

**YANCEYVILLE TOWN COUNCIL
RECESS MEETING MINUTES
Tuesday, February 8th, 2022, at 7:00 PM**

The Recess Meeting of the Town Council was held remotely in the Yanceyville Museum of Art at the Yanceyville Municipal Services Building and due to COVID-19 the meeting was also conducted electronically through WebEx on Tuesday, February 8th, 2022, at 7:00 pm.

Council Members present in person: Mayor- Alvin Foster

Council Members present electronically: Mayor Pro Tem- Odessa Gwynn and Keith Tatum

Council Members absent: Brian Massey and Margie Badgett-Lampkin

Staff present in person: Town Manager/ Clerk- Kamara Barnett and Town Attorney- Lee Farmer

Call to Order: Mayor Alvin Foster called the Town Council Recess Meeting to order at 7:00 on Tuesday February 8th, 2022.

Mayor Foster asked Town Attorney Farmer to give an update on the Verizon Project and the Airport Property project. Town Attorney Farmer updated Town Council on the Verizon Project which will be located at the Water Tower property. At this time all of the legal documents have been recorded. He indicated that Alley Williams Carmen and King Engineering Firm are working on the survey of the new property that the Town obtained from Mr. and Mrs. McGuire, which should be finished by the end of the week. As soon as the survey is complete, we can forward the survey to Jim Wall, Verizon representative so that he can complete the preparation of the proposed lease.

Town Attorney Farmer updated Town Council on the Airport Property. He indicated that several weeks ago the Caswell Mennonite Church made a proposal to the Town to sell their property which is adjacent to the airport that property consisting of approximately a little less than 13 acres. It includes two residential structures and a minimum of two building lots located on a US Hwy 158, West. Town Attorney Farmer mentioned that the Caswell Mennonite Church made two proposals to the Town.

Proposal One: Caswell Mennonite Church offered to sell the property for the proposed Helipad site for \$25,000 which is a little less than two acres.

Proposal Two: Caswell Mennonite Church offered to sell all their remaining property, including the two residences and the building lots for a total of \$250,000.

Mayor Foster asked Town Attorney Farmer to share the response he received from the Gregory Family on consideration of waiving a restriction of the deed. Town Attorney Farmer indicated at the previous Town Council meeting Councilman Massey requested that the Town reach out to the Gregory Family regarding the Blackwell Property. Town Attorney Farmer indicated that the

Gregory Family donated the Airport Property to the Town and a tract of land that included the R. R. Blackwell residence.

Town Attorney Farmer explained that the Gregory family included the restrictions in the Deed. The Town could not sell the property to any other party until on, or after the 31st day of December 2024. He noted that he contact a representative of the Gregory family and they are willing to waive the requirement. Their wishes are that they property be developed and use for the best interest of Town residents and citizens of Yanceyville, but if Town Council determines in the future that they need to sell or convey the property they are willing to waive the requirement.

Town Attorney Farmer indicated that he had spoken with Daniel Rawlins, attorney representing the Caswell Mennonite Church regarding the offers, and he requested that the Town respond by tomorrow, Wednesday February 9th, 2022. Town Attorney Farmer indicated that he had talked with the NC DOT Aviation Division in Raleigh and Parrish & Parrish Engineering Firm in Greensboro and both agencies think the Town should buy the whole track, because of the future expansion of the airport. It will give us a footprint that will be a good footprint for a small Municipal airport that could support the Town and County for the next 50 years. The decision before Town Council tonight is whether to accept and which proposal would Town Council like to accept. Attorney Farmer noted that he would try to answer any questions.

Attorney also mentioned that if the Town makes the request to waive the requirements of the deed, then we will need to prepare a waiver for Gregory Family's attorney. As Town Council remembers, if we do sell the Blackwell Property that money would have to go into a perpetual fund for the maintenance of the Town Airport. Town Attorney Farmer ask did anyone have any questions.

Mayor Foster thanked Town Attorney Farmer for reaching out to the Gregory Family regarding the Blackwell Property. Mayor Foster indicated that he thinks the airport property will be important for this area. Mayor Foster indicated that the Town's General Fund (fund balance) at this time is \$1, 677,000 which is 128% of the fund balance, which we are required to have 8% by state requirements. He noted that even if we pay the entire \$250,000 out of the General Fund Balance that leaves us at \$1,427,000, which is 112% of fund balance which still leaves us in excellent shape for a small Town. Mayor Foster indicated that we offer two things tonight, we offer the Church tax value \$238,000, and if they don't accept, then the Town accepts, proposal two: \$250,000 for the purchase of the entire track of land

Mayor Foster asked for questions. Mayor Pro Tem Gwynn agreed to offer tax value to the Caswell Mennonite Church, and if they do not accept then accept the \$250,000 proposal as it would be a great opportunity for the Town and Caswell County.

Councilman Tatum asked would the two acres be use for the prosed helipad site? Mayor Foster replied yes. Councilman Tatum indicated that the Church offered to sell that property for the proposed Helipad site for \$25,000 dollars. Councilman Tatum indicated that he would like to like to accept Proposal One. He asked could we use Cares Act Funding for the Helipad project. Town Manager Barnett indicated that the Cares Act Funding was restrictive, but the Town does have

American Rescue Plan funding that would allow for projects such as the helipad. Councilman Tatum asked has that money been appropriated for anything at this point. Town Manager Barnett indicated that she would like for Town Council to create a priority list during the upcoming budget process to determined how the ARP funding appropriated.

Mayor Foster made a motion to offer the Caswell Mennonite Church tax value of \$238,000 and if they don't accept that offer to accept proposal one to purchase the property which is adjacent to the airport that property which consist of approximately a little than 13 acres for \$250, 000 and once the property is purchased take immediate steps in marketing/selling the two structing and building lots. Mayor Pro Tem Gwynn seconded the motion that passed with a 2-1 vote. Councilman Tatum vote no.

Item 12: Adjournment

Mayor Foster asked Town Council for a motion to adjourn. After no further discussion, Councilman Tatum made a motion to adjourn. Mayor Pro Tem Gwynn seconded the motion that passed with a unanimous vote. Meeting ended at 7:20pm

Kamara Barnett, Town Clerk prepared the above minutes. They represent a brief description of those matters that were addressed at this meeting.

Respectively Submitted:

Alvin Foster, Mayor

Kamara Barnett, Town Clerk