

MINUTES
SNOW HILL BOARD OF COMMISSIONERS SPECIAL MEETING
WEDNESDAY, MARCH 9, 2011
SNOW HILL TOWN HALL
201 NORTH GREENE STREET, SNOW HILL, NORTH CAROLINA 28580

1. **Call to Order** – Mayor ProTem, Bobby Taylor called the meeting to order at 7:01 p.m. The Prayer was offered by Commissioner Scarborough. The Pledge was led by Mayor ProTem, Bobby Taylor.
2. **Roll Call** – The roll was called by Cathy Webb. All members were present except Mayor Liles and Commissioner Whitson. A quorum was declared.
3. **Consider Agenda Approval** – A motion was made by Commissioner Scarborough, seconded by Commissioner Shackelford, and carried unanimously to approve the agenda.
4. **Unfinished Business** -
 - a) **Community Center Operations** – Mayor Pro-Tem Bobby Taylor said that the Town had two options concerning the Community Center-1) The Town take over, or a 2) A simple lease agreement. Mr. Taylor presented an as/is rental/lease proposal for the Community Center. A copy of that proposal is attached as part of the minutes. This type agreement is acceptable thru the grant. It listed what the Town would be responsible for and what the tenant would be responsible for. Mr. Taylor said that this is a simple rental/lease proposal. Attorney Pridgen will do the lease/rental agreement. Commissioner Scarborough commented that she was concerned about inflation and if the Board would have a chance to raise the lease/rent if prices went up. She said that she was in agreement with the rent/lease agreement, but that she wanted to make sure they looked into the future and make sure that obligations would be met. Commissioner O'Brien asked if the rate schedule was set if they would be the rates for the next twenty years. She was questioning if in five years-due to inflation-if the Town could ask for more rent from the tenant. Commissioner Scarborough wanted to make sure there were no discriminatory practices going on and that the Town should have a copy of the policies. Attorney Pridgen said that there could be some provision that speaks to discriminatory practices resulting in a breach, and that the Town should have a copy of the policies. Commissioner Scarborough said that she thought if the Center changed their polices, that they should let the Town know about the changes. Commissioner Scarborough said that she wanted the Center to be used fairly and without discrimination. Commissioner O'Brien asked if a calendar would be provided to the Town. Commissioner Taylor said that the Center, being a tenant, unless there were unfair practices going on, did not have to furnish

the landlord with a copy of the calendar. Commissioner Taylor said that to him that it looked like a win-win situation for both parties. He said that agreed with Commissioner Scarborough-that he just did not want to go into the Community Center Business and that this seemed to be just a simple fix for both parties.

5. Public Comments -

- 1) **Tom O'Brien** – Mr. O'Brien praised the Board for their efforts in coming up with a plan that made sense for all parties involved.
- 2) **Jody Tyson** – Mr. Tyson, along with Ms. Newcomb, who has done extensive research on this project, stated that he has looked at many documents on this and believes that many documents are missing. He supports the idea of the lease and said the Board had brought many good ideas to the table. He said that, along with Commissioner Scarborough, Commissioner O'Brien, and Tom O'Brien that he supports the idea of some language where the rent should not remain the same for twenty years-things do go up. He said that he hoped the Board would terminate the contract immediately.
- 3) **Carolyn Newcomb** – She said that it sounds like the Board is going down the right road and that she hoped they could come to an agreement.

6. Action Items:

- a) **Consider Action Regarding Current Operating Agreement** – A motion was made by Commissioner Scarborough, seconded by Commissioner O'Brien, and carried unanimously to terminate the operating agreement with Greene County Improvement Association.
- b) **Consider action Regarding Proposed Operations-** Attorney Pridgen said there did not have to vote on this issue. The item was tabled.

7. Commissioner Comments - NONE

8. **Adjourn** – A motion was made by Commissioner Scarborough, seconded by Commissioner Shackelford, and carried unanimously to adjourn. The meeting adjourned at 7:35 p.m.

Mayor

Clerk