

Bermuda Run Town Council

AGENDA MEETING MINUTES

Tuesday, January 26, 2016
9:00 a.m. – Town Hall

Council Members Present: Mayor Kenneth Rethmeier, Ken Bateman; Shirley Cagle; Ed Coley John Guglielmi and Jerry West

Council Members Absent: None

Also Present: Lee Rollins, Town Manager; Brian Williams, Town Attorney; Janet Smith, Planning Board Chair; Erin Burris, Town Planner

1. Call to Order

Mayor Ken Rethmeier called the meeting to order.

2. Adoption of the Agenda

Council Member John Guglielmi made a motion to amend the proposed agenda to add Item 5.C. Sales Tax Allocation Discussion. Council Member Jerry West seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

3. Approval of the November 24, 2015 Agenda Meeting Minutes

Council Member Shirley Cagle made a motion to approve the minutes from the November 24, 2015 Agenda Meeting. Council Member Ken Bateman seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

4. Citizen's Comments – None wished to speak.

5. Items for Consideration

A. Presentation of 2014-2015 Town Audit

Tony Brewer, with Eddie Carrick, CPA, provided an overview of the 2014-2015 Town Audit and answered questions from Council Members.

B. Memorandum of Understanding: Davie County and Town of Bermuda Run

The Davie County Commissioners presented the Bermuda Run Town Council with a proposed Memorandum of Understanding regarding mutual participation in the Eastern Davie Sewer Project.

Council Member John Guglielmi made a motion to approve the Memorandum of Understanding as presented. Council Member Jerry West seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

C. Town Center Market Analysis RFP Overview and Recommendations

Lee Rollins presented in the Council agenda packet, submittals of three firms: Kimley Horne, Rose Associates and Retail Strategies; who responded to the Request for Proposals for a Town Center Market Analysis. Lee Rollins recommended approval of Rose Associates with a fee estimate of \$20,500 plus \$1,250 for expenses. After considerable discussion from Council Members regarding the current state of sewer allocation authority by the Davie County Commissioners, the Council chose to not take action on the recommendation for a market analysis at this time.

D. Sales Tax Allocation Discussion

Lee Rollins, Mayor Rethmeier and Council Member Jerry West provided an update to the Town Council on the meeting held with Davie County Manager Mike Ruffin, Commissioner Chair, Terry Renegar, and Commissioner John Ferguson. Davie County representatives were briefed on the significant financial impact a change in the method of distributing sales tax monies would have on the Town's ability to fund capital projects as proposed within the Comprehensive Plan. There were no specific financial reasons the County provided the Town for the reasons to make the change in allocation. Mayor Rethmeier suggested that he and two Council Members be prepared to speak at the February 1, 2016 County Commissioners meeting. Council Members Shirley Cagle and Ed Coley volunteered to speak.

6. Council/Mayor Comments

John Guglielmi – No comments.

Ed Coley – No comments.

Jerry West – No comments.

Ken Bateman – No comments.

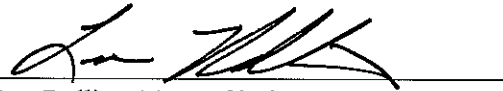
Shirley Cagle – No comments.

Mayor Rethmeier – Thanked the Council Members for their input this morning and looks forward to the Planning Session.

8. Adjourn

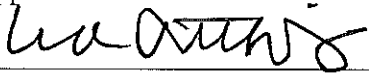
With no further business, Council Member John Guglielmi made a motion to adjourn the Agenda Meeting and move into the annual Planning Session. The motion was seconded by Council Member Ed Coley. The motion was approved by a vote of five (5) in favor and none opposed.

Respectfully submitted,



Lee Rollins, Town Clerk

Approved:



Kenneth Rethmeier, DrPH – Mayor

Bermuda Run Town Council
PLANNING SESSION
Tuesday, January 26, 2016

Council Members Present: Mayor Kenneth Rethmeier; Ken Bateman; Shirley Cagle; Ed Coley; John Guglielmi and Jerry West

Council Members Absent: None

Also Present: Lee Rollins, Town Manager; Brian Williams, Town Attorney; Janet Smith, Planning Board Chair; Erin Burris, Zoning Administrator

Presentation – Davie Medical Center, Chad Brown

Davie Medical Center President, Chad Brown, provided the Town Council with an update on the continued progress of the Medical Center and the timeline for the completion of the 50 bed tower that has just started construction.

Discussion of “Pay-Go” Versus Long-Term Financed Capital Projects

Lee Rollins informed the Council that historically, the threshold for the ability to pay up front for a capital project has been \$150,000. He recommended the Council begin to think through the process of where that threshold may want to be in light of the potential lost revenue of \$273,000 in sales tax revenue.

Review of Town “Identity & Character” Goals

Town Council Members discussed under 2-5 year goals, continued issues relating to Bermuda Run, 27006, versus Advance. One suggestion was to consider a type of “tax credit” if a business committed to Bermuda Run, versus Advance. There was also a suggestion for more banners representing “Bermuda Run”. Other issues brought up were getting the speed limit lowered on US 158 and NC 801 within the town limits, and concerns of “dark spaces” within town retail areas.

Review of Town “Infrastructure” Goals

The Council discussed focusing more clearly on sidewalk priorities for the upcoming budget year. Lee Rollins asked John Guglielmi and Shirley Cagle to meet with him to begin the process.

Jerry West and Ken Bateman have been asked to review and advise Lee on suggested 158/801 improvements and consideration for two additional entrances into Kinderton Commercial.

Organizational Proposals: Term Limits and Codifying Planning Board Recommendation Process

Mayor Rethmeier brought before the Town Council a suggested methodology the Planning Board could use to facilitate efficient and effective processing of recommendations for action to the Town Council. After discussion of the rationale behind the recommendation, *Council Member Jerry West made a motion to implement the revised Planning Board process as presented. Council Member Shirley Cagle seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.*

Discussion also ensued regarding the benefits and challenges associated with term limits for the Mayor and Town Council positions. It was agreed further discussion would take place at the March, 2016 Agenda Meeting.

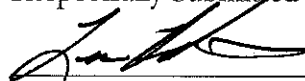
Due to time constraints, the Town Council closed their planning session.

Approved:



Kenneth A. Rethmeier, DrPH – Mayor

Respectfully Submitted



Lee Rollins – Town Clerk