

## Town Council Meeting Minutes

Feb. 13, 2024

Public Hearing – MRDC

Attendees: Mayor Yeager, Comm. Bush, Comm. Carver, Jeannette DeLude

Public Attendees: Ben Van Ness– Rauch Engineering, Mike Davidson, Wilbur and Sherry Levengood

The meeting was called to order at 6pm.

The minutes from the previous meeting were approved as submitted.

The Treasurer's report was approved as submitted.

Rauch Engineering – See attached – questions from Rauch re the project

### Town Hall

1. Port a potty required due to Town Hall hours
2. Wood nailers embedded in wall – Ben said can include as needed in project. Council agreed to do it. Couldn't get to roof so will be some unknown alternate in project
3. Seal existing brick? – Lacquer / poly urethane which sprays on after work is done. Council said yes (also alternate)
4. Trim to match existing profile – match as close as possible. No need to match exactly. Can have contractor look at it when they get on the job. Windows to be replaced. Seal up wood covered area with brick.

### Train Station

1. Road access – Possibly entrance from Railroad Ave. north side
2. Parking capacity will be determined at a later date
3. Bathroom inside train station with no lockout
4. Historical – Information from MHT will be sent to Rauch
5. Exterior Paint & Sealers – Colors the same
6. Door Type – composite looking like wood. Definitely keyed not a code pad. Original look desired but more sustainable. Highest priority durability and security. Key lock
7. Decking – ask MHT
8. Ask MHT re wainscot and trim re-use
9. Roof venting – Rauch will send us a couple of ideas
10. Crown molding in interior? Check old pictures to see what was in place
11. Flooring type – Tongue and groove throughout, LVT in bathroom
12. Signage – ADA signs will be in place. Historic looking sign for park name

13. Exterior utilities – All lighting, outlets, hose bibs – need well no town water, outside hydrant to pavilion, insulation depends on requirements from MHT, stairs on both entrances.
14. Security cameras – yes
15. Blacktop parking lot with designate

Mike Davidson – Perry corner rentals. Mr. Davidson said he has had lots of requests from people who couldn't afford houses. Asked about building tiny homes 24x14 on lots behind current houses. He feels he can meet the setbacks. Discussed parking with current tenants. Ms DeLude said need to check on size of house limitations and also connecting to sewer. Ms DeLude will research it and get the answers.

Ms. Deb asked if he had plans to fix up the rentals he has. He said his tenants are hard on the property so it's hard to put money in it. She asked if he considered evicting them and getting new tenants. He said he's not sure he could do it.

Sherry Levengood – Blessing of the planters update

Placed ad in Caroline Review Feb and March. Asked if Jamie could get a food truck. Ms. DeLude will see what we can get for a food truck. Ordered tote bags 1<sup>st</sup> Annual Blessing of the planters with date. Will ask Walmart if they will ask for help with seed packets. \$100 gift card and \$100 for poster supplies. Winner will be used for next years advertising. Car seat installation – ask Police Dept., Easter bunny and carrot dig, Father Reynolds will be there. Ask Pastor Doug about others. Blessing at 12noon. Will have display at Farm banquet which is being held in Goldsboro this year. Will need tents, tables and chairs from town. Sherry presented invoice from Review Publications for ad, Ms. DeLude will pay. She will give invoice for all the totes etc at end of event.

Open Public hearing MRDC agreement

No public comments

Discussed agreement and the need for MRDC.

Public Hearing closed.

MOU and Resolution signed

Public Works – Met with Rauch to let them in the train station. Moved items at park/cleaned up. Took stuff to auction that we are getting rid of. Restacked cones in back of building. Installed door alarms. Continues to check port a potty to be sure its being cleaned.

Old Business - School house – July 1 deadline ok.

New Business – Reviewed grant agreement – approved for acceptance by all

Council comments –

Jamie – Looked into ways to make the town money with money currently have. Spoke to Queenstown bank and Summit bank about CD's. Jamie reviewed the cd terms from each bank. Also discussed high

interest checking account based on Tbill through Summit bank. CD's locked in will be penalized for removing. Can borrow against CD. Checking account can use money as wish. Mayor suggested we do a 50k CD. Checking account can't go lower than 50K so the remainder in the TBill checking account. Mayor asked Ms DeLude to look into it and call Summit to make transfers if it sounds ok. 9 month Cd do two 25K CDs – rest in TBill checking Motion to have Ms DeLude to look at it and if all ok then go ahead with 2-25K cds and the rest in tbill checking

Ms. Deb – Chamber of commerce membership

Asked where original location of train station was. She seen some cement spots that would be where it was. Jaime said it may be , the old pictures there was a lot going on in that area – milk plant etc and so he felt the train station may have been some where else. See if can find out where it originally set.

Do we want to take down town sign , its in bad shape. All agreed it should be removed. Mayor can remove it.

Sheriffs report – reviewed and approved

Tm – approved

Adjourned 818pm