

AGENDA
Stoneville Town Council Meeting & Public Hearing
June 6, 2016
7:00 PM

Call to Order-Mayor Craddock
Pledge of Allegiance
Invocation
Approval of Minutes from Last Meetings
Approval of Agenda

New Business:

1. **Public Hearing – Annexation Request from Church Street Mobile Home Park – Jared White**
2. **Proclamation – World Elder Abuse Day – June 15, 2016 – Ken Gamble**
3. **Police Department Budget Amendment – Joanna Dalton**
4. **Fire Department Budget Amendment 1 – Joanna Dalton**
5. **Fire Department Budget Amendment 2 – Joanna Dalton**
6. **Request from American Tower to Extend Tower Lease – Ken Gamble**

Public Comments:

Old Business:

- 1.

Town Manager Report:

1. **Matthews Street Project Update**
2. **I-73 Update**
3. **Annual DENR Inspection – June 7, 2016**
4. **Cruise In – Friday June 17th 5p-8p**
5. **Public Budget Meeting – Monday June 20th 6:00 p.m.**

Executive Session Into:

Executive Session Out Of:

Adjourn/Recess:

Stoneville Town Council
Regular Meeting Minutes
May 10, 2016
7:00 PM

Present: Present were Mayor Ricky Craddock, Mayor Pro-Tem Chuck Hundley, Councilwoman Lorj Armstrong, Councilmen Bill Farris, Henry Thornton, and Jerry Smith.

Also, present were Town Manager Kenneth Gamble, Human Resource/Finance Officer Joanna Dalton, Town Clerk Sherri Darnell, Police Chief Frank Moore, Police Administrative Assistant Perry Webster, Officers Brandon Rivera, Josh Cayton, Matt Turman, Lee Edwards, Fire Chief Tim Brown, Public Works Director Mark Malloy and Town Attorney Travis Martin.

Welcome: Mayor Ricky Craddock welcomed the assembly. After the Pledge of Allegiance and Invocation, Mayor Craddock called the meeting to order.

Minutes: Mayor Ricky Craddock asked if there were any corrections to the minutes from the last meeting. With no corrections, Mayor Craddock asked for a motion to approve the minutes. Councilman Farris made the motion to approve the minutes. Councilman Thornton seconded the motion. Motion carried.

Agenda: Mayor Ricky Craddock asked if there were any adjustments to the originally submitted Agenda. With no adjustments, Mayor Craddock asked for a motion to approve the Agenda. Mayor Pro-tem Hundley made the motion to approve the Agenda. Councilman Smith seconded the motion. Motion carried.

New Business:

Police Dept: Chief Moore announced to Council that Officer Brandon Rivera has now been promoted to Captain. The Captain handles all administrative and reporting duties for the Chief and serves as Chief when Moore is unavailable.

NCDOT Sidewalk Renovation: Mr. Jason Julian and Mr. Chris Smitherman from the NC Department of Transportation presented the final plans for the sidewalk improvements at the intersection of Henry Street and Main Street. Copy incorporated into the minutes.

Rock. Co Crime- Stoppers: Ms. Anne Wade of Rockingham County Crime Stoppers approached Council requesting funding of \$500.00 to aid in keeping this program operational. Ms. Wade stated that they are requesting funding from each of the municipalities in the county. Ms. Wade also stated that with crime on the rise in Rockingham County, these funds are needed in order to pay for creditable tips that lead to arrests. Copy incorporated into the minutes.

Bark for Life: Ms. Chrissy Griffin would again like to hold the bark for life event this year on September 10th at the Stoneville Memorial Park at no charge. Ms. Griffin stated that they were able to raise \$900.00 last year. The Council by consensus agreed to allow this event again this year. Flyer incorporated into the minutes.

Asset & Inventory Grant Resolutions: Town Manager Gamble stated that this grant was discussed at our last meeting with the total amount of the grant being \$170,000.00, with matching funds of \$17,000.00 of which \$9,000.00 would come out of sewer and \$8,000.00 come out of water. These grants will not only allow us to identify problems but will give us the most up to date maps of our water/sewer system. Mayor Craddock then asked for a motion for the resolution for the sewer system grant. Councilman Smith made the motion to adopt this resolution. Councilman Thornton seconded the motion. Motion carried.

Mayor Craddock then asked for a motion for the resolution for the water system grant. Mayor Pro-tem Hundley made the motion to adopt this resolution. Councilman Thornton seconded the motion. Motion carried. Copies incorporated into the minutes.

Budget Amendment: Finance Officer Dalton asked Council to approve a budget amendment for the Fire Department in order to accept and pay for radios with grant monies that were obtained by Police Administrative Assistant Webster who has done an exceptional job obtaining grants for us. Councilman Farris made the motion to approve the budget amendment. Councilman Thornton seconded the motion. Motion carried. Copy incorporated into the minutes.

Proclamation National Police Week: Town Manager Gamble relinquished the floor to Chief Moore in order to address this proclamation. Chief Moore stated that he is proud of his officers and the outstanding work that they provide to our Town, especially since they are all lone rangers. Town Manager Gamble then read the Proclamation. Mayor Craddock then asked for a motion to adopt this proclamation. Councilman Smith made the motion to adopt this proclamation. Councilman Thornton seconded. Motion carried. Copy incorporated into the minutes.

Proclamation Public Works Week: Town Manager Gamble stated that it is also important to recognize our Public Works employees, without their dedication and hard work society would crumble. Mayor Craddock read the proclamation and then asked for a motion. Mayor Pro-tem Hundley made the motion to adopt this resolution. Councilman Farris seconded the motion. Motion carried. Copy incorporated into the minutes.

Change of June Meeting Date: Town Manager Gamble stated that since the US Representatives primary has been scheduled for our normal meeting on June 7th and our ordinance states that no Council meetings will be held on an election night, the meeting needs to be changed to either Monday, June 6th or Thursday, June 9th. Mayor Craddock then asked what were the wishes of the Council. Councilman Smith made the motion to move the meeting to Monday, June 6th. Councilman Thornton seconded the motion. Motion carried.

Public Comments:

Mr. Eugene DeMoss of 200 Forrest Street approached Council regarding the water line in his driveway, it has broken 18 times. Town Manager Gamble stated that this project

is on our CIP, but moving forward this project will be looked into. Mr. DeMoss stated he felt that is anyone who is legally carrying a firearm should be allowed to. Mr. DeMoss

stated that there are 3 houses on Haywood Street that he owns that are not hooked to town sewer or water. He stated that he would have to go across private property to have them hooked up and with all these improvements being made, can he get service to these houses?

Old Business:

Weapons On Town Owned Property: Town Manager Gamble conducted the survey of Town staff as requested from Council at the last meeting. Mr. Gamble presented a presentation revealing the results of that survey. Copy incorporated into the minutes. After some discussion, the Council decided to let anyone with any concerns to contact Mayor Craddock.

Town Manager's Report:

Mr. Gamble stated that during the bulky item pick up week, just over 22,000 pounds of trash and debris were picked up and hauled to the landfill. The tank at the Service Logistics building on Mebane Street contains denatured alcohol which Mason Packaging uses to clean the machines, it is properly placarded. The Matthews Street project is approximately 50 percent complete with no cost overruns. Parks & Recreation Director Blackard stated that with the cancellation of the May Pack the Park event, a golf tournament is in the works for this fall, possibly at Lynnrock. Mr. Gamble stated that since our numbers were low on soccer this year, we partnered with M & M Recreation which play all games at Ferris Park. Due to this fact we would not have any sports teams to pull in anyone; therefore, other alternatives are being considered. Friday, May 20th is the Cruise-In from 5 until 8 PM.. Our next public budget meeting is May 26th at 6 PM.

Executive Session: Mayor Craddock asked for a motion to enter into executive session. Councilman Farris made the motion. Councilwoman Armstrong seconded the motion. Motion carried.

Regular Session: Mayor Craddock asked for a motion to return to regular session. Councilman Thornton made the motion. Councilman Smith seconded the motion. Motion carried.

Mayor Craddock stated that a property matter was discussed which was resolved and a personnel matter with no action taken.

Mayor Pro-tem Hundley stated that during this budget process, he was against raising taxes. His suggestions were to cut anything possible out of the miscellaneous line items, reduce training and travel from the Governing Board, cut out the salary study and if possible increase Police part time salaries. Manager Gamble asked to be given an amount that he could work with given the fact that there is no fat in this budget in order to include the additional position in the Fire Department.

Adjourn: Mayor Craddock then asked for a motion of adjournment. Councilwoman made the motion. Mayor Pro-tem Hundley seconded. Motion carried.

Mayor, Ricky Craddock

Town Clerk, Sherri Darnell

**Stoneville Town Council
Budget Meeting Minutes
May 26, 2016
6:00 PM**

Present: Present were Mayor Ricky Craddock, Mayor Pro-Tem Chuck Hundley, Councilmen Bill Farris, Jerry Smith, Henry Thornton. Councilwoman Lori Armstrong was absent

Also, present were Town Manager Kenneth Gamble, HR/Finance Officer Joanna Dalton, Police Chief Frank Moore, Police Administrative Assistant Perry Webster, Fire Chief Tim Brown and Town Attorney Travis Martin. Town Clerk Sherri Darnell was absent.

Welcome: Mayor Ricky Craddock welcomed the assembly, after the Pledge of Allegiance and Invocation, called the meeting to order.

Agenda: Mayor Craddock asked for a motion to approve the Agenda. Councilman Smith made the motion to approve the Agenda. Councilman Thornton seconded the motion. Motion carried.

New Business

2016-2017 Town Manager had prepared a PowerPoint presentation covering the proposed budget. Copy incorporated into the minutes.

After much discussion, Councilman Thornton made a motion to increase the tax 2 cents and add the \$ 5.00 vehicle tax and delete the salary study. Councilman Farris seconded the motion. Motion carried. Copy incorporated into the minutes.

Public Comments: No one had signed up for Public Comments

After some further discussion, no action was taken.

Adjourn: Mayor Ricky Craddock entertained a motion for adjournment. Councilman Smith made the motion to adjourn. Councilman Farris seconded. Motion carried.

Mayor Ricky Craddock

Deputy Clerk Joanna Dalton



TOWN OF STONEVILLE

101 Smith Street • PO Box 71 • Stoneville NC 27048
Phone: 336-573-9393 • 336-573-9695 • Fax: 336-573-2020

To: Mayor Ricky Craddock, Mayor Pro Tem Chuck Hundley, Councilmen Bill Farris, Henry Thornton, Jerry Smith, Councilwoman Lori Armstrong

CC: Town Attorney Travis Martin

From: Ken Gamble – Town Manager

Date: 05/30/2016

Subject: Church Street Mobile Home Park Annexation Request

Jared White, owner of Church Street Mobile Home Park LLC, filed an Annexation Request Form on March 16, 2016 (Attached). The mobile home park is currently on a master meter and the owner must pay the water-sewer bill each month. White is very interested in annexation because this would significantly reduce water-sewer costs. I researched and found that this property would generate approximately \$2,800 in additional tax revenue annually. I checked with Rockingham County 911 and did not note a significant amount of law enforcement, fire or medical calls to the property.

My primary concern regarding this request is that there would be a significant negative financial impact to the Town in lost water-sewer revenues. The Town must already absorb \$78,000 in lower revenues and higher operating costs in FY16-17. Based on the last three years of billing we would be faced with an additional \$18,000 in lost revenues annually. I have discussed this concern with White and he informed me that if the Council declined the annexation request he intended to have water wells drilled and septic tanks installed on the property. He has given me some preliminary cost projections, which I am unable to verify (Attached). However, he would have to receive permission and comply with state and county regulations if he were to attempt this course of action and there is no guarantee the site would be suitable for his plans.

I recommend that the Council decline the request.

STONEVILLE
ANNEXATION REQUEST FORM

PETITION REQUESTING ANNEXATION

NORTH CAROLINA
ROCKINGHAM COUNTY

DATE: 3/16/16

Extension of the Corporate Limits)
of the Town of Stoneville as provided)
in Part I, Article 4A, Chapter 160)
of the General Statutes)

TO THE TOWN COUNCIL OF THE TOWN OF STONEVILLE:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below to be annexed into the Town of Stoneville.

2. The area to be annexed is contiguous non-contiguous to the Town of Stoneville and the boundaries of such territory are as follows:

a) Rockingham County PIN 7938-0035-6934 or physical address 114 Top Run Drive

b) Attach metes and bounds description.

3. A map is attached hereto showing the area proposed for annexation in relation to the primary corporate limits of the Town of Stoneville.

Name:
1. Church Street MHP, LLC

2. Jared White, Member

3. [Signature]

Name of Company/Corporation

Mailing
Address:

PO Box 1084

Pineville, NC 28134

(336) 505-8293

churchstreetmhp@gmail.com

Address

City, State, Zip Code

JARED WHITE
President/Registered Agent

Signature

[Signature]
3/16/16

Attest: Sherril Darrell
Secretary



2. A+B:

* Tract 1:

BEING all of Lots 5, 6 and 12 of the Property Of William E. Smith development as shown on Map Book 13 Page 92 Rockingham County Public Registry.

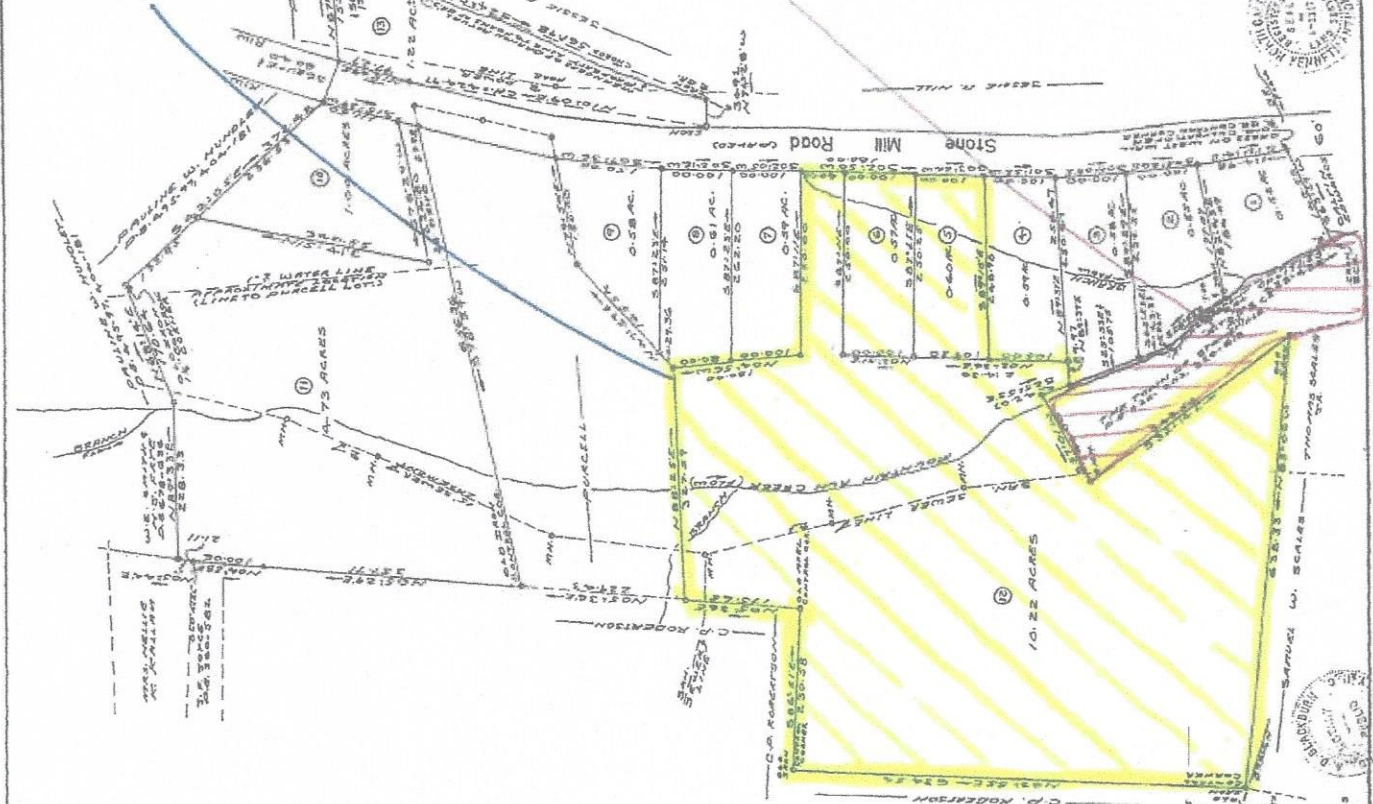
Address 114 Top Run Drive, Stoneville NC 27048

Tax parcel 125811 PIN 7938-0035-6934

Deed reference Book 770 Page 1497

Mobile Church Street Home Park

100 ft. street
Stonesville
Township



Subdivision Of The Property Of
WILLIAM E. SMITH & ETAL.
William E. Smith & Wife, H. J. Frye & Wife, Owners
MAYO TOWNSHIP.
ROCKINGHAM COUNTY, N. C.
SCALE 1" = 100' 10-22-73.

GRAPHIC SCALE
0 100 200 300 400
Kenneth A. Vaughn, R.L.S. NO. L-1117.
Stokesdale, N. C.

The undersigned hereby acknowledge(s) this Plat and
affirms to be true. We had seen and being
privy, John Stokes, and Lawrence Brown et al
as shown in adjacent on said Plat.
COUNTY _____
Signed _____
Attest _____
Trustee _____
Trustee _____
Approved by the Executive Board of the City of
N. C. on the _____ day of _____
1973. Provided that the Plat is registered in the
N. C. with any other laws to the effective date of this
approval.
CITY CLERK _____
Platting and Executive Director of the
City of _____ N. C.
United Engineer No. _____
Subscribed and sworn to before me this _____ day
of _____ 1973.
Notary Public
My commission expires _____
The foregoing certificate(s) of _____
A Notary Public of said county in
good standing to be correct.
This _____ day of _____
Notary Public
My commission expires _____
The foregoing certificate(s) of _____
NORTH CAROLINA, QUINCY
The foregoing certificate(s) of _____
A Notary Public of said county in
good standing to be correct.
This _____ day of _____
Notary Public
My commission expires _____
The foregoing certificate(s) of _____
Notary Public of District _____
When made of adjacent property does not use the
purpose of having subdivisions from which the
front lot(s) are to be subdivided.
The undersigned hereby acknowledge(s) that the land
described in this plat is the property of _____
County and the plat and affidavit to be
registered in the N. C. by registration in the
use of public, private, and otherwise, hereby all
are in force and effect on said day.
Signed _____
Attest _____
Approved by the Board of Commissioners of
County, N. C. on the _____ day of _____
1973. Provided that the Plat is registered in the
N. C. within sixty days from date of this approval.
Signed _____
Chairman _____
NOTE: PUBLIC UTILITY COMPANIES
MAY BE REQUIRED TO RECORD THIS PLAT
WITHIN 60 DAYS OF THE DATE OF THIS
APPROVAL. THE STATE ENGINEER'S
OFFICE WILL BE RESPONSIBLE FOR
THE RECORDING OF THIS PLAT.
COUNTY CLERK _____
PLATTING AND EXECUTIVE DIRECTOR
CITY OF _____ N. C.

Unofficial
Book 10
Page 92
Unofficial

Unofficial

3.



Church Street Mobile Home Park

April 4, 2016

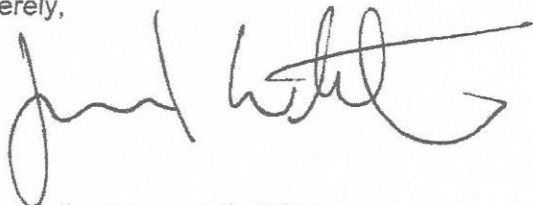
RE: Letter of Authorization

Mailing Address: Church Street MHP LLC
PO Box #1084
Pineville, NC 28134

Business Address: Church Street MHP LLC
104 MP Drive
Stoneville, NC 27048

Officers: Mr. Jared White
Sole Member
(336) 505-8293

Sincerely,



Church Street MHP

ChurchStreetMHP@gmail.com

(336) 505-8293

Church Street Mobile Home Park
 114 Top Run Drive
 Stoneville, NC 27048

Church Street MHP Representative: Jared White

	Proposed Annexation		Private Utilities		Average Water Usage			
	Current	Option #1	Option #2	Option #2	Bill Date	Gallons	Days	Gallons/Day
Water & Sewer Revenue								
Rate Structure	Outside Rates	Inside Rates	Well/Septic System		1/1/2015	110,700	28	3,954
Combined W&S Base Rate (1,500 gal.)	51.16	25.56	-		2/1/2015	98,900	32	3,091
Combined W&S Usage \$/1,000 gal.	27.58	14.78	-		3/1/2015	143,700	34	4,226
Average Monthly Usage (Gallons)	111,500.57	111,500.57	111,500.57		4/1/2015	108,800	28	3,886
Average Monthly Bill (\$)	3,084.98	1,651.37	111,500.57		5/1/2015	58,900	23	2,561
Estimated Annual W&S Revenue	\$ 37,019.71	\$ 19,816.42	\$ -		6/1/2015	111,900	30	3,730
					7/1/2015	105,200	35	3,006
					8/1/2015	87,800	28	3,136
					9/1/2015	110,300	29	3,803
Property Taxes					10/1/2015	113,200	30	3,773
Total Asset Value	277,831.00	277,831.00	277,831.00		11/1/2015	89,800	28	3,207
Rockingham County (0.696)	1,933.70	1,933.70	1,933.70		12/1/2015	121,600	30	4,053
Town of Stoneville (0.670)	-	1,861.47	-		2/1/2016	63,300	14	4,521
Shiloh Fire District (0.100)	277.83	277.83	277.83		3/1/2016	153,600	29	5,297
Total Annual Property Tax (2016)	2,211.53	4,073.00	2,211.53		4/1/2016	135,000	33	4,091
					5/1/2016	87,700	28	3,132
								3,717 gal.
								111,501 gal.



Town of Stoneville Revenue							
Estimated Annual W&S Revenue	\$ 37,019.71	\$ 19,816.42	\$ -				
Town of Stoneville (0.670)	-	1,861.47	-				
Estimated Annual Town Revenue	\$ 37,019.71	\$ 21,677.89	\$ -				
Annual Difference from 'Current'	\$ -	\$ (15,341.82)	\$ (37,019.71)				
3 Year Difference	\$ -	\$ (46,025.46)	\$ (111,059.12)				
5 Year Difference	\$ -	\$ (76,709.10)	\$ (185,098.54)				
10 Year Difference	\$ -	\$ (153,418.20)	\$ (370,197.08)				
Infrastructure Upgrade Expenses							
1,500 gal. Septic Tank (x7)			30,100.00				
Drainfield Gravel, Vaults & Pipe			4,725.00				
600' Water Well (x2)			13,600.00				
SHP Pump, Installation & Housing (x2)			14,800.00				
500 gal. storage tank (x2)			2,910.00				
County and State Permit/Testing			1,100.00				
Aqua America Operating Agreement			2,400.00				
Total Expenses¹			\$ 69,635.00				
Pay-Back Period (Break-Even)			1.88 Years				

¹ Expense Estimates provided by the following entities: Hall Well Drilling (Coffax), Sprinkle Septic (Winston-Salem), AQUA North Carolina (Cary), NC Department of Environmental Quality (Winston-Salem Regional Office) & Rockingham County Health and Human Services (Wentworth).



TOWN OF STONEVILLE
PROCLAMATION – WORLD ELDER ABUSE DAY – JUNE 15, 2016

- WHEREAS, Federal Government estimates show that more than 1 in 10 persons over age 60, or 6,000,000 individuals, are victims of elder abuse each year; and
- WHEREAS, The vast majority of the abuse, neglect, and exploitation of older adults in the United States goes unidentified and unreported; and
- WHEREAS, Only 1 in 44 cases of financial abuse of older adults is reported; and
- WHEREAS, At least \$2,900,000,000 is taken from older adults each year due to financial abuse and exploitation; and
- WHEREAS, Elder abuse, neglect, and exploitation have no boundaries and cross all racial, social, class, gender, and geographic lines; and
- WHEREAS, Older adults who are abused are 3 times more likely to die earlier than older adults of the same age who are not abused; and
- WHEREAS, ½ of all older adults with dementia will experience abuse; and
- WHEREAS, Providing unwanted medical treatment can be a form of elder abuse and exploitation; and
- WHEREAS, Public awareness has the potential to increase the identification and reporting of elder abuse by the public, professionals, and victims, and can act as a catalyst to promote issue-based education and long-term prevention; and
- WHEREAS, Public awareness has the potential to increase the identification and reporting of elder abuse by the public, professionals, and victims, and can act as a catalyst to promote issue-based education; and
- WHEREAS, Private individuals and public agencies must work together on the Federal, State, and local levels to combat increasing occurrences of abuse, neglect, and exploitation crime and violence against vulnerable older adults and vulnerable adults, particularly in light of limited resources for vital protective services; and
- WHEREAS, Public awareness has the potential to increase the identification and reporting of elder abuse by the public, professionals, and victims, and can act as a catalyst to promote issue-based education and long-term prevention.

NOW THEREFORE BE IT PROCLAIMED, BY THE TOWN COUNCIL OF THE TOWN OF STONEVILLE:

- (1) Designates June 15, 2015, as “World Elder Abuse Awareness Day”;
- (2) Recognizes judges, lawyers, adult protective services professionals, law enforcement officers, long-term care ombudsmen, social workers, health care providers, professional guardians, advocates for victims, and other professionals and agencies for the efforts to advance awareness of elder abuse; and
- (3) Encourages members of the public and professionals who work with older adults to act as catalysts to promote awareness and long-term prevention of elder abuse by



reaching out to local adult protective services agencies, long-term care ombudsman programs, and the National Center on Elder Abuse, and by learning to recognize, detect, report, and respond to elder abuse.

Adopted this the _____ day of _____, 2016 in Stoneville, North Carolina.

ATTEST:

Sherri Darnell, Town Clerk

Ricky Craddock, Mayor

BE IT ORDAINED by the Governing Board of the Town of Stoneville, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2016:

Section 1. To amend the General Fund, the expenditures are to be changed as follows:

<u>Account Number</u>		<u>Increase</u>	<u>Decrease</u>
4310228	PD DOJ Cop Equipment (Vest)	\$1,165.06	
4310212	PD Uniforms	\$1,000.00	
4310399	PD Misc.	\$27.60	
4310399	PD Misc. (USDA Car Grant)-Optics/Rifle	\$1,103.23	

This will result in an increase of \$3295.89 in the expenditures of the General Fund. To provide for the increase in expenditures, the following revenues will be increased:

<u>Account Number</u>		<u>Decrease</u>	<u>Increase</u>
3434428	PD - DOJ Cop Equipment (Vest)		\$1,165.06
3431890	PD Misc. Revenue (Walmart Donation)		\$1,000.00
3431890	PD Misc. Revenue (Scrap)		\$27.60
3431890	PD Misc. Revenue (USDA Car Reimbursement)		\$1,103.23

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Finance Officer for their direction.

Adopted this _____ day of _____, 2016.

Town Clerk

Mayor

BE IT ORDAINED by the Governing Board of the Town of Stoneville, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2016:

Section 1. To amend the General Fund, the expenditures are to be changed as follows:

<u>Account</u> <u>Number</u>		<u>Increase</u>	<u>Decrease</u>
4340352	FD Equipment Maintenance (Siren)	\$2,342.61	
4340212	FD Uniforms	\$1,000.00	

This will result in an increase of \$3342.61 in the expenditures of the General Fund. To provide for the increase in expenditures, the following revenues will be increased:

<u>Account</u> <u>Number</u>		<u>Decrease</u>	<u>Increase</u>
3434890	FD Special Revenues (Ins. Reimbursement)		\$2,342.61
3434890	FD Special Revenues (So. Finishing Donation)		\$1,000.00

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Finance Officer for their direction.

Adopted this _____ day of _____, 2016.

Town Clerk

Mayor

BE IT ORDAINED by the Governing Board of the Town of Stoneville, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2016:

Section 1. To amend the General Fund, the expenditures are to be changed as follows:

<u>Account</u> <u>Number</u>		<u>Increase</u>	<u>Decrease</u>
4340550	FD Capital Outlay (Pagers)	\$10,100	

This will result in an increase of \$10,100 in the expenditures of the General Fund. To provide for the increase in expenditures, the following revenues will be increased:

<u>Account</u> <u>Number</u>		<u>Decrease</u>	<u>Increase</u>
3312332	FD Grant Revenue (McMichael Account)		\$6,000
3836820	Sale of Surplus Equipment		\$4,100

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board and to the Finance Officer for their direction.

Adopted this _____ day of _____, 2016.

Town Clerk

Mayor



AMERICAN TOWER®



**TOWER
ALLIANCE**

May 19, 2016

Town of Stoneville
Attn: Mr. Kenneth Gamble
P. O. Box 71
Stoneville, North Carolina 27048

**Subject: Lease Extension, Town Property NC
Town of Stoneville: 3600-3698 NC-770, Stoneville, NC
American Tower ID: 417621 / Verizon Wireless ID: 199123**

Dear Mr. Gamble,

Thank you for taking the time to discuss with me today the Town's existing lease and American Tower's interest in extending the contract for the site referenced above. Attached is a copy of the existing lease, as requested.

As you know, earlier last year American Tower Corporation entered into an agreement with Verizon Wireless to manage the tower site that is located on the Town's property. American Tower has contracted Tower Alliance to work on the sites they manage for Verizon. I work for Tower Alliance and was recently assigned to work with the Town on the proposed lease extension.

As discussed, part of Verizon's efforts with American Tower is to add an additional tenant to the site. One way to make the site more marketable is a long-term ground lease because it reduces carrier's risk of having to relocate their equipment and redesign their network in the future. This lease extension description is as follows:

Proposal: 30-Year Lease Extension Amendment from 2036-2066 (5 year renewal terms). American Tower will amend the existing lease adding 6 (six) more extension terms on the back-end of the current lease which is scheduled to expire on May 31, 2036. The rent will remain in effect and will continue to escalate in accordance with the existing lease at an increase rate of 15% per five-year through the end of the extended term, 2066. American Tower will pay to the Town of Stoneville a \$20,000.00 signing bonus within 30 days from full execution of the amendment.

Another option available to the Town that American Tower would like to make you aware of is selling an easement. I've included a proposal for the easement for the Town's consideration, as follows:

Proposal: Perpetual Easement for \$175,000.00 (One Hundred and Seventy Five Thousand Dollars) With this program, American Tower records an exclusive perpetual easement on the existing leased area and a non-exclusive one on the existing access and utility easement(s) if any. By doing so, American Tower retains the right to operate the tower as they are doing today until the agreement is terminated at which time the recorded easement will be released of record.

I will plan on following up with you at some point after June 7. In the meantime, please feel free to call me if you have any questions about the proposal. I can be reached directly at (949) 300-0691.

Thank you again for your time, and I look forward to the opportunity to speak with you soon.

Sincerely,

Caroline Van Fleet
Leasing Consultant
Tower Alliance, LLC – on behalf of American Tower Corporation
5000 T-Rex Avenue
Suite 160
Boca Raton, FL 33431
(949) 300-0691 office
(866) 236-1216 fax
cvanfleet@toweralliancellc.com

This is a conditional offer and will remain in effect for 45 days from receipt of this letter. This Letter is not intended to create any legally binding obligations on the part of you or American Tower, or any of their respective affiliates, and no such obligations will exist unless and until a definitive agreement with respect to a transaction is executed and delivered by the parties or their affiliates in their sole discretion, and then only as and to the extent provided in such definitive agreement.