

**TOWN OF WENTWORTH  
MINUTES  
OF  
THE TOWN COUNCIL MEETING  
WENTWORTH, NORTH CAROLINA  
June 4, 2013  
7:00 p.m.**

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The regular monthly meeting of the Wentworth Town Council was held on Tuesday, June 4, 2013, at the Wentworth Town Hall at 7:00 p.m.

**Council Members Present:** Mayor Dennis Paschal, Mayor Pro Tem Evelyn Conner, Robert Aswell, Iris Powell

**Council Members Absent:** Dennis Paschal, III

A quorum was present.

**Staff Present:** Brenda Ward, Town Administrator/Clerk,  
George Murphy, Town Administrator  
Yvonne Russell, Finance Officer/ Deputy Clerk

**Others Present:** Pat Kane, Attorney - Smith Moore Leatherwood  
Jesse Day, Rockingham County Pathways  
Kim Proctor, Director – The MARC  
Jeff Johnson, Architect – AWCK  
Guilio Dattero, Project SAFE Rockingham Co.

**Article I. Call to Order**

Mayor Paschal called the meeting to order.

**Article II. Invocation**

Councilwoman Iris Powell gave the invocation.

**Article III. Requests and Petitions of Citizens**

**Mayor Paschal** made a motion *to add Lee Templeton as a speaker under New Business, Item E. Consideration of Adoption of Rockingham County Pathways Plan, and to add Cindy Shannon to Article VII., Public Comments.*

**Mayor Pro Evelyn Tem Conner** seconded the motion. All voted in favor and the motion carried.

**Article IV. Approval of Minutes for the regular Town Council Meeting on May 7, 2013**

**Councilman Robert Aswell** made a motion, *“The minutes stand as written”*.

**Councilwoman Powell** seconded the motion. All voted in favor and the motion carried.

**Article V. Public Hearing**

**A. Submission of Budget Ordinance for Fiscal Year 2013-2014**

**Mayor Paschal** called the hearing to order.

**Mayor Paschal** asked if there were any questions about the FY 2013-2014 Budget. There were none.

**Mayor Paschal** made a motion, *“To adopt the Budget Ordinance for fiscal year 2013-2014”*.

**Mayor Pro Tem Conner** seconded the motion. All voted in favor and the motion carried.

**Mayor Paschal** made a motion, *“To move out of the public hearing and into the regular session”*.

**Councilman Aswell** seconded the motion. All voted in favor and the motion carried.

**Article VI. New Business**

**A. Approval of Budget Amendment No. 3 for FY 2012-2013**

**Yvonne Russell, Finance Officer** read a memo explaining the budget amendment. (Note: A copy of the memo is herein incorporated and made a part of these minutes.)

**TOWN OF WENTWORTH  
WENTWORTH, NORTH CAROLINA  
BUDGET AMENDMENT NO. 3  
FISCAL YEAR JULY 1, 2012 – JUNE 30, 2013**

**6/4/13**

**MEMORANDUM**

**To: Mayor and Town Council**  
**From: Yvonne Russell, Budget-Finance Officer**  
**Date: May 29, 2013**  
**RE: Budget Amendment No. 3**

The third Budget Amendment for the year will reflect the adjustment of General Fund Revenues to more accurately reflect the actual amounts we have received and expect to receive for the fiscal year 2012-2013. It will also reflect the transfer of funds between General Fund Expenditure accounts.

The attached Budget Amendment will show an *increase* in Sales and Use Tax from \$460,000 to \$465,000. The amendment will also show a *decrease* in Alcoholic Beverage Tax from \$13,000 to \$11,311 and a *decrease* in Fund Balance Appropriated from \$127,000 to \$123,689.

**TOTAL REVENUES – \$717,960.00 – Remains unchanged.**

The attached Budget Amendment will show the following transfer of funds within General Fund Expenditures:

- \$30,000 *from* Miscellaneous Other Operating Costs *to* Capital Outlay: Debt Service
  - \$ 9,300 *from* Travel *to* Capital Outlay: Debt Service
- These transfers will insure that sufficient funds are available to make an extra payment on the Town Hall construction loan before June 30, 2013.
- \$ 3,000 *from* Professional Services: Architectural Engineering *to* Capital Outlay: Property Acquisition/ Improvement

This transfer will insure that sufficient funds are available for any architectural costs the Town may incur before June 30, 2013 for future improvements to property located at 200 County Home Rd.

- \$ 5,076 from Miscellaneous Other Operating Costs to Personnel Costs: Gross Salaries  
This transfer will insure that sufficient funds are available for salaries for the Town's three employees from May 16, 2013 through June 30, 2013.

- \$ 3,864 from Public Health & Safety: Miscellaneous to Cultural & Recreational: Special Events  
This transfer will insure that sufficient funds are available to cover costs incurred before June 30, 2013 for the Old Fashioned 4<sup>th</sup> of July Celebration.

**Total EXPENDITURES — \$717,960.00 — Remains unchanged.**

Recommended by:

\_\_\_\_\_  
Brenda Ward, Town Administrator/ Clerk

\_\_\_\_\_  
Yvonne Russell, Budget-Finance Officer

Attachment: Details of Budget Amendment No. 3, FY 2012-2013

**Mrs. Russell** said she would be glad to answer any questions the Council might have at this time. There were none.

**Mayor Paschal** made a motion, *"To approve the budget amendment"*.

**Mayor Pro Tem Conner** seconded the motion. All voted in favor and the motion carried.

**Article VI. New Business continued...**

**B. Consideration of Funding Request from "Project SAFE Rockingham County" (\$500.00)**  
**- Guilio Dattero**

**Mr. Guilio Dattero** addressed Council and thanked them for the opportunity to speak about Project SAFE Rockingham County. He explained that the program deals with gun violence in the area and all six law enforcement agencies in Rockingham County work closely together with the District Attorney, Community Corrections and various community volunteers to achieve the level of anti-violence they now have.

**Mr. Dattero** reviewed a document highlighting Project SAFE Rockingham County's accomplishments and future goals. (Note: A copy of the document is herein incorporated and made a part of these minutes.)

### **Project SAFE Rockingham County (PSRC): Accomplishments and New Goals**

Project SAFE Rockingham County (PSRC), an anti-gun violence coalition, is a comprehensive program that seeks to reduce gang-related and chronic offender violent crime and illegal gun possession. In the summer of 2011, under the leadership of District Attorney Philip Berger, the six law enforcement departments in the county, Community Corrections, and community leaders established this strategy in a continuing effort of focused deterrence. The departments have been facilitated in this project by a Law Enforcement Liaison (LEL), a part-time position which has been funded for the last two years by the Governor's Crime Commission.

One of the primary objectives of PSRC, one of ten Project SAFE Neighborhoods sites in the federal middle district, is to identify violent offenders and present them with an ultimatum to stop gun and other violent crime. Led by local and area criminal justice executives, these warnings take place in a structured law enforcement setting called a notification, or call-in. Since program inception, PSRC has conducted four call-ins, the first being held in November 2011. In that meeting, 16 active gang offenders, representing 6 of the most prolific gangs in the county, were called in and warned about gun violence. Furthermore, they were ordered to deliver the warning to their respective gangs so, in essence, about 180 gang members were warned in a very cost-effective, efficient manner. Since the meeting, statistical results, discussed later in this report, have been somewhat remarkable considering that gangs were responsible for about one-half of all violent crime in the period prior to formation of PSRC.

Last year, two call-ins were conducted, those for chronic offenders (criminals who tend to act alone). To date, all total, only 2 offenders out of nearly 200 warned have committed another firearms-related crime after receiving the PSRC warning.

In addition to call-ins and 24/7 monitoring of the warned offenders, PSRC has also implemented gun screening meetings under the leadership of the District Attorney and through the coordination efforts of the LEL. Now, every felony gun case is carefully reviewed by the District Attorney and Assistant US Attorney, along with input and participation by detective representatives from each department. Since inception of the meetings, officers around the county have become more efficient in case preparation and submission and, consequently, the crimes have been more efficiently prosecuted in court. After 7 gun screenings, federal authorities have adopted at least 10 local cases, with others likely, for enhanced punishment against some of the most violent offenders in the county. Additionally, and just as importantly, the District Attorney has noticed a significant improvement in the quality of investigations and reports.

Approaching its two-year mark, Project SAFE Rockingham County has been instrumental in reducing violent crime. From 2010 to 2011, for example, violent crime declined 31% around the county. During this period, municipalities experienced decreases of anywhere from 6 to 54%, with one recording an 80% drop. Gang-related crime, recently the scourge of the county, has dropped dramatically according to police managers and detectives. The fiscal benefit to departments in the form of man-hours saved in major crime investigations would most certainly be in the tens of thousands of dollars, not to mention far more saved on incarcerations and other criminal justice costs on county and state levels.

PSRC is facilitated by a Law Enforcement Liaison (LEL), who coordinates many of these activities and conducts a variety of meetings. The high-profile, or signature, meeting for which the LEL is responsible is the notification, or call-in, mentioned earlier. After the call-in, the offenders are monitored daily for compliance, but they are also assisted and encouraged by community partners who offer them a wide array of social and educational services to turn from their criminal lifestyles.

The LEL works closely with community services volunteers to assist offenders in attaining this goal. This is, in part, achieved by regular meetings with the PSRC Advisory Board, half of which consists of community activists, political leaders and volunteers. Working with Project Re-entry, the LEL has assisted notified offenders in securing community college scholarships, obtained access to clothing for another, and aided several others with applications for employment.

An aggressive media campaign has been an important educational and outreach component of PSRC. The District Attorney, Police Chiefs and Sheriff, along with other Advisory Board members, have appeared on local and area television programs and conducted radio shows, sharing the mission of PSRC and informing the public of its accomplishments. In addition to coordinating many of these events, the LEL has presented church and civic programs around the county, and has also published a number of articles in area newspapers.

Plans are underway to expand PSRC into other important areas, most notably intervention and prevention efforts with at-risk juveniles. To this end, the LEL oversaw the creation of a form to be implemented in all departments for officers to submit to Rockingham County Youth Services for evaluation and services. Also, the LEL is conducting research into the plausibility of juvenile call-ins, meetings similar to the adult version. Under the guidance of the District Attorney, PSRC hopes to implement these meetings as early as Fall 2013.

In its two years of operation, Project SAFE Rockingham County has brought about positive changes to the criminal landscape. With the assistance of the Law Enforcement Liaison, the six departments have combined personnel and other resources to reduce violent crime. PSRC has utilized call-ins and gun screenings, implemented juvenile delinquency prevention measures, and presented an ambitious media education campaign to bring about its desired results. The primary objective of the District Attorney, Sheriff and Police Chiefs to reduce violent crime has been and continues to be realized.

#### **Project SAFE Rockingham County: Summary of Accomplishments**

- \* Project SAFE Rockingham County (PSRC) has conducted 4 call-ins involving nearly 200 violent offenders. To date, only 2 felons have re-offended with a firearms-related offense.**
- \* Gang-related violent crime has dropped significantly since inception of PSRC.**
- \* Under the leadership of District Attorney Philip Berger, gun screenings, a program of PSRC, have led to more aggressive federal adoption of serious felony firearms cases.**

\* From 2010 to 2011, violent crime in Rockingham County dropped 31% (Note: With this crime reduction, law enforcement departments have saved many man-hours on major case investigations and on incarcerations and other criminal justice costs. The savings on the local, county and state levels would be in the tens of thousands of dollars).

\* In PSRC, the violent offenders who have received the ultimatum at the call-ins are monitored 24/7 by the departments in the county. This was not the practice prior to PSRC. Additionally, these notified offenders are some of the most violent offenders under the supervision of the local Probation and Parole office (Level I offenders).

\* Some violent offenders are being assisted by the many volunteers in PSRC. Some have received college tuition scholarships, others clothing and job search assistance.

\* PSRC is now working with local and area churches to develop ways to help offenders change from their criminal lifestyles.

\* PSRC is working with the six law enforcement departments and Rockingham County Youth Services to better and more efficiently identify at-risk youths and get them services assistance.

\*Under the direction of District Attorney Philip Berger, PSRC is researching the feasibility of juvenile call-ins for Rockingham County.

After reviewing highlights of this document, **Mr. Dattero** said, “We respectfully request Wentworth Town Council’s consideration to join with the other cities, and the county, in support of our program for next year”.

**Councilman Aswell** asked if all of the other municipalities in the county are helping with the program.

**Mr. Dattero** answered, “Yes, sir. To my knowledge, each locale has submitted in their budgets an amount based on sales tax ratios.”

**Mayor Paschal** thanked Mr. Dattero for providing Council information about the program.

**Mayor Paschal** asked Mrs. Russell if there is a sufficient amount of funds in Public Health & Safety for the funding request.

**Mrs. Russell** confirmed there are sufficient funds under Public Health & Safety Miscellaneous in the current fiscal year (2012-2013) budget for the request.

**Mayor Paschal** made a motion, “*We approve the request for Project SAFE Rockingham County in the amount of \$500*”.

**Mayor Pro Tem Conner** seconded the motion. All voted in favor and the motion carried.

## **Article VI. New Business continued...**

### **C. Consideration of Contract for 2012-2013 Fiscal Year Audit of Town of Wentworth Accounts - Rouse, Rouse, Penn & Rouse, LLP**

**Mayor Paschal** announced the submission of a contract from the accounting firm Rouse, Rouse, Penn & Rouse to perform the Town’s audit for fiscal year 2012 – 2013. He noted the contract includes a 5% increase over last year’s fee.

**Mayor Paschal** asked Mrs. Russell if she had any remarks regarding the contract or the performance of Rouse, Rouse, Penn & Rouse.

**Mrs. Russell** expressed her opinion that the firm has always done an excellent job for the Town.

**Mayor Paschal** made a motion, “*To approve the contract for 2012-2013 fiscal year with Rouse, Rouse, Penn & Rouse, LLP*”.

**Councilman Aswell** seconded the motion. All voted in favor and the motion carried.

**Article VI. New Business continued...**

**D. Review of Formalized Cash Management Policy: Section 1-B (9) – Review of Authorized Check Signers**

**Mayor Paschal** explained that Brenda Ward will be retiring soon and that Council needs to remove her name from the list of authorized check signers and add George T. Murphy, Sr.

**Mayor Paschal** said, *“I would like to make a motion to that effect”*.

**Mayor Pro Tem Conner** seconded the motion. All voted in favor and the motion carried.

**E. Consideration of Adoption of Rockingham County Pathways Plan - Jesse Day, Piedmont Triad Regional Council**

**Jesse Day** thanked Council for their consideration of the Rockingham County Pathways Plan. He noted that he placed a map of the plan at each of the council members’ seat. (Note: A copy of the map is herein incorporated and made a part these minutes as Figure 18.)

**Mr. Day** highlighted several goals of the Pathways Plan’s:

- To link places safely with off road trails
- To improve health and increase the variety of opportunities residents have for physical activity
- Expand recreation opportunities and improve access for activities for all age groups
- Protect open space streams and rivers while allowing people to experience and appreciate open space
- Support economic development by offering local destinations, attracting people to area recreational opportunities and luring industry with high quality of life for their employees

**Mr. Day** gave the following reasons for investing in trails:

- 33% of Rockingham County adults are obese, which is higher than the state average
- 82% of folks want to go walking when they want to recreate
- \$1.00 of investment in open space and trails can yield about \$6.00 in public benefits
- Trails are the number one community amenity sought by prospective home owners

**Mr. Day** said the Rockingham County Pathways Plan is intended to guide the County, for the next 20 years, in developing a trail system. He listed a few of the policies in the plan.

- Identify logical routes
- Identify programs that can support trail development, ie: public access easements, dedication of trail with subdivisions
- Encourage public access and develop a trail system on new utility lines
- Insure that when roadways are improved that paved shoulders are included for bicyclist and potential walkers

**Mr. Day** mentioned two of the pilot trail plans that have been built in Wentworth, the 5 miles of hiking trail at Rockingham Community College and the Rockingham County Animal Shelter trail which connects to the Governmental Center. He said there is a conceptual plan to connect that developing trail system to the Chinqua Penn trail.

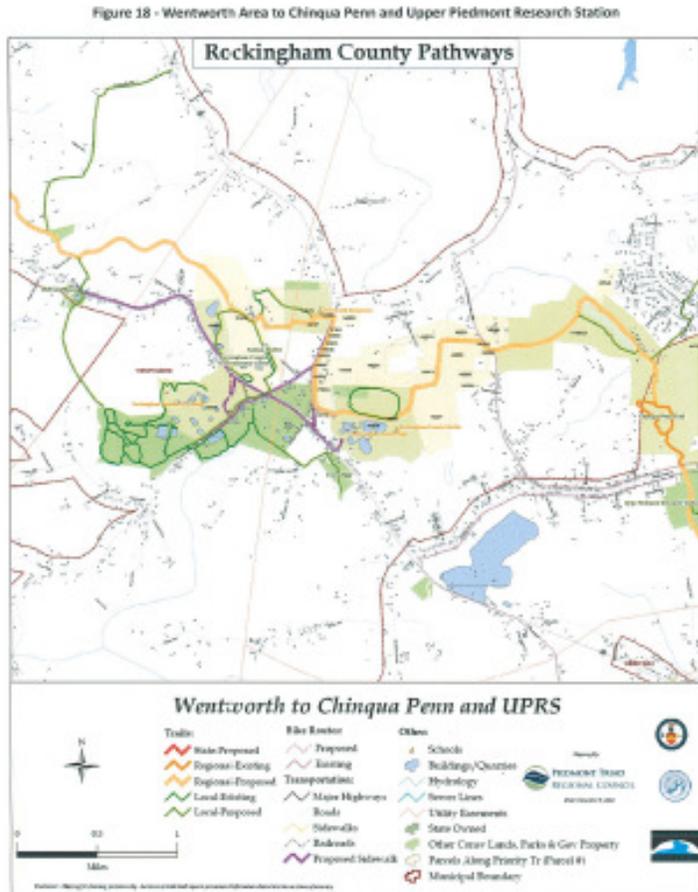
**Mr. Day** asked for the Council's support of the plan by resolution.

**Mayor Paschal** asked if there were any questions for Mr. Day. There were none.

**Mayor Paschal** made a motion, *"To adopt the Resolution in Support of the Pathways Trail Plan for Rockingham County Communities"*.

**Mayor Pro Tem Conner** seconded the motion. All voted in favor and the motion carried.

Figure 18



**Trail Overview:** The Rockingham Community College has nearly 5 miles of hiking trails. In addition, DRBA secured grant funding from REI to construct a 1/4 mile trail linking the Rockingham County Animal Shelter with the Governmental Center. Proposed sidewalks and trail will connect the Chinqua Penn Trail to Wentworth's institutional campuses, schools and Town Hall.

**Chinqua Penn Trail to Schools**

Proposed Trail Length: 3.7 miles (Elementary School)

Proposed Trail Surface: Crushed Stone/Sidewalk Proposed Use: Multi-Use

**Animal Shelter Trail to UMAR at the Roc**

Proposed Trail Length: 0.75 miles

Proposed Trail Surface: Natural

Proposed Use: Hiking

**Governmental Center to Rockingham Community College**

Proposed Trail Length: 0.5 miles

Proposed Trail Surface: Natural/Paved

Proposed Use: Hiking



Chinqua Penn Trail Walkers



RCC Hiking Trail Entrance Near Baseball Fields



Potential Trail Connection to County Home Road from the Government Center and Animal Shelter Trail

**Mayor Paschal** invited **Lee Templeton** to speak regarding the Pathways Trail Plan for Rockingham County. He apologized for not inviting her to speak before the Council voted.

**Ms. Templeton** said, “As a Wentworth citizen I am encouraged and excited by the proposed increase in the number of trails in the county. I am glad you guys voted to support it. As the relatively new Chair of the Chinqua Penn Trail, I invite and encourage the Council and the citizens to walk the Chinqua Penn Trail and the other existing trails in the county for all the varied reasons that we have. I think the more trails that people have the more walking they will do and as Jesse pointed out and the newspapers pointed out Rockingham county needs to walk. So, if we provide them opportunities and places to walk hopefully people will get the hint.”

**Mayor Paschal** thanked Ms. Templeton for her comments.

#### **Article VI. New Business continued...**

**F. Update on the Old Fashioned 4<sup>th</sup> of July Celebration – A Joint Project of the Museum & Archives of Rockingham County (MARC), Rockingham Community College (RCC), and the Town of Wentworth.**

- **Kim Proctor, Director of The MARC**

**Ms. Proctor** addressed Council. She asked if she could give other updates in addition to the 4<sup>th</sup> of July Celebration. The Council consented.

**Ms. Proctor** began by giving the following update on the accomplishments of the Wentworth Historic Preservation Committee:

- They have mapped cemeteries in Wentworth that have not been recorded on the state map
- They have a final version of the cemeteries map and it is being submitted to UNC at Chapel Hill.
- They have entered into a partnership with the Rockingham County Public Library and RCC for work on the NC Digital Heritage Center Project with a goal to bring Rockingham County into the digital era and to be part of the UNC Chapel Hill website digitalnc.org which is used by scholars and visitors.

**Ms. Proctor** informed Council that Rockingham County now has a page on that website. She explained how to navigate to Rockingham County’s page. “Go to digitalnc.org, and on the counties tab click Rockingham County”.

**Ms. Proctor** continued, “There will be a geo map on this website of Wentworth. Wentworth is leading this out. When you scroll over the map and you hit a point with the cemetery, out will come a picture of the cemetery to identify on the edges and a tombstone of someone in the family who is represented there...the number of graves, the names associated with them, the years that they were used, are all part of the data that will be made available there. This helps those folks find a grave, and individuals who come and visit us and the RCC Historical Collection will be able to have access and a clearer understanding. Folks will come and visit if they can find their ancestors. We have so many people that come through doing that kind of research, and Bob Carter is forever carrying them out to one of the cemeteries. By allowing the Committee to do its work you’ve done a great thing for the state and beyond. I appreciate your support of this.”

**Ms. Proctor** said the next project for the Committee is to produce a map of Wentworth which, in addition to area cemeteries, would include the Town Hall, the MARC, the Justice Center, and any historical homes in the area. She said the Committee will ask area businesses to help support the funding of this project through advertising.

**Ms. Proctor** requested to come to the August council meeting and report on the cost of this project. She said that the Committee would be requesting some funds from the Town. She estimates the cost of printing the map of Wentworth at approximately \$2,000 to \$3,000.

**Ms. Proctor** said the Committee will also start work on identifying historical structures in Wentworth. She explained that this is a county-wide project, and Madison and Mayodan have already submitted lists of historical structures. She has asked every municipality in the county to provide fifteen images and information relative to historic structures in their area to be included on the digitization site. She said, “The Wentworth Historic Preservation Committee has found...well, I had to cut them off at twenty!”

Moving on, **Ms. Proctor** reported that the planning phase of the Old Fashioned 4<sup>th</sup> of July Celebration is going well. She informed Council that participant applications are available and both a call for vendors and a call for home-made ice cream makers has gone out. She thanked Council for their support and the Town staff for their “amazing” help. She also said that call for volunteers will be sent out.

In conclusion, **Ms. Proctor** mentioned the sidewalk project near the MARC. She said the NC Department of Transportation (NCDOT) is moving forward on this project. She reported that a survey team has been in the area working on the sidewalk project, and that NCDOT has hired New South Associates to perform a historical survey of the area.

## **Article VII. PUBLIC COMMENTS**

**Mayor Paschal** asked **Cindy Shannon** to address Council.

**Ms. Shannon** said that she preferred to speak during the Post Office Work Session.

## **Article VIII. ANNOUNCEMENTS**

**Mayor Paschal** made the following announcements:

- The next scheduled meeting of the Wentworth Planning Board is Tuesday, June 18, 2013, at 7:00 p.m. in the Town Hall Council Chambers.
- Everyone is invited to attend a reception on Thursday, June 27<sup>th</sup>, 4:00 p.m. – 6:00 p.m. here at the Town Hall, celebrating the retirement of Brenda Ward, Wentworth Town Administrator & Town Clerk.
- The next regular meeting of the Wentworth Town Council will be held in the Town Hall Council Chambers on Tuesday, July 2, 2013 at 7:00 pm.
- Everyone is invited to the 2<sup>nd</sup> Annual Old Fashioned 4<sup>th</sup> of July Celebration on Thursday, July 4, 2013 at Rockingham Community College from 2:00 pm – 6:00 pm.
- The Candidate Filing Period for 2013 Municipal Elections begins July 5, 2013 at noon and ends on July 19, 2013 at noon.
- After the announcements, there will be a brief recess and Council will reconvene in the conference room for a Post Office Work Session. This is part of our open meeting, and anyone is welcome to join us.

## **Article IX. FIVE MINUTE RECESS**

**Mayor Paschal** made a motion, “*We take a five minute recess*”.

**Mayor Pro Tem Conner** seconded the motion. All voted in favor and the meeting was recessed.

## **Article VI. New Business – Continued...**

### **G. Post Office Work Session**

**Mayor Paschal** made a motion, “That we reconvene the meeting”.

**Mayor Pro Tem Conner** seconded the motion. All voted in favor and the meeting reconvened.

**Mayor Paschal** asked **Jeff Johnson** to address the ECS Carolinas, LLP report the Town received today regarding lead-based paint and asbestos testing at the Community Building on County Home Road.

**Mr. Johnson** informed Council that ECS tested for lead-based paint and other hazardous materials and they found asbestos containing materials in the following areas:

- 12"x12" Green Floor Tile and Mastic in the kitchen area
- Joint Compound in the kitchen ceilings, office walls/ceilings, stairwell and basement
- 2'x2' Fissure/ Pinhole Ceiling Tile in the rear offices on the mail level

**Mr. Johnson** explained that the asbestos found is not friable (able to be pulverized or reduced to a powder by hand pressure when dry), and is not an issue unless you are going to do some demolition. He added that the items they found asbestos in are easy to remove except the drywall joint compound. He said the drywall would have to be removed and disposed of in a hazardous landfill.

**Mayor Paschal** asked Mr. Johnson for a cost estimate.

**Mr. Johnson** "guessed" between \$8,000 and \$12,000. He said, "I want to emphasize that I am guessing".

**Mayor Paschal** asked the other Council members if they had any questions for Mr. Johnson.

**Councilman Aswell** asked, "How much drywall is in there?"

**Mr. Johnson** replied, "The ceiling in the kitchen, and then there is drywall in the stairwell going down to the basement...and I think that is most of it. I think the other ceilings are...acoustic tile and some of those are hazardous materials as well."

**Councilwoman Powell** said, "All of those steps going down to the basement have to be replaced..."

**Mr. Johnson** said, "If you use the downstairs the only access to it, since you are a municipality, is going to have to be from the lower level. You drive down and you park down there. Otherwise, you will have to put in an elevator."

**Councilwoman Powell** said, "They will have to have somewhere to bring a mail truck in to get that mail and sort it."

**Mr. Johnson** replied, “There is space. We would have to put in a loading dock. We talked to the people from the Post Office about possibilities of how they could pull the trucks in and around and back them in to a loading dock. They’ve got, probably, a much more difficult problem where they are right now, as far as loading and unloading.”

**Mr. Johnson** said the Community Building property on County Home Road is a fairly large site and working out the traffic should not be a major issue.

**Mayor Paschal** explained, “Where we looked at, Iris, is on the end of the building toward Banks Fox’s house. You have a set of concrete steps there. It’s almost laid out for a loading dock right there where they could back up to it.” He added, “It is laid out pretty good; the folks from the Post Office seemed to like it”.

**Councilwoman Powell** asked, “Didn’t they give you a blueprint telling you what they wanted?”

**Mr. Johnson** answered, “They have guide drawings but those are generally for all new buildings. What that does do is tell you...this is what we need in it, it doesn’t have to be configured in this way but this is what services we have to be able to offer and this is what we’ve got to have.” He explained, “When you’re working with an already set space like we’ve got down there (Community Building), you have to take their information and use it more as a program and then develop a design based on the square footage...”

**Wentworth Post Master, Judy Wall** asked if the front yard space would accommodate seven parking spaces.

**Mr. Johnson** said he hasn’t looked at the parking issue yet and a survey has not been done, but he thinks there will be sufficient space in the front area or on the left side of the building. He said he doesn’t think parking is going to be an issue.

**Councilman Aswell** asked, “So it’s going to cost about as much to redo the Community Building as it would be to build a new one?”

**Mr. Johnson** answered, “Yes, I think it will”.

**Councilman Aswell** addressed Mayor Paschal and said, “I’d like to see us purchase that piece of land beside the Community Building and put a Post Office on it and keep the Community Building for the community itself.”

**Mayor Paschal** replied, “You could add that on the agenda and look at it, but right now I don’t see...” He asked Mrs. Russell, “How much money have we got to deal with in the fund balance?”

**Mrs. Russell** said she estimates the Town may have approximately \$630,000 in fund balance at June 30, 2013.

**Mayor Paschal** asked how much fund balance will be available to use.

**Mrs. Russell** answered, “We can’t use half of it because then we would be below our group average...because if we build, you have to include that in the budget for next year. Those expenditures will go up by what the cost to build would be...and then we would have taken out a large amount of our fund balance and increased our expenditures so much that it would really put it low.” (Note: Mrs. Russell is referring to the group weighted average of the ratio of fund balance to expenditures that municipalities are recommended to maintain by the Local Government Commission.)

**Mayor Paschal** asked what the renovation estimate was without the asbestos removal.

**Mrs. Russell** answered, “The renovation, without including the basement, is \$211,600”.

**Postmaster Judy Wall** said, “The Post Office wouldn’t really need the basement though. You could just seal that off couldn’t you?”

**Mayor Paschal** advised that some work will need to be done to the basement to secure the floor area where the Post Office will be located.

**Mr. Johnson** noted the floor areas of the Post Office lobby and storage area will need to be reinforced.

**Mayor Paschal** asked Councilman Aswell, “So what you’re saying is buy more land even though we’ve got land over here and land over there, you want to buy land down there next to it?” He continued, “I just don’t see how we have got the money to do that and build a Post Office.” (Note: Mayor Paschal is referring to Town owned property on Peach Tree Road.)

Referring to land adjacent to the Community Building, **Councilman Aswell** said, “That is the ideal spot for the Post Office...I don’t think the Community Building is a good spot”.

**Mayor Paschal** replied, “You are only going to use a part of it (Community Building) ...700 or 800 square feet...”

**Mr. Johnson** said, “I think around 800 or 850 square feet is all they say the need. I think they say 700 but because of the shape of this, I would estimate more like 850 at this point.”

**Mayor Paschal** asked, “850 square feet...and that will be on that one end of the building?”

**Mr. Johnson** replied, “Right”.

**Mayor Paschal** continued, “You’re only using a small area of the Community Building, and then you’ve got that income from the Post Office that goes into helping you renovate the Community Building over a period of years. You are actually recouping some of the money that you’re spending, by using that particular building and renting it out.”

**Councilwoman Powell** asked, “Are you talking about the space that they need now to operate the Post Office or are you including space in case they give us a rural route?”

**Mayor Paschal** replied, “The space is there for what they need now...and then you’ve got the rest of the building that you can move into. If you build a building for the 800 square feet, it’s going to cost as much as doing this down here (renovation) and then you have to turn around and spend a lot of money to add on.”

**Councilman Aswell** said, “I think if we’re going to build a new building, don’t stop at the 850 (square feet), go ahead build 1,500 to 2,000 square feet and use it to lease offices.”

**Mayor Paschal** replied, “They said they do not want to pay the utilities on anything any bigger...if we’re not going to build it down there, we’ve got a lot over here we’ve already cut out for a Post Office.”

**Councilman Aswell** said, “We all know that is not an ideal spot for a Post Office on account of the traffic problem.”

**Mayor Paschal** responded, “Well, it depends...there’s a time of day when you can get caught up here just like you can down there.”

**Councilman Aswell** said, “But you do have a stoplight down there”.

**Mayor Paschal** said, “You do but if you’re trying to get in and out down there at 5:00pm or at 8:00am, that’s just as bad of a spot as anywhere else.”

**Councilman Aswell** countered, “Here you haven’t got a stop light where you can come out to.”

**Mayor Paschal** said, “Your right, you can go to the light down there...but with all the land we’ve got...I just...the Board can vote on it if they want to, but if they do I think we should put it off until the July meeting, if we’re going to look at options of purchasing land we don’t have.”

**Councilwoman Powell** asked, “What land are you talking about?”

**Councilman Aswell** answered, “Land between the Community Building and Cherokee Camp Road.”

**Mayor Paschal** added, “That field on the left in front of Banks Fox’s house, when you turn down Cherokee Camp Road.”

**Councilwoman Powell** replied, “Well that’s no better.”

**Mr. Johnson** said, “The biggest advantage to that is the close proximity to the Governmental Center.”

**Councilman Aswell** said, “Something else we haven’t thought about on the Community Building...that septic tank has been in there for 50 or 60 years and it’s never been used regularly, and if you start to use it regularly then you’re looking at redoing it. I’d say run a sewer line on down and tie into the County.”

**Mayor Paschal** said, “We could run a sewer line down there, but still you’d have to do that either way. Right now it is operational though. We’ll have to check it out and make sure it is working okay.”

**Mayor Paschal** said, “If that is something that Council wants to entertain; if they want to buy another piece of property to put the Post Office on then they’re welcome to do that, but at this point in time we’re talking about whether to put it here (near Town Hall) or over there (Community Building). If they want to look at contacting the people down there...I guarantee that land is going to cost a pretty penny on top of what we’ve already got to pay.”

**Councilman Aswell** said, “Well I think we need to look at options anyway and see what the property would cost.”

**Councilwoman Powell** said, “I think we ought to go ahead like its set up, to get the Post Office, because this is the closest we have ever come to getting a Post Office in 50 years.”

**Brenda Ward** asked Mr. Johnson to repeat the cost to renovate the Community Building.

**Mr. Johnson** said it would be in the range of \$200,000 to \$225,000. He said the basement would be approximately another \$100,000 depending on what you want to put in the basement. He added, "If you don't want to do anything with it (basement) at this point...I don't know if the Town needs storage or anything but there is easy access to get down there for storage."

**Mrs. Ward** asked, "How much to build it new at 750 or 850 (square feet)?"

**Mr. Johnson** answered, "About the same".

**Mrs. Ward** asked, "Now that \$211,600 was just for the 850 square feet, not the rest of the Community Building?"

**Mayor Paschal** said, "Some of that will be for work downstairs that you will have to do to the floor for support".

**Mr. Johnson** added, "And some exteriors things...the roof, windows, and doing something to the exterior because I don't think you will want concrete block."

**Mr. Johnson** continued, "We're assuming that there is no rotten wood in that roof structure, but you don't know...you don't know if it's been leaking."

**Mayor Paschal** said, "We could demolish that building cheaper than we could buy that land over there and just put a new Post Office on it. If we didn't want to renovate the building, we could tear it down cheaper than we could spend \$100,000 or close to it for land over there next door and put a new Post Office on it, but then you've still spent that extra money, whatever it is, over what we're spending now..."

**Mayor Paschal** asked Mr. Johnson, "What would we be looking at to demolish that building...somewhere in the \$75,000 range?"

**Mr. Johnson** answered, "First you would have to remove the asbestos...maybe \$50,000".

**Mayor Paschal** said, "I guarantee you we could get that building tore down cheaper than we could buy the land over there next to it...if we don't go the direction of refurbishing the building. But, in the end you would have an area for the Post Office and an area for community groups that are looking for space like the Ruritan Club and Boy Scouts, and we would have a basement that we could work on at some point in time. Until that point in time, the basement is pretty sound."

**Mr. Johnson** said, “I didn’t see any leakage or any problems with it. It seems to be dry. There was some paint that had chipped off of the below grade wall which probably means there has been some moisture in the wall at one time or another.”

**Councilwoman Powell** said that in years past, the Post Office did not want to share space with other tenants. She asked Mayor Paschal if the Post Office has changed that rule.

**Mayor Paschal** answered, “They didn’t care as long as they have that solid wall protecting them and the protection from underneath. All they ask is for another service; they don’t want to split a water bill or a power bill with somebody else. They want separate utilities. Other than that they were fine. She said this building will work just fine.” (Note: Mayor Paschal is referring to Marla Larsen-Williams, Real Estate Specialist/Facilities Implementation Team A for the United States Postal Service.)

**Mayor Paschal** asked Mrs. Russell, “So basically if we’re looking at the \$211,600 plus the asbestos removal...we might as well say \$230,000 ...what are we looking at there as far as fund balance?”

**Mrs. Russell** answered, “We could take that out of fund balance and have \$400,000 left. That may be a little under our group weighted average but it is not that much, and they (LGC) would understand that would be for just one year and that we would be building that back up and it wouldn’t take long.”

**Brenda Ward** said, “I do think that is a better location, over there where the Community Building is”.

**Mayor Pro Tem Conner** said she heard several people comment after the last Council meeting that they thought the Community Building would be a good location for the Post Office.

**George Murphy** said, “It’s not on the busy thoroughfares of NC 65 or 87. It does get a lot of the traffic from the Community College, but it is still not like either one of the highways. You’ve got one stop light and you’ve also got the back way into the Governmental Center.”

**Mayor Paschal** asked Rockingham County Planner, Lucas Carter if there would be any problem with adding another driveway cut near Cherokee Camp Road.

**Mr. Carter** said that NCDOT would have to answer that. He explained that anytime a driveway is cut, you must first obtain a driveway permit from NCDOT.

**Mr. Carter** added that he believes it makes more sense to use an existing building for a small space such as 850 square feet as opposed to building new.

**Mayor Paschal** asked if anyone had any further questions. Someone mentioned that Cindy Shannon had signed the speaker register.

**Mayor Paschal** asked Cindy Shannon if she would like to speak at this time.

**Ms. Shannon** replied, "You've answered all of my questions. I thought you were seriously considering a Post Office on Peach Tree Road and I was opposed to that because when I try to get out of here just from a meeting it's like taking your life in your own hands."

**Mayor Paschal** said, "We did seriously consider it. At one point in time that was all the property we had. It was part of the conceptual phase of planning the Town Hall site."

**Ms. Shannon** said she believes the Community Building location is better.

**Mayor Paschal** asked if there were any other questions. There were none.

**Mayor Paschal** made a motion, "*That we renovate the Community Building to the tune of approximately \$230,000 starting with the removal of the asbestos, and go ahead and get started on this as soon as possible before the Post Office decides they don't want a Post Office anymore*".

**Councilwoman Powell** seconded the motion. Mayor Paschal, Mayor Pro Tem Conner, and Councilwoman Powell voted in favor. Councilman Aswell was opposed. The motion carried.

**Lucas Carter** said he would like to take some time to look over the Wentworth Zoning Ordinance to determine if the Town will need to acquire any type of permit to allow multiple uses in one structure.

**Article X. A D J O U R N**

**Mayor Paschal** made a motion, "*We adjourn*".

**Mayor Pro Tem Conner** seconded the motion. All voted in favor and the meeting adjourned.

**Respectfully Submitted by:** \_\_\_\_\_  
**Yvonne Russell, Deputy Clerk**

**Approved by:** \_\_\_\_\_  
**Robert Dennis Paschal, Jr., Mayor**