

CITY OF EDEN, N.C.

A special meeting of the City Council, City of Eden, was held on Tuesday, March 28, 2000 at 4:00 p.m. in the Council Chambers at 338 W. Stadium Drive. Those present for the meeting were as follows:

Mayor:	Philip K. Price
Mayor Pro Tem:	John E. Grogan
Council Members:	Ronald H. Reynolds
	Ronald L. Janney
	Christine H. Myott
	Garry W. Tudor
	William W. Rorrer
	C. H. Gover
City Manager:	Radford L. Thomas
City Attorney:	Charles J. Nooe
City Clerk:	Kim J. Scott
Representative from County:	Don Moss, Rockingham County EDC Director
Representative from New Media:	Leslie Brown, <u>Greensboro News & Record</u>

MEETING CONVENED:

Mayor Price called the meeting to order and welcomed those in attendance.

PUBLIC HEARINGS:

(4:00 p.m.)

A public hearing to receive public input on the preliminary assessment resolution for a sewer construction project on NC Highway No. 14 and Harris Place Outfall according to NCGS 160A-223.

Mayor Price called the public hearing and ask the City Manager along with the City Engineer to give comments.

Mr. Thomas, City Manager, explained that the purpose of the public hearing was to receive input from the affected property owners who would be assessed a portion of the cost of this project for the improvements that they would realize on the properties by putting this in place. The Council had decided at the previous meeting where the public hearing was called that the assessment provided for shall be payable in cash or if any property owner shall so elect, have the option of paying the assessment in five equal annual installments at an interest rate of 8 percent. The purpose of the public hearing today is to seek public input on the assessment process and the nature and amount and so forth of the assessment. He then called on City Engineer, Joe Stanley, for a general overview of the project and number of property owners affected.

Mr. Stanley explained that the Harris Place phase of the project, there are two legs to the sewer running along Highway 14 right-of-way. One flowing North towards West Harris Place; and then one flowing South back down to Harris Place boring under Highway 14 running along Harris Place paralleling to Sonic Drive-in and Eden Shopping Center and tying in with existing sewer down there. There is approximately 1,309 feet of eight-inch sewer to be placed for the job. They would be crossing J S of Eden and he believed the footage for him was approximately 20 feet. Mr. Stanley noted he was speaking in footage of pipe, not easement length. King's Chandelier is approximately 100 feet and Frank King, Jr., for a length of approximately 151.8 5/8 and then on to Harris Place where it comes to a common manhole with the southern leg of the project; which begins down on Venture Properties. He noted that even though it said Spray Water & Land it was Venture Properties as it had been sold and had been verified; the owner has been notified. Central Animal Hospital, approximately 100 feet, C. Raymond Wright and others approximately 100 feet, and then First National Bank of Reidsville approximately 180 feet. Those go to a common manhole that bores under Highway 14 then the sewer runs parallel in the

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right-of-way along the Sonic Drive-in and Eden Shopping Center and then comes back and ties in with the second manhole down on Harris Place.

Mayor Price asked for comments from the Council as Mr. Stanley went out in the audience and proceeded to show the map to Carlissa Wall who was present for First National Bank and explain the process and preliminary estimates of cost involved to her.

Mayor Price: the asked if there were any others that would like to see it a little closer.

In response to a question by Council Member Grogan as to how much it was per linear foot, Mr. Stanley replied, for the Harris Place Outfall it was purely an estimate until the final project was completed and they know all costs, \$103.71 per foot and that was based on the 1,309 feet and then again that was all based on plans, nothing was in the ground yet.

Mayor Price questioned insofar as what the customers, citizens and property owner pays, the percentage.

Mr. Stanley replied, it varies, depending on how the sewer lays but actually on this leg of sewer everyone was being assessed at approximately 25%.

Mr. Thomas explained that the Council agreed that 50 percent of this footage value, in this case, roughly \$52 per foot would be assessed and each property owner on either side of the line. He added that they were on both sides. If there was someone on the other side who already has access to service they would not have that one individual with 50. So it works out that on either side of the line that they would be assessed about 25 percent.

Mr. Nooe noted that there were no benefited properties on the East Side of the line so they would only be getting the 25 percent on this line. They City will be paying 75 percent to use this point.

Council Member Rorrer questioned how they came down to 25 percent when the Council voted 50 percent.

Mr. Nooe explained that what was voted on was 50 percent of it would be assessed so they would need to look at it . . . At that time, Council Member Janney stated he then understood.

Mr. Nooe stated if they wanted to change the percentage, the City Council could do that and not adopt this. They would have a resolution not to proceed with this and would call for another public hearing.

Council Member Rorrer replied no, leave it exactly like they have done all the others.

Mayor Price then asked if there was anyone present interested in seeing the map before getting into the public comments.

Mr. Nooe stated the difference was usually all of those residential areas they were picking up property owners on both sides of the street, but the east side already had sewer so they are not benefited.

Mayor Price then asked for those wishing to speak in favor or in opposition to the proposal.

Mr. Nooe then asked Mayor Price to have the City Clerk ascertain how many property owners were represented and record the name.

Ms. Scott, City Clerk, verified that Ms. Carlissa Wall, Representative of First National Bank was present along with Mr. Charles J. Nooe who stated he was also one.

Mayor Price then declared the public hearing closed and asked the Council for comments.

A motion was made by Council Member Grogan seconded by Council Member Rorrer to adopt the Resolution Directing that the Project be Undertaken. Mayor Price then mentioned that the

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resolution included three items, that the sewer system be extended, 8 inch line, 50 percent cost of said extension and assessments based on payable amounts . . .

Action on the motion: All Council Members voted in favor of this motion.

RESOLUTION DIRECTING THAT THE PROJECT BE UNDERTAKEN

WHEREAS, on the 2nd day of March, 2000, the City Council of the City of Eden, North Carolina, adopted a Preliminary Assessment Resolution providing for the extension of the sewer system by constructing an 8 inch sewer line across the front portion of those lots on the west side of N. C. Highway No. 14 lying between the North right of way line of West Harris Place and a point situated North 00° 30' 36" West 277.58 feet from said North right of way line and an 8 inch sewer line across the front portions of those lots on the west side of N.C. Highway No. 14 lying between the South right of way line of West Harris Place and a point situated South 00° 30' 36" East 420.31 feet from said South right of way line, the lines are an extension of the N.C. Highway No. 14 and Harris Place Outfall, said extension to be financed by assessment of part of the cost against the benefitted real property; and

WHEREAS, the required public hearing has been held after due notice to the public and to the owners of the affected real property;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eden, North Carolina, that:

1. The sewer system of the City shall be extended by constructing an 8 inch sewer line across the front portion of those lots on the west side of N.C. Highway No. 14 lying between the North right of way line of West Harris Place and a point situated North 00° 30' 36" West 277.58 feet from said North right of way line and an 8 inch sewer line across the front portions of those lots on the west side of N.C. Highway No. 14 lying between the South right of way line of West Harris Place and a point situated South 00° 30' 36" East 420.31 feet from said South right of way line, the lines are an extension of the N.C. Highway No. 14 and Harris Place Outfall , under and by virtue of Article 10, Chapter 160A of the General Statutes of North Carolina and the procedure therein established, and said project is hereby directed to be undertaken.
2. Fifty percent (50%) of the cost of said extension be hereafter assessed upon the benefitted properties on the basis of the lineal footage of the line crossing each lot at an equal rate per lineal foot.
3. The assessments herein provided for shall be payable in cash, or if any property owner shall so elect, he shall have the option of paying the assessment in five equal annual installments, said installments to bear interest at the rate of eight (8%) percent per annum.

Adopted this 28th day of March, 2000.

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BY: s/Philip K. Price
Philip K. Price
Mayor

(4:30 p.m.)

A public hearing to consider the approval of an appropriation from the city's general fund not to exceed \$64,068.00 to rehabilitate an existing and privately owned industrial plant at 801 Fieldcrest Road which is to be leased to Santee Apparel, LLC for a term of six years by changing and updating the electrical system according to NCGS 158-7.1 land development.

Mayor Price then called the public hearing to order and asked Mr. Don Moss, Rockingham County Economic Development Director to come forward for comments.

Mr. Moss explained that the City and County are considering a joint performance agreement with Santee Company, LLC. On the city's part would be an expenditure of \$64,068 paid out over a four year period and annual installments not to exceed \$16,017 annually and the initial

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payment would be February 15, 2002. By the same date the following three years for Santee's, LLC performance for this incentive. Company agrees to maintain and list its personal property a minimal taxable value of four million in plant, machinery, and equipment by April 15 of this year. In addition, from an employment standpoint the company agrees to fill and maintain 110 full-time positions by the end of the calendar year 2001. The location was 801 Fieldcrest Road and in addition to that the company agrees to maintain this investment for the City until December 31, 2008. There are some remedies for the community if the company does not fail to meet these performance agreements which they all hope everything goes well for the company and they succeed to create many more jobs than the 110 which they are pledging. It is exciting for the community to have a company back in that particular facility considering its specialization for the textile industry and hope they succeed well beyond the dreams and desires.

Mayor Price thanked Mr. Moss and clarified that rather than year 2006, it was year 2008 matching the same agreement and same county.

Mr. Moss stated that was correct as the 2008 would be for the city itself and the county's performance would end in 2006 and that was the difference in the incentive amounts pledged by each individual governing body.

Mr. Nooe asked based on the proposed proposal, what would be the minimum pay for those jobs. He stated that the minimum was not what the company pays, but by law what is the minimum that the company will be required to pay.

Mr. Moss stated that according to the wage table they have in their office, put out by the North Carolina Department of Commerce which is the oversight Department for Employment Security Commission, \$460 per week is 100% of county's average median wage. The Employment Security Commission puts out a weekly figure and that is because of the way information is reported to that agency. He stated it was salaries for the individual company and that includes overtime and bonuses so they were reported on a weekly amount not hourly amount.

Mr. Nooe stated so the performance agreement will require the company to pay at least that much, and asked if that was correct.

Mr. Moss replied it could, but that was a moving figure on an annual basis the Department of Commerce produces a chart around February of every year gives the average minimum county wage and move it moves up every year slightly.

Mr. Nooe stated based on what it was at the present time; he asked what the employment computed out to be in annual payroll profits. He clarified that by asking if this number of employees making that minimum at this time, what is the annual projected payroll.

Mr. Moss replied \$2,631,200 (two million six hundred thirty one thousand and two hundred dollars) annual payroll at 110 jobs at the current weekly wage.

Mr. Nooe then asked Mr. Moss if he knew how much additional sales tax revenue that would be projected to generate to the city's share of sales tax to which Mr. Moss replied that the last time this was discussed, they were using 25% which was what they could estimate that would be for the City. He stated by multiplying that by 25% that would be \$13,156 per year and that could be multiplied out over a period of time. The City would get two cents and the state collects six and sends the city two cents.

Mr. Nooe asked if he knew if this project would generate any other additional tax revenues other than property tax and sales tax to which Mr. Moss replied that there would be the potential for electrical sales tax revenue for the City.

Mr. Nooe asked Mr. Moss if he made any investigation as to the determine what might be an estimate of that.

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Don Moss replied that based on an estimate from the City Manager, they were looking at around \$24,000 on an annual gross receipts revenue for gross receipts tax for electricity. That was an estimate given by the City Manager.

Council Member Grogan then asked if it was \$1,500 a year for the treatment of water and sewer to which Mr. Moss replied it would be a gross revenue since they are a large purchaser of water and sewer. He stated he thought the total net of water and sewer, they make two cents per \$1000 on the purchase of the water and sewer.

Mayor Price the clarified that the two year hold back was part of the 2008 to which Mr. Moss replied in the affirmative.

Mayor Price then asked if there was any one present to speak in favor of against the performance agreement. As there was none, Mayor Price declared the public hearing closed.

In response to a question as to what the motion should be, Mr. Nooe stated the should be a finding that the economic considerations to the city are equal to or greater than the economic incentives that are proposed to be given to the company and that the performance agreement be entered into to contain the provisions that have been presented to the Council at this time.

A motion was made by Council Member Janney seconded by Council Member Gover for a finding that the economic considerations to the city are equal to or greater than the economic incentives that are proposed to be given to the company and that the performance agreement be entered into to contain the provisions that have been presented to the Council at this time.

All Council Members voted in favor of this motion.

(5:00 p.m.)

A public hearing to receive public input on the preliminary assessment resolution for a sewer construction project on NC Highway No. 14 and Mebane Bridge Outfall according to NCGS 160A-223.

Mayor Price then called the public hearing and asked Mr. Thomas for comments.

Mr. Thomas stated in double checking the assessment role and list where notices were mailed to the adjoining property owners and discovered in the process of doing that there were several property owners who were not notified properly by mail of the public hearing and assessment process. Due to that, Mr. Thomas explained that it would be necessary to reschedule a public hearing. He suggested that Council consider a motion that the proposed project not be undertaken but instead be enlarged and a new preliminary resolution be adopted and advertised for a public hearing as provided by law.

Mayor Price then declared the public hearing closed and entertained a motion as presented by the City Manager.

A motion was made by Council Member Rorrer seconded by Council Member Grogan to call for a public hearing on April 11 at 5 o'clock p.m. All Council Members voted in favor of this motion.

Mayor Price apologized for those attending the public hearing and explained that in order to do the right thing, another public hearing would be scheduled for April 11 at 5 o'clock p.m.

(6:00 p.m.)

A public hearing to consider the approval of an appropriation from the city's general fund in an amount not to exceed \$485,238.20 for site improvements in two phases and to consider the conveyance of a 326 acre parcel of land on the South side of Meadow Road to promote industrial development by assisting a company in the location and construction of a textile distribution facility according to NCGS 158-7.1 land development.

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Mayor Price then called the public hearing to hear comments on this case and asked Mr. Don Moss to come forward.

Don Moss stated that the total project for Phase One and Phase Two as the Mayor stated is \$485,238.20. For the City of Eden, there are two phases for this particular project. Each phase is 9.9 million; each phase is expected to create 100 jobs. In Phase One, the City would make an initial payment of \$210,119.10 for site preparation and that it would be broken down in an initial payment of \$105,059.55 of two subsequent payments of \$52,529.76 for three total payments for Phase One. In addition to that, the City would sell 36 acres of land for \$360,000 in lieu of cash. Consideration for the sell would be the companies in agreement to provide jobs and investments, which will be stated in a moment. In addition the City agrees to pay for building inspection fees not to exceed \$25,000 for the construction of the Phase One 300,000 square foot distribution facility and tap fees and municipal utility connection fees not to exceed \$5000. The same amount would occur in Phase Two for the site preparation. The initial payment of \$105,059.55 with two additional payments of \$52,529.79. In Phase Two, the City would agree to pay a not to exceed amount for building inspection fees of \$30,000 and Phase Two addition would be 300,000 square feet; tap fees and connection fees for Phase Two would be \$5000. Site preparation and construction will concur on Meadow in Eden for the company's part of the agreement. Their investment in employment in Phase One would be 9.9 million; Phase Two would be 9.9 million as stated above. Each phase would be 300,000 square feet distribution facility in Phase One and Phase Two. Phase One employment number would be 100 jobs created. Phase Two would be an additional 100 jobs created. He stated they had representatives from the company present. In addition, it is calculated that the tax revenue over a five year period, four years for the initial site preparation charges and an addition year for building inspection fees and taps fees would be sufficient to cover the revenue or the incentives produced by the City; and the land would be a separate additional charge. Additional revenues from that per particular fee. We have representatives from the company Mr. Paul Parker and Mr. Randy Perkins that would answer specific company questions about the company Gildan Activewear if the Council has any additional questions.

Mayor Price asked for clarification in that if Phase Two did not go through as scheduled, it was his understanding that they will buy back the property from the City.

Mr. Moss stated that would be proposed to the company. He stated they were still working through that particular language.

Council Member Grogan asked Mr. Moss if he would mind going back and pointing out again what the City is going to receive as far as what they are going to put up for incentives what they will receive.

Mr. Moss state that total revenues anticipated just for the first four years for the City would be \$210,119.10. He stated that was an average revenue of \$52,529. A little over \$50,000 in revenue would be received every year. This is not a precise number due to some depreciation for equipment, however, in this particular case, to understand the large majority of the project would be in building more so in a traditional project, more of the investment was in equipment so they would have more stable revenue stream in this particular project than a typical manufacturer because this case is more, 70% building approximately and 30% equipment. Normally it is the other way around. There is a great deal of depreciation in the first couple of years. The long term revenue stream for the community should be relatively stable.

Mr. Nooe asked for any other tax revenues the City might expect to receive other property tax. Mr. Moss replied that if they took into account the fact just using a calculation of 25% disposal income for the employees of the facility at 2% tax would be collected by the City. The City can anticipate approximately \$12,000 a year in property taxes for those particular employees, just using that particular basis. In addition to that, there would be some electrical franchise revenue generated. At this point, he stated it would be hard to calculate that because it is new construction. There would also be water and sewer fees collected and again because it is a distribution facility that would not be quite as great as they would on the former public hearing

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because they were a heavier water and sewer user, but there would be the opportunity for water and sewer revenues as well.

Mr. Nooe asked if there would be an approximate figure of how much the annual payroll would be estimated to which Mr. Moss replied approximately two million, three hundred ninety two thousand. That would be just giving the company's requirements to meet the current Employment Security Commission's median average wage which is \$460 pay per week, which is the average annual age is computed by Employment Security Commission.

Mr. Nooe then asked Mr. Moss if he had any benefit of any studies that would indicate how many one dollars in earnings might generate by being spent in the community, what the gross additional revenues to the community might approximately be.

Mr. Moss replied there is a study that he provided some of the Council Members with this information for a different company doing some research and their records indicate for every dollar spent, the community should receive five dollars back in indirect tax and in economic benefits. He added this was published in Economic Development GuideBook for incentives. The original study was done by two economist and published in Forbes Magazine.

Mayor Price asked if there may be a \$12,000,000 additional cash flow to the community to which Mr. Moss replied there could be as there was no way . . . that was based on their economic . . .

Mayor Price then announced that the floor was open for anyone to make comments for or against this proposal as presented.

Mr. Tom Barbour stated he resided in Eden, North Carolina. He stated he had approached the Council before concerning the movement on the park several months ago. He stated he was present to halfway apologize, as he may be that single citizen who protested the movement the lack of removal of the restriction he felt was on the deed. He stated he wrote a letter back in January of this year unbeknownst to me that any industry was continuing to look at the Park Grounds for an industry site. He stated he did not apologize for his conviction on this matter as he felt all along that the particular deed restriction was stated as part of that deed was something all of them should have some input on as the process rolled along, and he felt badly that the Council and Park Committee at the time they were working on this did not come forward any sooner than they did regarding that particular issue. They may have been able to all feel great about what's occurring today. Although he did feel great that an industry is looking at the town do support 100% industry coming to this town. He did not appreciate how the matter of how this happened to come to the point today. He added that he thought at the time he resigned from the Park Committee that he would have stepped down and not done anything again for the City. He stated he still continues to work on Shop Eden and other facets of the City and he is very interested in seeing the progress move forward in many aspects of this City and will certainly give his opinions as to how they can go forward. He stated he could not stand there and say he was 100% in agreement with what has happened as he was not. He was still opposed to the fact that this issue has come up today and under the way it occurred. His hope was that in the future all of them out of this entire endeavor would look to the public and be more open with the public before anybody is hurt and before they were hurt back by those that have been hurt. He never wanted to see anybody hurt, as it was not in his character to like to watch that occurring. He added that on the grounds of the way he interpreted that the deed, they shouldn't be here today. That should have been matter resolved many, many months ago. He stated he would like to tell the existing Park Committee Members that he hoped they would go forward and have the site they were all hoping to have one day although it will be half in size. He also hoped the Council would support in a much larger way that what has been done and appropriated thus far, and help the Park Committee move forward. Thank you and good luck.

As there were no others in the audience, Mayor Price declared the public hearing closed.

Council Member Grogan stated he appreciated what Mr. Barber came to say. He added that everyone has 20/20 hindsight. Approximately six months ago, the situation came up and opportunity for Eden to have an opportunity to get an industry. At that time, the only piece of

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property in Eden that would qualify to meet their needs was a portion of property they were talking about tonight. When this situation began many years ago, he heard talk about the land being given, the hallowed ground of Mr. Dumaine but he knew and wanted to get the fact straight that prior to that purchase, an industry called Seicore out of Hickory that looked at Eden and that was the number one site in the County. Seicore does fiber optics. They did not come in and make a big noise, but Fieldcrest/Cannon/ Pillowtex, whoever it might have been at the time, was willing to sell that piece of property for that industry. The individual who happened to bring the industry to town was the present economic developer, Don Moss. They had been shown that piece of property and shown other pieces of property and they decided to go some place else. But getting back to the issue of how all this began. When the industry that is looking at Eden now, and they looked earlier, they looked at the Shell Building and tried to increase it to one half million square feet. It would not fit and the engineer spent a weekend trying to make it fit on that piece of land. Two or three years ago, the Commerce Department came out where communities could do enterprise zones. Enterprise zones give extra benefits for locating industry with tax incentives, etc. It so happen that this piece of property fell into that district. In order to get better benefits for the City, they tried to tie the existing City Park to across the river over in North Spray to make a zone which was done. And the Park which he never supported the 122 or 123 acres and everyone knew how he felt about it. So when the opportunity for an industry came up, he approached City Council that these opportunities were here. Prior to the City Council, he asked the Park Committee leaders of which Mr. Barber and other members were present tonight. They spent 10 to 12 hours talking about the opportunities for Eden if this park property could be done without going to war. After 10 to 12 hours, several members left. The following Monday, they called him and said they need to go public and he told them to wait until the City Council met and they would go public. He explained that he guessed that was when the war began. The City Council at that time, because of the need of jobs, and the change of the economy and the picture of Eden changed. If Fieldcrest/Cannon's general office and Pluma was still here along with others, and they had full employment that would help pay for it, it would be wonderful to do. He added that he still would not agree with 123 acre park as the YMCA has 45 acres and 15 has been developed. Once you do these things it cost a lot of money to keep it up. But we went through that. The city attorney took the title of this property said there were some deed restrictions in there that were asked for by the City. The City purchased the property and it was never a donation and would not be any problem down the road. But 20/20 hindsight, they did have some problems. All because there were some people who want a 123 acre park. He stated he wanted a park, not 123 some acres, but a park which, hopefully, the city can build and, hopefully, the city can maintain. He added that Mrs. (Marianne) Aiken called him last week and said, "my Lord. I don't know what these people think, but I wish they would come help us talk about maintenance of what we are trying to do down here in the Spray Section. It is costing a lot of money to try to keep this up." He stated that the City Council has done everything they said it would do as he told the people in the Park Committee that if they could get their support, he thought the City would certainly support them in the development of a park. They have done everything that the Park . . . He met with Council people and Park people and he would tell them that the City Council have done everything they said they would do. He then stopped and asked for questions.

Mr. Mike Covey then asked for the status of the deed (restriction) to which Council Member Grogan replied that the city was ready to deed the property to the industry.

The next question was whether or not it (deed) was cleared to which Council Member Grogan replied that was an industry decision of whatever was going to happen. He stated he thought the City was ready to deed the property, and he guessed they would go back to the public hearing. He stated he appreciated the opportunity to say what he said. It comes from the heart and from the head or the head to the heart.

Mayor Price the explained that a lot of people do not know the time and effort that Council Member Grogan put in economic development not only through the Chamber work, but also for his many years of experience on the Council. He thanked him for what he had done and his comments.

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A motion was made by Council Member Grogan seconded by Council Member Gover to grant the incentives that they agreed to do with Gildan Activewear, adding only the monetary things as they do not have a final contract, final contract will be delivered.

Mr. Nooe then stated that they need the determination by the Council that the consideration being received is equal to the consideration the City is giving as set out in the notice.

Motion restated: Council Member Grogan stated that with what has been given to the City Council tonight by the County Economic Developer that the City is receiving equal and excess to, as far as, incentives being given and benefits being received, and, therefore, made a motion that they be granted. Council Member Gover seconded the motion.

CLOSED SESSION:

Mayor Price asked the Council to authorize a closed session, which would be for the acquisition of a property interest and consult with the attorney to promote the attorney client privilege. At this time I'll ask the motion of that approval.

A motion was made by Council Member Myott seconded by Council Member Rorrer for a closed session which would be for the acquisition of a property interest and consult with the attorney to promote the attorney client privilege. All Council Members voted in favor of this motion.

OPEN SESSION:

A motion was made by Council Member Grogan seconded by Council Member Gover to return to open session. All Council Members voted in favor of this motion

ADJOURNMENT:

A motion was made by Council Member Grogan seconded by Council Member Janney to adjourn. All Council Members voted in favor of this motion.

Respectfully submitted,

Kim J. Scott
City Clerk

ATTEST:

Philip K. Price
Mayor