

**CITY OF LAURINBURG
COUNCIL MEETING
SEPTEMBER 24, 2010
ROOM 130, DIANE F. HONEYCUTT CENTER
600 MCLEAN ST
LAURINBURG, NC
3:00 P.M.**

Minutes

The City Council of the City of Laurinburg reconvened its meeting of September 21, 2010 which was recessed to this date and time, September 24, 2010, at 3:00 p.m., at the Diane F. Honeycutt Center on 600 McLean Street, Laurinburg, North Carolina, with the Honorable Matthew Block, Mayor, presiding. The following Councilmembers were present: Curtis B. Leak, Thomas W. Parker III, and Herbert M. Rainer, Jr. Councilmember Kenton Spencer arrived at 3:38 p.m. Councilmember Joy Ellison arrived at 3:57 p.m.

Also present were: Edward F. Burchins, City Manager, and Dolores A. Hammond, City Clerk.

Mayor Block called the meeting to order at 3:15 p.m.

RESOLUTION NO. R-2010-18 WHICH AMENDS THE CITY OF LAURINBURG'S PERSONNEL POLICY (RESOLUTION NO. R-1996-19) TO INCLUDE SECTION 13.1 VOLUNTARY SHARED LEAVE POLICY

Mr. Bob Bell presented the amendment to the City of Laurinburg's Personnel Policy by explaining that at Council's meeting held on Tuesday, September 21, 2010 he and the Assistant City Attorney were instructed to collaborate on the proposed policy. He stated that he and the Assistant City Attorney had collaborated and decided that the proposed amendment addressed Council's issues regarding amount of leave that can be donated and length of time in a specific period.

Following discussion, Councilmember Leak motioned to approve Resolution No. R-2010-18 which amends the City of Laurinburg's Personnel Policy to include Section 13.1 Voluntary Shared Leave Policy. Councilmember Parker seconded the motion and it passed by the following vote:

Ayes: Leak, Parker, Rainer

Nays: None

(Resolution No. R-2010-18 on file in the City Clerk's office)

GREENFIELD AND ASSOCIATES

The City Manager introduced Ms. Robin Spinks, Greenfield and Associates, which has completed a study on Industrial Park Site Selection. He explained that Electricities of North Carolina paid for this study for the City of Laurinburg.

Ms. Spinks presented a PowerPoint presentation regarding project goals, site selection, industrial site evaluation and criteria used. She presented the pros and cons of the following five (5) sites for a possible industrial park:

1. City-owned site where the wastewater treatment plant is located.
2. Lawrence site on US 15-401 Bypass.
3. Gibson-Herlocker site on the southeast quadrant of US 74 Bypass and US 501 Bypass.
4. Jones property on the west side of Johns Road.
5. Pate site on US 401 Bypass North across from Nature's Earth.

Ms. Spinks then described the methodology for ranking the properties based on the criteria chosen, and she presented the ranking of the sites based on the criteria and weighting of the criteria.

1. The City-owned site ranked at the top but because of potential environmental risks, was eliminated for

consideration.

2. The Gibson site ranked second but was eliminated from consideration because the property was best suited for commercial or residential.
3. The Pate site ranked third but was eliminated from consideration because it is small and adjacent to residential and a shopping center.
4. The Lawrence site ranked fourth.
5. The Jones site ranked fifth and was not considered any further.

Ms. Spinks then discussed the next steps the City should take in developing an industrial park. They are as follows:

1. Get option or agreement with landowner that they will negotiate with the City for a long-term agreement.
2. Perform due diligence. Check for environmental issues. Do preliminary cost estimates on what it would cost to get water and utilities to the site. Then decide if you want to move forward.
3. Work on master plan for the property.
4. Detailed engineering
5. Construction. Don't construct all of the industrial park at one time.

Upon question by Councilmember Parker, Ms. Spinks explained why an industry would want to locate within the city limits.

A discussion ensued concerning site selection criteria for industry and the market outlook for manufacturing which led to a discussion on economic development throughout the world.

Upon question by Councilmember Ellison, Ms. Spinks stated that a municipality's role in economic development is to be prepared, to install utilities and to choose the properties to be developed.

Upon question by Councilmember Parker, Ms. Spinks explained that there will not be many manufacturing possibilities associated with BRAC because the Force Command is engaged in logistics.

A discussion ensued concerning having prospective property appraised.

A short recess was held at 4:58 p.m.

The meeting reconvened at 5:15 p.m.

A lengthy discussion ensued concerning the methodology for determining the topic and/or topics of the remainder of the retreat and that the City's approach to economic development encompasses the other topics listed, except employee succession planning. The City Manager explained that he would like to discuss employee succession planning on Saturday so that Bob Bell, Director of Human Resources and Risk Management, could be present.

A brief discussion ensued regarding a letter received from J. D. Willis, Chairman of the Scotland County Economic Development Commission, about continued support for the Commission.

A lengthy discussion ensued concerning the Scotland County Economic Development Commission (SCEDC). Mayor Block stated that he wanted to find out if Councilmembers felt that the money the City was providing to SCEDC was well spent. He explained that he felt that it was not money well spent because he did not see it benefiting the City of Laurinburg.

Councilmember Ellison stated that if the City is going to focus on itself, then the City should explore hiring a public relations-community development/ revitalization/downtown person to promote the City of Laurinburg.

Councilmember Leak explained that in 2011 his term will expire on the SCEDC and that at that time someone else could fill that position. Councilmember Parker also stated that he would step down if someone else would like to serve.

Following further discussion regarding Economic Development and participation in the SCEDC, Councilmember

Spencer motioned to continue to support the goals and strategies of the SCEDC and so forth. Councilmember Leak seconded the motion and it was approved by the following vote:

Ayes: Spencer, Leak, Rainer, Parker, Ellison

Nays: None

Councilmember Rainer asked fellow Councilmembers if they felt an industrial park is necessary in the City.

Councilmember Parker stated that one proposed is a valuable tool to begin studying and get appraisals in order to determine if it is economically efficient. He explained that he would be in favor of taking the first initial steps to begin due diligence of the study of a City industrial park.

Councilmember Rainer motioned to take initial steps in formulating an industrial park in the city limits of Laurinburg. Councilmember Parker seconded the motion and it carried by the following vote:

Ayes: Parker, Ellison, Spencer, Leak, Rainer

Nays: None

The City Manager stated that he would include Greg Icard, the Scotland County Economic Development Director, throughout the process of formulating an industrial park inside the city limits.

Upon question by Councilmember Rainer, the City Manager stated that this process will take additional funds but that there is money that could be found in the budget instead of coming back to Council to request funds from other sources. He stated that he will research this avenue and bring it back to Council for discussion.

A discussion ensued about continuing the partnership with the Laurinburg Downtown Revitalization Corporation.

Councilmember Rainer moved to continue funding the Laurinburg Downtown Revitalization Corporation. Councilmember Parker seconded the motion and it carried by the following vote:

Ayes: Parker, Ellison, Spencer, Leak, Rainer

Nays: None

Another discussion was held regarding the funding of the Laurinburg/Scotland County Area Chamber of Commerce.

Councilmember Parker motioned to continue funding the Laurinburg/Scotland County Area Chamber of Commerce.

Councilmember Spencer stated that the entities that the City funds should give a quarterly report at a regularly scheduled Council meeting.

Councilmember Spencer seconded the motion to continue funding the Laurinburg/Scotland County Area Chamber of Commerce and it carried by the following vote:

Ayes: Rainer, Leak, Spencer, Ellison, Parker

Nays: None

RECESS

Motion was made by Councilmember Rainer, seconded by Councilmember Spencer and unanimously carried to recess the meeting to Saturday, September 25, 2010 at 12 Noon to be held at Room 130, Richmond Community College, 600 McLean St., Laurinburg, NC.

The meeting recessed at 6:10 p.m.

Matthew Block, Mayor Dolores A. Hammond, City Clerk