
**TOWN OF WENTWORTH
TOWN COUNCIL MEETING
MINUTES
September 4, 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, September 4, 2007, at 7:00 p.m.**

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

A quorum was present.

Staff Present: Brenda Ward, Town Clerk / Fred Baggett, Town Attorney / Ms. Frankie Legaux, Rockingham County Planning Department / Deputy Clarence Cheshire, Rockingham County Sheriff's Department

Article I. Mayor Paschal called the meeting to order.

Article II. Councilman Robert Aswell gave the **Invocation.**

Article III. Discussion / Revision and Adoption of Agenda

A. Requests and Petitions of Citizens

The **Town Clerk** advised that no one signed the Speaker Register to address Council. **Mayor Paschal** made a motion, "*To approve the (September)Agenda as written.*"

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 August 7, 2007

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

Mayor Pro Tem Conner made a motion, "*That the minutes stand as written.*" **Mayor Paschal** seconded the motion. There was no further discussion. All voted in favor and the motion carried.

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Article V. Public Hearing

Mayor Paschal called the Public Hearing to order and reviewed procedures for same.

A. Consideration of Revisions to the Town of Wentworth Planning & Zoning Ordinances: To consider adoption of definition and development guidelines for Temporary Storage Units to regulate their location, size, duration and signage on residential properties. This includes revisions to Chapter I - Definitions, and Chapter II, Article VII, Section 3 and Article X, Section 5

The **Mayor** asked **Ms. Frankie Legaux** to present information concerning recommended changes to the Town's Planning and Zoning Ordinance.

Ms. Legaux advised Council that the Planning Board asked her to do a study of Temporary Storage Units, which **Ms. Legaux** said, "...are also called PODS...and several different names...metal storage units...that people can put their household goods in. Sometimes they stay for a number of months and other times they are moved back to a facility for storage."

She said she was asked to come up with a definition and guidelines for placement of these type units on people's property, explaining that the definition refers to them as Portable On Demand Storage Units.

Ms. Legaux noted, "We have made them development guidelines rather than requiring a Special Use Permit, because these can be handled through zoning."

She called Council's attention to their copy of the different regulations, and continued, "In order to get a permit, they have to tell us where it is going to be located...it can't be located on a public highway or within a right-of-way. It must be located on their property. We would like for it to be to the side, but if they can show us they have no other place to put it, we have provisions to allow them to place it in front of their house, but we do prefer it to be on the side or in the rear."

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“It will be placed there for no more than 15 days, but the applicant can request a second fifteen-day period at no charge. If they are moving, rather than for renovations or for fire damage, etc...just moving from one place to another within the Town of Wentworth, then normally, we can handle it with one permit and one fee.”

Ms. Legaux explained that the ordinance text also has an option for cases of property damages due to the occurrence of a natural disaster—heavy rains, tornado, etc.—allowing up to ten (10) days after the occurrence, to obtain a permit without any penalty.

“Normally,” she said, “If you get a permit after the fact, you pay double fees. So, rather than paying \$30 you would pay \$60. But, in the case of some sort of unusual event, we would waive the penalty.”

Ms. Legaux said that no kind of sign is permitted on the temporary storage unit, other than information (name/address/phone number) about the storage (POD) company. No other type business advertisement may be displayed.

She also explained that only household-type goods may be stored in the unit...“Their purpose is for the temporary storage of household-type goods, and no business-type items/equipment, or any kind of waste items, etc. may be stored there. If there is any question about the contents, the text includes an option allowing an enforcement officer to go inside to see what the unit contains; i.e., if someone alleges that some kind of waste is being stored in there, rather than household items.”

Mayor Paschal referenced discussion in a draft copy of the Planning Board Minutes, “...where they talk about actual household items versus tools or equipment...does that really make any difference...what is being stored in it?”

Ms. Legaux replied, “Generally, they (PODS) are for household goods. Most of the ordinances I checked say, ‘household goods’ and what we’re saying is that they are not for you to rent for storing *extra* personal equipment or tools in. They are temporary units and we don’t want to encourage anything else.”

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Councilman Hendren asked, “So if a contractor is working on site, he can’t put his stuff in there?”

Ms. Legaux replied, “That is correct...that’s not the purpose of PODS ... they are meant to be used if you need on-site storage for your household items...for temporary remodeling, etc. If it is going to be long-term storage, then the company would come back, pick it up, and take it to a storage facility to store for, ever how many months you need it, and then you call them and they bring it back out. The purpose of PODS is for use by the homeowner. The contractor normally has a portable trailer on site that they may use...for the building materials they are using....if it is waste materials from the work being done, there is usually a large trash bin provided...”

Councilwoman Powell asked, “Would the permit come from the town or county?”

Ms. Legaux: “It would be a zoning permit they would get from the county...the only exception would be if there was a disaster or something over the weekend, the mayor would have authority to permit them to go ahead and have the POD moved in...they would then have 10 days after the event occurs to actually come in and get the permit.”

Councilwoman Powell: “That sounds cruel to me, to charge them for a permit after they have experienced damage...when they are already in trouble.”

Ms. Legaux: “That is up to you...the purpose of the permit is so that you know *where* the PODS are and how long they will be there. The Planning Board looked at several alternatives...”

Mayor Paschal: “They have ten days to go in and get the permit, and if you have a permit issued you have a paper trail of when it goes in. For someone who wouldn’t leave it there but so long, it’s not a problem...it’s the ones that would abuse it that make this necessary.”

Ms. Legaux: “The Planning Board went over several different options—length of time, whether or not the permit is necessary, and so forth, and this is what they decided upon...what you have here. There are longer lengths of time, but most were 15 days...if they request an additional 15 days, we are just going to note it on the permit that they are given the extension of time at no additional fee.”

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

Councilman Aswell noted that Item No. 3 on Page 2 (Temporary Storage Unit Amendments), "...indicates that a citizen may apply to the Town Council for permission to extend the time."

Ms. Legaux: "That is correct. They can apply to the Town Council for an extension of time..."

Councilman Aswell: "Beyond the 30 days."

Ms. Legaux: "That is correct."

Mayor Paschal asked, "How long does it take you to do a permit like that?"

Ms. Legaux: "About 15 minutes to actually write the permit...unless they don't have a suitable place and we need to go do a site visit. Then, it could be a day before we could get out there..."

"So a site visit could be required...it may not be just writing a permit. There could also be a site visit involved," said **Mayor Paschal**.

Ms. Legaux: "That's true, and we don't know until they come in...and since the permit is issued for a set time, we also have to make sure it is off the site when it is supposed to be."

There were no other comments or questions.

Mayor Paschal made a motion, "*To adopt the definition and development guidelines for Temporary Storage Units, including revisions to Chapter I, Definitions, and Chapter II, Article VII, Section 3 and Article X, Section 5, and that we adopt the Statements of Consistency as required by N.C.G.S. 160A-382(b) and 160A-383 as outlined in the Town Council's Analysis and Statement.*"

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

Mayor Paschal moved to the next Public Hearing concerning ordinance revisions related to the Central Business District

Article V. Public Hearing(s) (Continued)

B. Consideration of Revision to Town of Wentworth Planning & Zoning Ordinances, to Adopt Definitions and New Zoning Districts with Design Standards for the Wentworth Central Business District and to Make Necessary Revisions to Incorporate These Changes

Ms. Legaux continued with the next Public Hearing item. She explained that **Hanna Cockburn** with the Piedmont Triad Council of Governments is under contract with the Town to work on design standards for the Central Business District. Ms. Cockburn could not be at the meeting and **Ms. Legaux** said she would present the Planning Board's recommendations.

Ms. Legaux referenced the Moratorium on development within the Central Business District, commenting, "The idea was to develop some guidelines for development within the Town core, so Hanna has put together some definitions that would apply to the specific area. She has created two areas—the Central Business District Core and the Central Business District Secondary. These have been added to the Table of Permitted Uses. She has also added 'Tourist Home' as a Special Use Permit. That was one of the things the Planning Board requested."

Ms. Legaux continued, "To the Landscaping section, she has added in, 'Design Standards' for the Central Business District, and also a design review process. There are some pictures noted with that, as an example of the architecture that downtown Wentworth might want to utilize...the architectural elements of structures already in the Town of Wentworth."

Ms. Legaux asked if there were any questions, and there were none.

Ms. Legaux advised Council that she and Ms. Cockburn are also working on changes to the Watershed Ordinance, but said the process will take some time due to changes made by the State and the fact that the State must review it prior to adoption.

Mayor Paschal expressed concern over the Central Business District and the proposed Table of Permitted Uses. He asked, "On the condominium development where residential condos are considered multi-family developments...could there be a scenario where some developer comes in and gets control of the whole tract of land and they say, 'Okay, we're going to put condominiums in there,' ...and then, there goes our business district down the drain. Or do we have it set out that this area here is just for commercial development...is it nailed down pretty tight...?"

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Ms. Legaux: “I don’t believe so...I think these are just permitted uses and I don’t believe they designated any areas in particular that were to be commercial, or even the percentage, I don’t believe, was designated...that may be something you want to look at.”

She added, “I guess what you could do is delete that from the CBD if you want to, and have it only in the secondary area. You as a Board can do that...you can make changes...or you may want to delete it entirely and come back at a later date with some percentages for residential development within the core area and within the secondary area.”

Mayor Paschal: “I just thought there is a chance where someone could come in to do that, and we have put all this time into planning for a Central Business District, and it could end up just being condominiums...or maybe not....I see Mr. Totten shaking his head, ‘no’ back there...”

Ms. Legaux: “You may want to note also, though, that single-family residential is allowed in both...so any type of ...”

Councilman Hendren asked, “Do we need to wait and talk to Hanna about that...to be sure it isn’t covered somewhere?”

Mayor Paschal: “Well, yeah, but I guess we need to take it out of this for now...” He asked the Town Clerk when the Moratorium expires.

Mrs. Ward replied, “It goes through October 2nd, so I guess it expires on October 3rd.”

Ms. Legaux: “You also might note that there are apartments, condominiums and also duplexes allowed in both...so you may not want those in there either. You may want to table it and come back with some percentages or completely eliminate some residential in the CBD....we could come up with the changes, but it would be most helpful if you would give us some guidance as to what percentages or what type of residential you would like to see in that area...”

Mayor Paschal asked Council members if they had a problem with there not being any language to assure that the Central Business District is developed primarily as a business district and not residential.

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Councilman Aswell suggested that Council may want to meet with the Planning Board at their next meeting to discuss it.

Mayor Paschal replied, "Why don't we just have them take it up at their next meeting and talk about it, and maybe Hanna will schedule some time for all of us to meet together in October."

Ms. Ward, Town Clerk, reminded the mayor, "The Moratorium expires October 3rd so you don't have time to wait...unless you want to extend the Moratorium, which means rescheduling the Public Hearing...you're looking at November or December. It would probably be helpful if you could at least give Hanna, Frankie, and the Planning Board an idea of what you are thinking...do you want "x" percentage of commercial and "x" percentage of mixed use, and then minimal residential...?"

Ms. Legaux suggested, "The other possibility is, if Council likes everything else, you can delete the references to residential right now and put it in at a later date..."

Ms. Ward: "That would be my suggestion if they can live with that..."

After additional discussion, Council, with **Ms. Legaux's** assistance, reviewed the Table of Permitted Uses to make the following changes:

These "uses" are to be deleted from the Central Business District(s):

Condominiums-Residential
Condominiums-Commercial
Planned Unit Development
Residence, Apartments, Condos and Townhouses
Residence-Duplex
Residence-Single Family, Detached
Subdivisions, Major, Minor, and Secondary
Townhouses, Residential
Townhouses, Commercial

Ms. Legaux asked, "Do you want it to be completely business, that is, commercial, or do you want to have *some* residential...a small percentage?"

Ms. Ward asked the Mayor, "Surely we want some sort of mix....you just don't know what percentage...right?"

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Mayor Paschal replied, "...depending on where you are going to put it... out on the fringes, maybe. You don't want to mix residential right up there where you go into the main business district, but we can allow it somewhere away from there."

Ms. Ward asked, "But you don't want any units with businesses below and residential above?"

Mayor Paschal and **Ms. Legaux** confirmed, "We left that in...under 'Mixed', where commercial is primary and residential is secondary. We did leave that in."

Ms. Legaux added, "All of these may not be taken out permanently, but temporarily they'll be taken out to establish a percentage of commercial and business...I assume that in the core area you are looking at less residential and a greater percentage in the secondary..."

Mayor Paschal replied, "I think we really need to take a look at it or it may end up haphazardly..."

Ms. Legaux encouraged council members to email her or Ms. Cockburn if they had questions or ideas concerning what they think should or should not be included in the Central Business District.

Mayor Paschal made a motion, "*To exclude the noted occupancies (uses) from the definitions and Table of Permitted Uses for the Central Business District.*"

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

Mayor Paschal then made a second motion, "*To adopt the definitions and new zoning districts with design standards for Wentworth's Central Business District, including additions and revisions to Chapter I - Definitions, and Chapter II - Zoning, and that we adopt the Statements of Consistency as required by NCGS 160A-382(b) and 160A-383, as outlined in the Town Council's Analysis and Statement.*"

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

Mayor Paschal noted that the Public Hearing is closed and thanked **Ms. Legaux** for her assistance.

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Article VI. OLD BUSINESS

A. Consideration of “Conflict of Interest Policy”

(Recommended by Town Auditor)

Mayor Paschal noted that this item of Old Business was tabled at the August Town Council Meeting in order for **Mr. Baggett, Town Attorney**, to make some suggested changes in the “Conflict of Interest Policy.” He explained that the changes are highlighted in “red” on pages 2 and 3 of the policy. *(Note: Copy of “Conflict of Interest Policy” attached hereto as part of these Minutes.)*

Councilman Hendren made a motion, *“That we approve the Conflict of Interest Policy.”*

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

Article VII. NEW BUSINESS

A. Update on the Rockingham County Partnership (Economic Development and Tourism) *(Including Comments on the Town of Wentworth’s Central Business District and Future Planning)*

- Graham Pervier, President, Rockingham County Partnership

Mayor Paschal introduced **Graham Pervier** and invited him to address Council.

Mr. Pervier passed out a “RCP Work Plan,” highlighting the topics to be discussed. He noted that he met with **Ms. Ward, Town Administrator**, to talk about the Central Business District and to discuss some of his experience with the development of Central Business Districts in new municipalities in Forsyth County.

“If nothing else, knowing you do not need my blessing, I just wanted to reassure you that you are heading in the right direction with that (CBD),” said **Mr. Pervier**.

Mr. Pervier advised that he would not discuss all of the topics on the Work Plan, but said he would like to talk about Recruiting New Industry, Assisting Existing Industry, Marketing and Public Relations, and Sites and Infrastructure.

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Mr. Pervier said, “Industries generally know where they want to be. They don’t sit there and say, ‘Do I want to be in Rockingham County or do I want to be in San Diego...’ They have generally zeroed in on an area where they want to be. They want to be close to their customers and distribution system, or they want to be close to their suppliers, or both. Sometimes they have only narrowed it down to 4 or 5 states. General Tobacco, who just made the decision to locate in Mayodan, was looking at Virginia, North Carolina, Kentucky, and Tennessee...sites in all of those states.”

Mr. Pervier continued, “We have other folks come to us who have pretty well decided that they want to be in the Piedmont Triad region, and even some who think from the get-go that they want to be in Rockingham County.”

Mr. Pervier explained that leads generally come to the Partnership through the North Carolina Department of Commerce, or through a site selection consultant, or through the Piedmont Triad Partnership.

“Or sometimes,” said **Mr. Pervier**, “if they have had experience with us before, they will come directly to us. They will be pretty specific about what they want... ‘we need an industrial building between 80,000 and 120,000 square feet, we need 20-foot-high ceilings. We need water, sewer, gas, and easy access to the interstate.’”

Mr. Pervier said there is no need to use a sales pitch and try to change a company’s mind as to what they need. “If a company says they want an 80,000 square foot building, you don’t show them a 70,000 square foot building or 75,000. They know what their needs are. There is a reason they need 20-foot high ceilings and you don’t try to change their minds.”

Mr. Pervier said the Partnership has to keep an inventory of sites and existing buildings available. He added, “Sites are getting more and more difficult now because industries come in and define their requirements for sites in two words—flat and free.” He said companies are looking for “ready-to-go” sites.

“If we have what they want,” he continued, “the incentives game begins. It is the Partnership’s job to coordinate the State incentives. We have an advantage in the Piedmont Triad Region because we are a Tier 1 county. No one wants to be a Tier 1 because that means you are one of the 40 most economically distressed counties in the state, but we have that designation and it gives us an advantage with the State incentives.”

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Mr. Pervier continued, “Companies can get tax credits for each employee, for the investment they make in equipment; and for large projects, they get credit for the investment they make in buildings.”

“If it is a competitive project, where we are competing with other states, there are other state grants that can be brought into play. Duke Power has something called The Community Investment Fund and we can sometimes get Duke Power to participate. Of course, we also talk about local incentives. In North Carolina, local governments are not allowed to give tax rebates, but they give incentives that look remarkably like a certain amount of taxes that the company is going to be paying for 5 – 7 years or less; usually less with existing industry.”

“With existing industry,” **Mr. Pervier** explained, “it is worth mentioning that those situations are usually competitive too. Most of our local industries are part of larger companies that have plants in other areas of the southeast or other areas of the country. It is often competitive as to whether they are going to make the expansion here in Rockingham County, or in one of their other locations. So again, incentives come into play. And, of course, these companies have a responsibility to their shareholders to get the best deal they can, and it is remarkable some times on very expensive projects, how picky they can get over fifty or a hundred thousand dollars in a total incentive package.”

As for “marketing,” **Mr. Pervier** said, “We probably need to do a little more work reaching out to the target industries. Some of our Board members have told me they don’t want us to sit back and wait for the State and the Piedmont Triad Partnership to bring us business. They want us to target some of these industry groups and to get out and advertise in some of their publications, attend some of their trade shows and try to be a little more proactive in contacting some of these folks. It involves a lot of relationship building, but I think it pays off.”

Addressing “Strategic Planning,” **Mr. Pervier** commented, “We are looking at what the competition is doing to see if we need to be doing some different kinds of things, but we think we have been pretty successful. Over the last five years, we have averaged about 48.6 million dollars of new investment that the Partnership has helped with, and an average of over 500 new jobs each year. This year, with a \$55 million dollar investment in General Tobacco, we have already made the average and I assure you that we are going to keep on working all the way to the end of the year. We have some other projects in the fire, and we are *not* as far along in terms of total of employment.”

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Mr. Pervier added, “There are 200 jobs coming with that project (General Tobacco) eventually, and we have a ways to go to make that average of 500 new jobs this year.”

“I think the Partnership has done a good job in the past with a limited budget. Our budget is \$583,000. Of that, \$100,000 is for our tourism-related work.”

“As you know we have a Board of twenty members, eleven from the private sector and nine from the public sector, and then all the managers are ex-officio non-voting members of the Board, so you have two watchdogs that are with us faithfully. I assure you they have been coming to the meetings and we appreciate the support. I think it’s important.”

Moving to the subject of the Town’s Central Business District plan, **Mr. Pervier** commented, “During my 26 years in Forsyth County, I was able to work with the groups that incorporated Clemmons and Lewisville, Tobaccoville, Bethania, and Walkertown. I came over the other day and read some of your history in your scrapbook, and I imagine the reasons (for incorporation) were about the same—looking to avoid annexation by someone else...and a lot of folks genuinely want to protect the character of their community and feel like they could control their own destiny better if they were incorporated.”

He added, “One of the things that everybody finds, and I think you all have found, too, is that people don’t realize that to keep things the same, sometimes takes *more* government rather than less. It takes more sophisticated subdivision regulations, more sophisticated zoning ordinances to freeze-frame everything than it would if you just laid back and let it go, and a lot of folks are surprised by that. I know your board is aware of that, but citizens sometimes are not.”

“One of the things I think you’re going to find in the future,” said **Mr. Pervier**, “is increasing expectations for municipal-type services. As prosperity inevitably moves north from the Greensboro/Winston-Salem area and works it’s way up the 220 corridor, there is going to be more and more development pressure. And some of these newcomers are going to look for more and more community policing. If you don’t have it, they’re going to want bulky item pickup, and if you don’t have it, they’re going to want leaf pickup two or three times a year, and they are going to want a nuisance ordinance. And folks will start having expectations about parks and recreation.”

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Mr. Pervier mentioned that those smaller towns are also having trouble with Planned Unit Developments, "...where people thought the homeowners association or the developer was going to take care of the common open space...the private streets...the lake...and then something went south and they have turned to the Town government to try to solve the problems."

"I think you have done the right thing about being thoughtful about the Town Center. Having a sense of place, an identity, or place that folks see as the center of town, a public gathering space, pedestrian oriented, is a really good idea."

Mr. Pervier mentioned that the Town of Lewisville received a Parks and Recreation Trust Fund Grant, "to build a central park right across from their town hall."

He concluded, "Your Central Business District will be a great benchmark for decision-making. You know the old saying, 'If you don't know where you're going to go, then any road will do.' I think it is a neat plan and I commend you for it. Again, I apologize, as I don't know what the President of Economic Development Partnership ought to be telling you about your downtown plan, but you might as well have the benefit of my experience in Forsyth County before I forget it."

Mr. Pervier thanked the Town Council for having him and **Mayor Paschal** expressed his appreciation to **Mr. Pervier** for sharing his comments.

Article VII. NEW BUSINESS – Continued

**B. Town of Wentworth Audit Report for Fiscal Year 2006-2007
- Rex Rouse / Rouse, Rouse, Penn & Rouse, LLP**

Mayor Paschal asked **Mr. Rex Rouse** to present the audit report.

Mr. Rouse asked council to refer to the "Opinion on Page 1 of the Financial Statements—the Independent Auditor's Report."

Mr. Rouse reviewed the information and noted, "In our opinion, the financial statements referred to above present fairly in all material respects the financial position and results of operation of the various funds of the Town of Wentworth."

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Moving to the Comparative Balance Sheet on Page 27, **Mr. Rouse** advised that *Cash and Investments* were up from \$1,023,000 to \$1,221,000 and that *Accounts Receivable* remained about the same—up from \$101,000 to \$102,500.

Liabilities totaled \$33,326 this year and last year they were \$3,628.

Total **Fund Balance** was up from \$1,121,000 to \$1,291,000.

Mr. Rouse advised, “The Town is just in a very sound financial position. That’s over three years of expenditures, so the town...is a little bit stronger than it was last year.”

Moving on to the Income Statement, Page 28, **Mr. Rouse** advised that the Revenues from Sales Tax were up from \$475,000 to \$493,000. He added, “You only budgeted \$400,000, so you received \$93,000 more than had been budgeted. The Beer and Wine Tax was about the same and the Franchise Tax was up from \$81,000 last year to almost \$85,000 this year. You only budgeted \$70,000.”

Interest Income was up from \$34,800 to \$54,000 (Town budgeted \$50,000).

Mr. Rouse noted that Total Revenues were \$645,000 this year, compared with \$604,000 last year, “...and you only budgeted \$532,000 so you were \$113,000 over the budget in revenues.”

Regarding “Expenditures,” **Mr. Rouse** pointed out: “Total General Government Expenditures for last year were \$175,000 and the actual expenditures (this year) were \$214,000. The budgeted expenditures for this year were \$240,000 so you were \$26,000 less than budgeted.”

“Salaries were \$2,779 less than budgeted, up from \$67,862 last year to \$73,371 this year.”

Mr. Rouse noted various other budget line items—Advertising, Legal, and Capital outlay.

Moving to Page 29, **Mr. Rouse** noted the \$60,000 spent for Road Paving, as was budgeted; Public Safety expenditures were down from \$92,905 last year to \$75,000 this year. The contract with the County for Sheriff’s protection remained the same as last year, \$63,916.

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Continuing, **Mr. Rouse** noted that Planning and Zoning expenses were less than last year.

He pointed out, “Total Expenditures last year were \$322,000 and this year it was \$375,000. Most of that was in Paving under Transportation, but you are \$170,000 under the budget.”

“You transferred \$100,000 to the **Capital Reserve Fund** for the municipal building, but you still had in the General Fund, \$170,000 Revenues in excess of Expenditures, so you improved your Fund Balance by \$170,000. The **Fund Balance** went up from \$1,120,000 to \$1,290,000.”

Mr. Rouse asked Council to look on Page 31, commenting, “This is the first year that you had established the Capital Reserve Fund. You transferred a hundred thousand at the beginning of the year and you accumulated \$4,358 in interest so you wound up at the end of the year with \$104,358 in the Capital Reserve Fund.”

Mr. Rouse said he did not have anything else to report on the Financial Statements and asked if there were any questions.

There were no questions from Council and **Mr. Rouse** advised, “The Management Letter has been replaced with a statement on auditing standards. This is created from fallout with the Enron problems and we were required to change the wording. In the past I had right much discretion about what I wanted to put in the management letter and now I have certain requirements of things I have to put. I have to disclose any material weaknesses in internal control. The only item I’ve pointed out is the one I’ve been pointing out anyway in the management letter in prior years.”

Mr. Rouse quoted the material regarding the deficiency in internal control:

“Because of the limited number of personnel employed by the Town, it is not practical to have an adequate separation of duties. The same employee makes the deposits, posts cash receipts and disbursements to the general ledger, and reconciles the bank accounts. Although this is a material weakness in internal control, the internal controls for the disbursements are somewhat stronger because of budgetary controls and the independent dual signature check-signing requirement. Also, the Mayor Protem reviews the bank statements and bank reconciliations. The weakness in internal control relative to receipts is greatly mitigated by the fact that nearly all of the receipts of the Town are directly deposited by the NC Department of Revenue.”

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Mr. Rouse commented, “I think that for a town this size, you have about as strong internal controls as you can have. During the end of the audit Brenda (Ward) pointed out that some towns have adopted a policy on internal control. Seeing the quality of work that has been done on the Conflict of Interest Policy, I would like to see her pursue that further and possibly submit a proposal for the Board to consider. I think that would further strengthen the internal controls of the Town.”

Mr. Rouse asked if there were any questions. There were none, and **Mayor Paschal** thanked Mr. Rouse for doing the Town Audit and presenting the report.

Mayor Paschal asked **Mrs. Ward** to work on the Internal Control Policy for the Town and present it at one of the upcoming meetings.

Mayor Paschal noted that **Mayor Pro Tem Conner** needed to leave, “at this time,” and made a motion, “*That we excuse Councilwoman Evelyn Conner for the rest of the meeting.*”

Councilwoman Powell seconded the motion. There was no discussion. All voted in favor and Mrs. Conner was excused.

Article VII. NEW BUSINESS – Continued

C. Consideration of Municipal Ordinance Declaring Speed Limit Modifications and Request for Concurring Ordinance by the NC Department of Transportation

Speed Limit: 45

Route: State Road 2009 / Camp Dan Valley Road

Description: From a point 0.05 mile north of SR 2010 (Talley Road), northward to SR 2203 (Ashley Loop Road) in Wentworth.

Councilman Hendren commented that he thought the current posted speed limit for that area is already 45 miles per hour.

Mayor Paschal said it could be that, “D.O.T. doesn’t have our municipal ordinance on the books.” He asked the Clerk if this was the reason for the request.

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Mrs. Ward explained that this request was on Council's Agenda a couple of months ago and that Council wanted to table it. She continued, "Don't you remember that **Councilman Aswell** requested that we ask NCDOT about *lowering* the speed limit from Wentworth Street just past Talley Road to 35 mph instead of 45 mph. I sent the letter of request and received a reply stating that they would agree to do this; however since the minimum speed limit unless otherwise posted is 35 mph, there may not be a sign there; however, this request is for the 45 mph zone beginning just north of Talley Road and continuing to the end of Camp Dan Valley at Ashley Loop intersection."

Mayor Paschal made a motion, "*That we pass the ordinance declaring the modifications listed as **Speed Limit: 45; Route: State Road 2009 / Camp Dan Valley Road; Description: From a point 0.05 mile north of SR 2010 (Talley Road), northward to SR 2203 (Ashley Loop Road) in Wentworth.***"

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

Article VII. NEW BUSINESS – Continued

D. Consideration of Resolution in Support of Rockingham County Big Sweep Week, September 29 – October 6, 2007

Mayor Paschal read a copy of the Resolution in Support of Rockingham County Big Sweep Week (*copy attached hereto as part of these minutes*).

The **Mayor** then made a motion to "*adopt the resolution.*"

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

E. Consideration of Approval of Staff/Planning Board/Town Council Attendance at the 50th Annual North Carolina Planning Conference in Chapel Hill on September 26-28, 2007.

Mayor Paschal made a motion "*That we approve attendance at the North Carolina Annual Planning Conference for any staff, Planning Board or Town Council members who can attend.*"

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

F. Appointment of Town of Wentworth Representative to the Rockingham County Partnership (Economic Development and Tourism) Board of Directors.

Mayor Paschal referenced the request in Council's packet to, "appoint or reappoint a Public Sector Representative," for the Partnership. He asked the **Town Administrator** if she would like to comment on the request.

Mrs. Ward explained, "In view of the Partnership's reorganization and beginning a new fiscal year, they thought it would be a good idea for each municipality to consider their public sector representative and appoint someone new or reappoint the same individual to serve as our voting member of the Board."

Mayor Paschal made a motion, *"To appoint Mayor Pro Tem Evelyn Conner as our public sector representative on the Partnership Board."*

Councilwoman Powell seconded the motion. There was no discussion. All voted in favor and the motion carried.

G. Consideration of "Private Member" from Western Rockingham to Serve on the Board of Directors

Mayor Paschal asked **Mrs. Ward** if she would like to comment on this request.

Mrs. Ward reminded Council, "Last year, the Town relinquished their right to submit the name of a private sector representative in order to allow Western Rockingham municipalities to select someone from their area."

She explained, "They have more business and industrial interests to consider than we do, and I feel they would appreciate having someone from their area on the board. Of course, they know that at some point in time Wentworth may wish to put forth a name, but I just felt that, for now, we would defer to them to select a private sector representative."

Mayor Paschal made a motion, *"That the town not submit a name and allow Western Rockingham to choose the private sector representative for the Partnership Board."*

Councilwoman Powell seconded the motion. There was no discussion. All voted in favor and the motion carried.

Article VIII. Town Administrator's Report

Mayor Paschal asked the Town Administrator to give Council an update on the Agenda Items listed. **Mrs. Ward** reviewed the following:

(1) Post Office *(See Town Administrator's Memo attached hereto as part of these Minutes.)*

Mayor Paschal, after hearing the update on the Wentworth Post Office, commented, "As far as I'm concerned we already voted to take them to court...and I haven't changed my mind. If they don't provide this information, I think we should..."

Attorney Fred Baggett said his understanding was that Mr. King would investigate the appeals process. He said this has been done and it was determined that there really is no means for appeal. **Mr. Baggett** said he would check with **Mr. King** (Smith Moore, LLP) to see what else could be done to obtain the requested information.

Mayor Paschal asked Mrs. Ward and Mr. Baggett to "stay on them."

(2) Local Update of Census Addresses (LUCA) Training Workshop
(See Town Administrator's Memo attached hereto as part of these Minutes.)

The **Town Council** discussed whether they thought it would be advantageous for the Town to attend the Local Update of Census Addresses (LUCA) Training.

Mayor Paschal made a motion, "To have Brenda or Yvonne attend the training and review the census address list to be sure it is accurate."

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

(3) Board / Committee Appointments *(See Town Administrator's Memo attached hereto as part of these Minutes.)*

Mrs. Ward reminded Council of Planning Board seats that will be vacant at the end of the year (*Note: The Town Administrator stated there would be four (4) vacant seats; since that meeting, however, a review of appointments/terms has determined that only (3) seats will be vacant.*) She noted also, that applications have been received for the Planning Board and for the (Historic Preservation, Recreation, and Appearance) committees established by Council for implementation of the Land Use Plan.

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Mrs. Ward asked Council to pass along the applications she provided them and to encourage citizens to apply. She encouraged them to think of those who could possibly serve in one of the needed capacities and to submit some names at the October meeting, if possible.

She stressed the need to have time to provide a couple of training sessions for new Planning Board members prior to their first meeting in January.

(4) Clearing of Town Property *(See Town Administrator's Memo attached hereto as part of these Minutes.)*

The **Town Administrator** said she has not made much progress on securing quotes for clearing of the Town property, "...because, I'm not really sure how much you want cleared. I would like for someone, or all of you, to go up there and look at it and decide how far back you want it cleared."

Mayor Paschal said, "They probably need an idea of how many acres. That's how they usually figure it...by the acre." He said he and **Councilman Aswell** would, "...get together and figure it out."

(5) Bricolage Arts Festival *(See Town Administrator's Memo attached hereto as part of these Minutes.)*

After reviewing the information concerning the Bricolage Arts Festival, the **Town Administrator** advised that there would be some funds expended for "goody bag items." She said some of the items are already on hand, and some would need to be purchased, using "Other Operating Costs" funds available in the 2007-2008 Budget.

Mrs. Ward encouraged everyone to, "...support the 'Kick-off Gala' for the Bricolage Arts Festival on Friday, October 5th from 5:30 to 9:30 p.m."

Article IX. Public Comments

No one signed the Speaker Register for Public Comments.

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Article X. A N N O U N C E M E N T S

Mayor Paschal made the following announcements:

- ⇒ The next regular meeting of the Town of Wentworth **Planning Board** will be held on **Tuesday, September 18, 2007, at 7:00 p.m.** in the Town Hall Meeting Room at the National Guard Armory.
- ⇒ The **50th Annual North Carolina Planning Conference** will be held in Chapel Hill on **September 26 – 28, 2007.**
- ⇒ The next regular meeting of the **Wentworth Town Council** will be held on **Tuesday, October 2, 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

Councilman Nathan Hendren made a motion, *“The meeting be adjourned.”* **Mayor Paschal** seconded the motion. All voted in favor and the motion carried.

Respectfully Submitted By: _____
Brenda Ward, Town Clerk

Approved By: _____
Dennis Paschal, Mayor