were supposed to be on the committees. She replied, “The Bylaws allow for five (5) members—‘the term of office shall be three years, except that council shall stagger the length of the terms of the *initial* appointees so that all terms do not expire at the same time.’ So, you stagger the terms so that two people are appointed to serve three-year terms, and two will serve two-year terms, and one person will be appointed for a one-year term. Their successors, then, would be appointed for a three-year term.”

Mayor Pro Tem Conner said she is acquainted with **Foresa Coe**, one of the applicants for the Appearance Committee and that she, “...would be a good appointee for a three-year term.”

Mayor Paschal made a motion, “*That we nominate Mr. Mike Floyd of 456 Avondale Drive in Reidsville for a two-year term on the Appearance Committee.*” (Note: Mr. Floyd resides in Danville, VA., not in Reidsville; he is employed by the Reidsville Review, Reidsville, NC)

Councilman Aswell seconded the motion. There was no discussion. All voted in favor and the motion carried.

Mayor Paschal made a motion, “*To nominate Mrs. Foresa Coe of 500 Sandy Cross Road for a three-year term on the Appearance Committee.*”

Councilman Aswell seconded the motion. There was no discussion. All voted in favor and the motion carried.

Mayor Paschal made a motion, “*That we appoint Mrs. Sue Aswell of 586 NC 65 to the Appearance Committee for a term of three years.*”

Councilman Aswell seconded the motion. There was no discussion. All voted in favor and the motion carried.

Moving to appointments for the Historic Preservation Committee, **Mayor Paschal** asked for consideration of Ms. Mary Ann Evans of 939 Butter Road and Dr. Jerry Owens of 4704 NC 65, Reidsville.

Councilman Aswell made a motion, “*That we accept both of them to serve a three-year term.*” **Councilwoman Powell** seconded the motion. There was no discussion. All voted in favor and the motion carried.

Mayor Paschal advised that **Mr. Richard Capps** and **Mr. Robert Witherspoon** had applied for the Recreation Committee.

The **Town Clerk** noted that Mr. Witherspoon's first choice on the application was the Planning Board and that the Recreation Committee was his second choice. She added, "Since you haven't made a decision about the Planning Board, I would think he may want to wait to see if he is appointed to the Planning Board."

Mayor Paschal said, "That would make it so that the only person we would have on our Recreation Committee is from Reidsville..."

Mayor Paschal then made a motion to, "*Table the Recreation Committee appointments until our January meeting also.*"

Councilman Aswell seconded the motion. There was no discussion. All voted in favor and the motion carried.

Mrs. Ward asked, "What do you want me to do about these other applications that you haven't acted on? I feel like I need to give them some kind of response. I have had phone calls from people asking if we have made any decision yet."

"Tell them we tabled it," said **Mayor Paschal**, "because I'm kind of looking for people in other parts of the Town, too. I really think we should run the ad again, myself, although I guess it doesn't seem to be doing any good. But we've got people on Ashley Loop Road, Pannell Road, Sandy Cross Road, NC 65, and I guess we need to encourage everybody here to talk to folks about it. I think word of mouth may be the best way."

Deputy Clerk, Yvonne Russell, advised that the application form is supposed to be added to the Town website, and may already be accessible.

Article VII. Old Business – Continued

D. Consideration of Recommendation of Personnel Committee Regarding Annual Performance Evaluation for Finance Officer/Deputy Clerk

Mayor Paschal reviewed the Personnel Committee's recommendation regarding the Town Administrator's evaluation of **Yvonne Russell**, Deputy Clerk and Finance Officer.

Mayor Paschal advised that both Town employees received a 2.5 percent cost-of-living increase in July and that the budget allows for another 2.5 percent merit increase, dependent upon the employee's performance evaluation.

He advised, "Based on her performance evaluation and the fact that Yvonne continues to do an outstanding job for the Town, The Personnel Committee is recommending a 2.5 percent increase. With the increase, Ms. Russell's new salary would be \$33,448.63/year."

Councilman Aswell made a motion, "*That Council approve the recommendation of the Personnel Committee.*"

Mayor Paschal seconded the motion. There was no discussion. All voted in favor and **Mayor Paschal** thanked Ms. Russell for "doing an excellent job."

Councilman Aswell commented, "Before we go into New Business, I have some old business I wanted to ask about. Could we get an update on the plans for the ten-year celebration?"

Mayor Pro Tem Conner said that one of the committee members, Molly Vernon, had to resign for health reasons, and that she, Kay Hammock, and Judy Wall would plan to meet soon.

Ms. Hammock said she already has one thing planned for recreation—"A dunking booth for the Town Council," which drew some laughter.

Article VIII. NEW BUSINESS

A. Consideration of Resolution Opposing New "NC Highway 87 By-Pass" Running Along US 29 By-Pass and NC Highway 14 Between Reidsville and Eden

Mayor Paschal advised, "Council is on record as opposing the re-routing of 87 in the past, because we would lose the primary road designation which affects paving funds, snow removal funds, and things of that nature. The County has since contacted us again about this matter, and we advised them that we are on record opposing it and we decided to present a more formal resolution in opposition to this."

Mrs. Ward advised that she has discussed this with **Hanna Cockburn** (PTCOG) who plans to set up a staff-level meeting with Eden, Reidsville, and Wentworth with the intent of, "...trying to reach a solution that isn't harmful to anybody."

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Mayor Paschal said, “To me, it looks like the only reason Eden would want to do this is for possible annexation and development along NC 14. If NCDOT were to say they will keep funds the same even if we lost the primary road designation, they could still go south on us at any point in time and they would have us if we ever lost that designation.”

Ms. Cockburn commented, “The reality is, Wentworth is the County seat and there needs to be east, west connections to both US 220 and US 29 from a strategic connectivity standpoint.”

Councilman Aswell added, “Eden’s argument is that it is a shorter route, and granted it is, but most people traveling from out of town, would use MapQuest or something like that, and it would send them down 14.”

Ms. Cockburn said the early analysis by NCDOT engineers indicates that changing the route would not pull a sufficient amount of traffic off existing roads to make the \$350,000 investment for resigning, etc., feasible.

Councilman Aswell made a motion, “*That we adopt the Resolution.*”
Councilwoman Powell seconded the motion. There was no other discussion. All voted in favor and the motion carried.

Article VIII. New Business – Continued

B. Consideration of town Hall Committee’s Recommendation for New Town Hall (6,764 sq. ft. – Plan No. 13)

**(1) Proposal from Alley, Williams, Carmen, and King, Inc. for Architectural and Engineering Services:
New Wentworth Town Hall – Phase 2**

Mayor Paschal questioned whether he should wait to hear from **Ken Stafford** with Alley, Williams, Carmen & King, until after discussion of the floor plan for the Town Hall.

The **Town Clerk** advised that **Councilwoman Powell** requested that the Town Hall be placed on the Agenda... “She asked me to contact Mr. Stafford and ask him to do a proposal from the architects in case Council wanted to move forward.”

Mayor Paschal then invited **Mr. Stafford** to give his comments on the proposal for a new town hall.

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Mr. Stafford had the following to say:

“Thank you. You have in your packets a copy of Plan No. 13, which is pretty much the same plan originally approved by the Town Hall Committee, same square footage. There were just a couple of tweaks made, a couple of doors moved, after some reconsideration back in March and April.”

“In case you’re wondering why it doesn’t say ‘Plan No. 13’ on your copies, we just kind of meshed that with the elevations that we looked at in March, and the site plan that the Town Hall Committee had also approved in March.”

“I know we have had some questions, at least **Brenda** (Town Administrator) had asked me, ‘What have construction costs done since we talked about this back in the Spring?’”

Mr. Stafford continued, “My feeling right now, at least from what I’ve been hearing, we haven’t seen a lot of movement in constructions costs this year, 2007, so my rough, ball-park estimate of about a million dollars, or an average of about \$150.00/square foot is probably still good. I am a little concerned because of the weakness of the dollar and high oil prices, in that, if those trends continue, we could see across-the-board increases for everything—construction, materials—affecting everything from how much a burger costs at McDonald’s to everything you buy in the grocery store, potentially sometime in 2008. It’s the kind of thing that’s really hard for us to predict. Oil prices, at the same time, may settle back down or...”

“Or they could keep going up...,” **Mayor Paschal** commented.

“That’s true, too,” **Mr. Stafford** said. “It’s really hard to try to predict that kind of thing. Construction costs tend to be pretty stable. One *positive* thing about the weakness of the economy is that the Feds work to keep the interest rates low, so if you are building you can still borrow money which is a positive thing, long term.”

“The construction market is still steady on the commercial side, although the housing market has taken a hit. The kind of building we are looking at has the potential of bringing in both builders who are looking at smaller commercial projects and people who are accustomed to building upscale houses. So, we have the potential of getting some bidders who, in a hot housing market, might be building houses but in a weak housing market, they may be interested in a project such as we have here.”

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Mr. Stafford said he would be happy to answer any questions.

Mayor Paschal asked, “On this one where we’ve got Office 1, 2, 3, and 4 down that section, we talked about in the past, being able to add on to this building...”

“Yes,” replied **Mr. Stafford**, “with the gable ends, you have the potential of adding on. Also, with the way we repositioned the doors, you have the potential of isolating that area as a separate suite if you wanted to rent those offices out to an outside entity. You have a toilet that opens to that hallway and some doors that isolate that four-office suite. We talked about using the door at the end as a public policing office that you might rent out to the county. One of the changes to the original drawing presented by the committee and what we have come back with as Plan No. 13, did have to do with positioning those doors so you have that separate suite if you wanted to rent it to generate some revenue until such time as your staff has increased in number.”

Councilman Aswell asked about the cost to turn the patio into office space.

Mr. Stafford estimated, “As finished-condition space, you’re probably looking at \$100/square foot for about 450 square feet, or fifty or sixty thousand dollars.”

Mayor Paschal started to comment on additional space that could be “...picked up or some room over here somewhere else as we move through this thing, we could end up with probably at least 500 square feet down that corridor, too, that you could...”

Councilwoman Powell said, “I thought we had already gone through this and critiqued it, and this is the plan I thought we would vote on...like it is.”

Mayor Paschal and **Mayor Pro Tem Conner** said they were just, “...discussing the potential...and thinking out loud.”

Mr. Stafford said, “As long as you’re just moving lines around on a piece of paper or on the computer screen, it is still relatively inexpensive to make changes.”

Mayor Paschal asked, “If we started the process now—the bid process, ground breaking, and all that, when do you think we would be ready to start?”

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“I think we’re looking at a late spring or early summer bid construction start on this. And that just has to do with the amount of time we are going to take to go from the drawings we have now to having an actual bid construction set, get the plans approved by the necessary agencies, and getting it out for bid and advertising, and prices in. I think we’re looking at probably May, just guessing right now,” **Mr. Stafford** advised.

“Looking at May for what?” asked **Mayor Pro Tem Conner**.

“For start of construction,” answered **Mr. Stafford**, “and I would say in terms of construction time, you’re looking at nine to eleven months. If we start in late spring, then you’re probably looking at early 2009 occupancy, if everything falls into place. Things can only be accelerated so much before it starts costing you more money or quality in the project. But even if everything falls into place perfectly, you’re still looking at early 2009 for occupancy.”

Mayor Paschal asked, “But as far as the doors and entrances and having that corridor sealed off or...we’ll have a chance to tweak that as we go through the process...”

Mr. Stafford said, “That’s right. As we move on, into developing construction documents that we can bid, I would like to be working with a contact here, potentially a committee, just to review those drawings. We still haven’t talked about things like lights and ceilings and floor finishes and all the little particulars that I need to make sure you are all clued into, or whoever from the Council is representing you on the committee.”

The **Town Administrator** asked, “Before you can put the project out for bids, you have to have all this worked out, right? So we don’t want to drag it out forever.”

“That’s right.” said **Mr. Stafford**. “We would be coming back to Council with the construction drawings and technical specifications for Council to approve. So, even if you approve the project tonight, it doesn’t give me the go-ahead to draw it, bid it, award a contract, and start to build. We will come back with drawings for your approval before we bid it and once we get bids, we will bring that information back to you with recommendations relative to award. “

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Mr. Stafford continued, “We will probably go through a negotiations process with the probable, successful bidder to make sure we aren’t spending money on something we don’t need to be, so you can get the best buy for your dollar and can enter a contract that gets you the best buy. And when you are in the construction process, we will follow that and if there are any changes at all, either by code officials or project needs, or from your end, we would need to bring that back to you as well.”

Mayor Paschal referenced the proposal prepared by Alley, Williams, Carmen, and King, and **Mr. Stafford** commented, “I think the proposal letter does a fairly good job in outlining and laying out the services we are looking to do without getting into a lot of detail and a lot of pages and verbage.”

The **Town Administrator** asked, “You’re saying in here that your general fees for these services will be 8.5% of whatever the construction cost turns out to be?”

“Right,” replied **Mr. Stafford**.

Mayor Paschal announced, “The first item up for consideration is the Town Hall Committee’s recommendation for Plan No. 13.”

Mayor Paschal then made a motion, “*That we approve the Town Hall Committee’s recommendation for Plan No. 13 for the Wentworth Town Hall.*”

Councilwoman Powell seconded the motion. There was no further discussion. The motion carried with three (3) voting in favor and **Councilman Aswell** opposing.

Mayor Paschal asked if there were any other questions concerning the proposal from Alley, Williams, Carmen and King, Inc. for Phase 2 architectural and engineering services related to the new town hall. There were no questions.

Mayor Paschal made a motion, “*To approve that contract.*”

Mayor Pro Tem Conner seconded the motion. There was no discussion. The motion carried with three (3) voting in favor and **Councilman Aswell** opposing.

Article IX. Public Comments

Mayor Paschal noted that **Mr. David Hoagland** of University Estates signed the Speaker Register after the meeting began. He asked Mr. Hoagland, "Did you have something you wanted to say or did we already take care of it for you?"

Mr. Hoagland said he wanted to thank Council for responding so quickly to his request, but said he was unsure of how long it would take or what the process is to have the speed limit signs put up.

Mayor Paschal explained, "Most of the time, NCDOT usually acts on our requests pretty soon after we send the letter." He asked Councilman Aswell who used to work for the Department of Transportation if he knew how long it usually takes. **Councilman Aswell** said it could take several months depending on how much they have going on.

The **Town Administrator** said she would get the letter out as soon as possible and would follow up if she did not hear anything from NCDOT in a reasonable amount of time.

After additional discussion on speed limits and the possibility of requesting that the speed limit on Cherokee Camp Road be lowered, **Mayor Pro Tem Conner** made a motion to, "*Amend the Agenda for tonight to add a request for NCDOT to change the speed limit on Cherokee Camp road from 35 mph to 25 mph.*"

Mayor Paschal seconded the motion. There was no discussion. All voted in favor and the Clerk noted that this would be added as **Item C** under **Article VIII. New Business.**

Article VIII. New Business - Additional

C. Consideration of Request for Speed Limit Change on Cherokee Camp Road, from 35 mph to 25 mph.

Mayor Pro Tem Conner made a motion, "*To request NCDOT to change the speed limit on Cherokee Camp Road from 35 mph to 25 mph.*"

Mayor Paschal seconded the motion. There was no discussion. All voted in favor and the motion carried.

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Article X. Announcements

- The next regular meeting of the **Town of Wentworth Planning Board** will be held on **Tuesday, November 20, 2007, at 7:00 p.m.** in the **Town Hall Meeting Room** at the **National Guard Armory.**
- The **Rockingham County League of Local Governments Meeting** will be hosted by the **Town of Madison** on **Monday, November 26, 2007,** at the Madison-Mayodan Recreation Center—Social at 6:00 and Dinner at 6:30 p.m.
- The **Fourth Organizational Meeting** for the **Town of Wentworth** will be held on **Tuesday, December 4, 2007, at 7:00 p.m.** in the Town Hall Meeting Room at the National Guard Armory.

Article XI. A D J O U R N

Mayor Paschal made a motion, "*That we adjourn.*"

Councilwoman Powell seconded the motion. All voted in favor and the meeting adjourned.

Respectfully Submitted By: _____
Brenda Ward, Town Clerk

Approved By: _____
Dennis Paschal, Mayor