

FEBRUARY 19, 2019

The Town Council met in regular session at the Town Hall at 8:30 a.m.

The Pledge of Allegiance was led by President Blaylock.

Present were: BLAYLOCK, ALSOP, FLANDERS, WADE, and WATSON along with Clerk-Treasurer Karla Atkins and Attorney Erin Bauer.

A list of visitors is attached.

Councilman Wade made and Watson seconded a motion the minutes of the previous regular meeting be approved. All were in favor except Councilman Flanders who abstained due to not being present at the meeting. Motion carried.

Jim Bush, with Rise Up and Run, spoke to Council about his Peace Run and Harmony event scheduled for May 4 and 5. Council had asked at the previous meeting that more information be provided on the proposed beer garden. Mr. Bush explained it is more of a post race sampling than a beer garden. It will last approximately two hours, with no band this year. Councilman Flanders pointed out that a letter previously sent by Attorney Bauer stated Council could not place additional restrictions on an entity if a permit had been issued by the state. President Blaylock pointed out the Town has an ordinance which requires Council approval before a beer garden may be held in a Town park. Councilman Wade made and Watson seconded a motion that the request be tabled until the March meeting to allow review of applicable statutes and ordinances by the Town Attorney. All were in favor. Motion carried.

The following bids were opened and read aloud for street paving to be done through the Community Crossings Matching Grant: E & B Paving - \$83,760; Lupfer Equipment - \$119,400; David Enterprises - \$122,151. Councilman Wade made and Watson seconded a motion the bids be tabled so they may be reviewed. All were in favor. Motion carried.

Councilman Watson made and Alsop seconded a motion the festival application for the Harmony Spring Market be approved. All were in favor. Motion carried.

Councilman Watson made and Wade seconded a motion the list of checks outstanding as presented by Clerk-Treasurer Atkins be declared canceled as requested. All were in favor. Motion carried.

President Blaylock read Ordinance 2019-1 in full. This ordinance increases the monthly fee for residential trash collection. Councilman Watson made and Wade seconded a motion that Ordinance 2019-1 be adopted. All were in favor. Motion carried.

President Blaylock announced the following six bids were received regarding the former school property: Attorney Darin Higgs on behalf of an unnamed client - \$125,000. for the entire parcel; Attorney John Goodridge on behalf of an unnamed client - \$80,000. for a portion of the parcel; Joe Lupfer - \$80,500. for the entire parcel; Tom Guggenheim - \$79,000. for a portion of the parcel; Baize Contracting - \$85,000. for the entire parcel; New Life Apostolic Church - \$10,000. for a portion of the parcel. President Blaylock also read a letter that was received just prior to the meeting from Jeremy Efroymsom, Dan Mason, George Rapp, and Kent Parker, expressing their support of the bid submitted by Erik Arneberg. These four gentlemen had previously submitted a letter requesting that the sale of the former school property be paused for 120 days so that a formal assessment of the property could be completed. President Blaylock recommended that a decision be tabled until a meeting can be scheduled with Mr. Arneberg to determine his plans for the property. Councilman Wade made and Watson seconded a motion that the discussion be tabled until the March meeting. Councilman Flanders pointed out he is reluctant to support the motion without knowing the nature of the discussions proposed with Mr. Arneberg. He also feels all offers need to be vetted to determine the intended use of the property. Councilman Flanders noted Council needs to determine if they are looking at selling the entire parcel or the structure. He also feels the Town needs to retain ownership of the retention pond on the southwest corner of the property. Councilman Flanders suggested that if Council plans to postpone discussions, he would like Council to reach out to a broader market by hiring a broker. He contacted Summit Real Estate Services, who then submitted a proposal to market the property. Attorney Bauer pointed out that in order for Council to hire a broker, a notice would have to be published stating such, and Council would need to reject all bids. Erik Arneberg informed Council that he was the bidder who submitted the bids for \$80,000 and \$125,000, through two different Attorneys. He stated his plans are to save the building, although he has no concrete plans at this time. Councilman Flanders asked Mr. Efroymsom if his offer to conduct an assessment of the building is still on the table and if the results of the assessment would be made available to the public. Mr. Efroymsom stated they would like to help out and would still be interested in seeing that an assessment is completed. He believes the assessment would be made available to interested parties. Attorney Bauer clarified, at the request of Dan Mason, what the motion on the table is, and that Council must determine the highest and best bid. President Blaylock offered his time to meet with the bidders to discuss their proposed use of the property. Mr. Efroymsom pointed out when the original letter was submitted, he and the other signers did not know who was going to bid on the property, but now that he knows, he has total faith in Mr. Arneberg that he will do the right thing. He

also stated that he feels the offer for the study seems to be complicating things, which was not the intent. He expressed concern about the lack of HVAC for several more months. Tom Guggenheim stated he feels the building can be saved, and he asked if Council would entertain bids on parts of the property. President Blaylock stated Council will be looking at all the bids to determine the best and the highest. Jason Baize asked if bidders would be allowed to increase their bids. Attorney Bauer stated Council will not accept other bids unless they voted to send written notices to all the bidders that they may submit other bids and bid against each other. All were in favor except Councilman Flanders. Motion carried.

President Blaylock read a letter from Rodney Wade Company which was received just prior to the meeting. This letter offers \$25,000. for the South St. property. His original offer was \$45,000.

Councilman Wade made and Watson seconded a motion the claims be allowed and the Clerk pay the same. All were in favor. Motion carried.

There being no further business, the meeting meeting was adjourned at 9:30 a.m.

Alvin Blaylock, President of Town Council

Attest:

Karla L. Atkins, Clerk-Treasurer