

November 18, 2008

TOWN COUNCIL MEETING

Town Council Work Session

6:30 P.M. - 6:40 P.M. 2007-2008 Audit Presentation
by Mr. Chip Summers of Brodie,
Summers, & Wilkes, LLP
6:40 P.M. - 6:42 P.M. Review of Administrative Report
6:42 P.M. - 6:45 P.M. Review of Police Department Report
6:45 P.M. - 6:50 P.M. Public Hearing-Palmetto Ridge, LLC
6:50 P.M. - 7:00 P.M. Citizen's Comment Time

7:00 P.M. - Town Council Meeting

Call to Order

Invocation

Approval of Minutes

1. October 14, 2008

Old Business

1. Sanitation Services

New Business

1. PUD request for Palmetto Ridge, LLC
2. Local Investment Pool discussion
3. Capitalization discussion
4. Franchise fees discussion

ADJOURN

**TOWN OF PINE RIDGE
Town Council Minutes
Work Session
November 18, 2008**

Council present: Mayor Busby, Mayor Pro-tem Davis, Councilman Simpson and, Councilman Echerer

Staff present: Chief Wright and Town Clerk, Viki Moak

6:30 P.M. 6:37 P.M. 2007-2008 Audit Presentation by Mr. Chip Summers of Brodie, Summers, & Wilkes, LLP

Mr. Summers spoke to Council about the following:

- Received an unqualified opinion which is the highest rating
- Assets exceeded liabilities
- Restricted funds include victims assistance & drug seizure
- Capitol expenditures up due to new sign and police cars
- Revenue decreased due fines and business licenses
- Summary of balance sheet
- Town has no debt in 2007 or 2008
- Income statement
- Budget comparison for 2008
- Risk assessment

Council had no questions, and the presentation ended.

6:37 P.M. 6:38 P.M. Review of Administrative Report

Written Administrative and Financial reports were included in the Council packets.

6:38 P.M. 6:39 P.M. Review of Police Department Report

Written Administrative reports were included in the Council packets.

Chief Wright discussed the following with Council:

- Soup Day - scheduled for December 10th at 12pm, will contact local Church's to bring in some new seniors to the center

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6:39 P.M. 7:00 P.M. Public Hearing-Palmetto Ridge, LLC

Mayor Busby asked Mr. Eddie Yandle to present the PUD request for Palmetto Ridge, LLC. Mr. Yandle presented to Council the following:

- Home prices under \$200k, with exception of section N
- 1106 heated square foot minimum
- To include duplex, townhomes and single family homes
- Total 152 acres
- Three homes to an acre
- Maximum 498 homes
- Amenities to include: soccer and ball fields, pool & clubhouse, trails
- Traffic study to be done once approved
- Five acres to be dedicated to entrance
- No increase in lots only a possible decrease
- Brick and stone accents on all homes and signs
- Fencing regulated by Home Owner's Association

Mayor Busby asked for any opposition. Seeing no one in attendance had any, Mayor Busby closed the Public Hearing.

7:00 P.M. 7:06 P.M. Citizen's Comment Time

Mayor Busby announced the Citizen's Comment Time.

Mr. William Kanipe of 1007 Courtney Drive asked Council the following:

- If Council knew about the drain field put on Courtney Drive?
- Why was residential property turned into a sewage drain field to support a commercial building?
- Does Council know how close the drain field is to his well?
- Did not understand how Council can do such a fine job for the PUD development, but does not even know the distance to his well.

Mayor Busby responded that since legal council has been hired and a Zoning Board of appeals Hearing has been scheduled, that Council is unable to answer any questions at this time.

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Mr. Ethan Collins of 1929 Leander Drive recently finished his Eagle Scout project located next to the Town Hall. Mr. Collins asked Council, if they were happy with the project. Council responded that the area looked good. Mr. Collins asked Mayor Busby for his signature that the project was complete. Mayor Busby agreed

Seeing that no one in attendance had further questions, Mayor Busby closed the work session.

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TOWN COUNCIL MEETING - 7:05 P.M.

CALL TO ORDER

Mayor Busby called the Town Council meeting to order at 7:05 P.M. with Mayor Pro-tem Davis, Councilmember Simpson, Wells, and Echerer present.

Staff present: Chief Wright and Town Clerk, Viki Moak

INVOCATION

Mayor Pro-tem Davis led those assembled in prayer.

APPROVAL OF MINUTES

1. October 14, 2008 Scheduled Council Meeting

Councilman Simpson made the motion to accept the minutes of October 14, 2008 be approved as submitted. Mayor Pro-tem Davis seconded the motion, which was unanimously approved.

OLD BUSINESS

1. Sanitation Services

Mayor Busby stated that Jennings has purchased two new vehicles' and have not received any complaints since the end of September. Council will look into this further during the December meeting as past due franchise fees should be caught up as of November 30, 2008.

NEW BUSINESS

1. PUD Request for Palmetto Ridge, LLC

Councilman Echerer made the motion to approve the PUD for Palmetto Ridge, LLC as presented with the stipulation that it reads that the minimum be 1100 heated square feet. Councilman Wells seconded the motion. Council voted with four approvals and one disapproval.

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2. Local Investment Pool Discussion

Mayor Busby explained that Mr. Chip Summers suggested taking the funds out of the Local Investment Pool and finding a safer way to invest public funds. Council agreed that the Finance Committee will look into different investment to secure public funds.

3. Capitalization discussion

Mayor Busby explained the Mr. Chip Summers suggested changing the way we capitalize small purchases such as personal computers and faxes. Council agreed to table until the next Council meeting.

4. Franchise fees discussion

Mayor Busby explained that Mr. Chip Summers suggested that we find a way to verify that we are getting the correct funds from the businesses that we receive franchise fees. Mayor Busby asked Ms. Moak to contact the businesses and see if we can get a current customer listing.

ADJOURN

With no further business to discuss, Councilman Simpson moved to adjourn, Councilman Wells seconded the motion, and with council=s unanimous approval, Mayor Busby adjourned the meeting at 7:40 P.M.

Respectfully submitted,

Viki M. Moak, Town Clerk

APPROVED:

David L. Busby, Mayor

Date:_____