

December 6, 2012  
Public Hearings

Public hearings began at 6:05 p.m.

Present: Bill Muse, Mayor; Steve Cox, Sue Inman, Gladys LeFevre, Tom Jerome;  
Council Members; Judi Davis, Clerk; Mark McIff, Attorney.  
Public present: Alan Scott, Mark Thomas.

Springhill Farms Subdivision Partial Vacation

Alan Scott reported that they have negotiated a road maintenance agreement with Rachel Thatcher and it is in final form. Also in final form is her acknowledgment of a road easement. They are working on a final memorandum that will cover a payment of \$2,000 that she will pay toward repairs on the road. They are still debating payment for work done on Arrowhead Drive. Mark stated that he had sent letters to both attorneys saying we will make a decision tonight with or without consent. Then there were negotiations. He and both attorneys visited on the phone yesterday. He has emailed copies of both the Scotts' and Peebles' signed consents, and Judi has the original of Rachel's, so their negotiations with each other don't matter to us since the consent is signed.

If we decide that partial vacation is in the best interest of the Town, we can approve it subject to receipt of the original consent forms so they can be recorded. We will not sign the mylar copies of the plats until we have the original consents. We will return the consents to Rachel's attorney so he can record them. The other issue we need to resolve is the bonds. Our ordinance says that, if there are infrastructure improvements that need to be provided, we require a bond or irrevocable letter of credit from Rachel's bank to ensure that they will be installed.

We can wait until January or February when we will have the original consents and the bond for the cost of buying and installing the fire hydrants to approve the application. We need to establish the cost of the bond, and it needs to be issued in favor of the Town. Alan wants the record to show that he is not now nor has he ever requested a postponement of the Council's decision.

Closed at 6:40.

Changes to Section 1018 (signs) of the Zoning Ordinance

The Planning Commission recommended two minor changes to the Zoning Ordinance. There were no public comments. The public hearing was closed at 6:45.

Open 2012-13 Budget to Appropriate Excess Fund Balance

We have money in our General Fund balance in excess of what is allowed. The excess has to either be budgeted into this year's budget or put into a capital improvements budget. Items on the proposed allocations were discussed.

The railings on the playground equipment are in but are not painted. There should be stairs going up to the structure on the north side instead of the tricky bars. We need to do as much as we need to do on the tract park to get the patent. (Ashley Coombs and Peg Smith came.) Tom suggested improving the alcove on the north side of the building by putting in a simple zen garden. Bill suggested putting three blue spruce in front of the building. (Stephanie Touati came.) Tom doesn't want them right in front of the building. (Mike Nelson and Bess Bennett came.) The question was asked if there is a dwarf kind that won't grow too tall. We will get more information and discuss it later. Dennis bid \$10/chair to refinish the 60 chairs that need to be refurbished.

There were no public comments, and the hearing was closed at 7:25.