

TOWN OF PITTSBORO  
BOARD OF COMMISSIONERS  
SPECIAL MEETING  
THURSDAY, NOVEMBER 1, 2007  
7:00 PM

Mayor Randolph Voller called the special meeting to order.

**ATTENDANCE**

Members present: Mayor Randolph Voller, Commissioners Pamela Baldwin, Clinton E. Bryan, III, Chris Walker, and Gene T. Brooks.

Commissioner Max G. Cotten was absent, excused.

Other staff present: Bill Terry, Town Manager, Paul S. Messick, Jr., Town Attorney, Alice F. Lloyd, Clerk, and David Monroe, Planner.

Mayor Voller stated that another item could be added to the agenda with the board approval. Attorney Messick noted that the Board could do that if they wished, but because Commissioner Cotten was not present he had not had prior notice of any matters other than what was noticed.

An audience member noted that many of them had not seen the notice. Mayor Voller read the notice aloud. Upon an inquiry by Mayor Voller, it was suggested that the Board listen to the recording from the October 22, 2007 from the point where the public hearing began.

Commissioner Walker said he did not believe they needed to do that; he wanted to concentrate on just one issue in regards to comments that were made. He asked Mr. Messick to read Commissioner Cotten's letter of October 29 to the Board. Mr. Messick did so:

“To Whom It May Concern:

This is to certify that William Terry, Town Manager, on this day advised me that a special meeting of the Pittsboro Board of Commissioners had been scheduled for Thursday, November 1 at 7:00 p.m. as requested by Commissioner's Brooks, Bryan, and Walker. The purpose of the meeting is to discuss the ramifications of a statement made by Mayor Voller during the October 22 meeting that the Chatham County Economic Development Commission has requested the inserting of language in the moratorium ordinance that would have benefited Chatham Mills Development.

It is my understanding that no such request was made by Chatham EDC; therefore I concur that a special meeting is warranted and the matter resolved. Due to a conflict with another meeting I will not be able to attend the special meeting. I therefore request this memo be read and included in minutes of special meeting.”

Mayor Voller stated he wanted to go on record that no one ever said that they were inserting language that would have specifically benefited Chatham Mills Development. He said that was out

and out false, and the tape would bear that out. Mayor Voller said they should listen to the tape from the point that the hearing started.

Commissioner Walker suggested letting him go first and then the Mayor could respond.

Mayor Voller stated he would go first and let the tape run from the beginning. He commented that a lot of the people present tonight were not at the October 22 meeting.

Mayor Voller replayed the tape of the October 22 meeting, from the point where the public hearing began, and then stopped the tape. He said at the point he had stopped the tape was the point where the Commissioners were asked if they had questions, and wondered why a question had not been asked then.

Commissioner Walker said if the Mayor would allow him the time, he believed they could get to the root of the matter. Mayor Voller said the Commissioners had been asked twice at that time. Commissioner Walker again asked for time to ask his questions. Mayor Voller said if he was allowed the same time, and Commissioner Walker responded absolutely.

Commissioner Walker said they had now all heard the tape, and made the following statement.

“To My Fellow Commissioners: Based on the comments you have heard, where do you think the item originated from?”

Commissioner Brooks said it seemed to be coming from the EDC.

Commissioner Bryan said it was implied to him that it came from the EDC.

Commissioner Baldwin said it seemed to be coming from the EDC, based on what Mr. Monroe had read.

Commissioner Walker stated they had just received a draft of the minutes from the October 22 meeting, and the stenographer who prepared the draft had included the following sentence. “Mayor Voller stated the EDC had brought forth a statement regarding existing buildings, ....” Commissioner Walker said that was not what Mayor Voller had said, exactly. He said he did believe that the item that was presented to them was presented to them from the EDC.

Commissioner Walker said Mr. Monroe had stated the EDC had requested “consideration of”, and asked if that was correct. Mr. Monroe stated he had intended for the Board to understand that the EDC supported that kind of concept, and certainly did not intend for the Board to believe that he felt that the document came from the EDC. He said he knew from where that document had originated.

Commissioner Walker stated Mayor Voller had begun introducing the item by stating, “Mr. Monroe, there is an item that the EDC...” He asked did the EDC Board recommend that action.

Mayor Voller said he had started to say that, but had transitioned to talk about Mr. Spoon, and there was no resolution that was offered nor did anyone say there was a resolution from the EDC, but the Board knows that he is the Vice Chair of the EDC.

Commissioner Walker asked who drafted the recommendation presented to this Board. Mayor Voller said he believed Mr. Messick and Mr. Monroe.

Mr. Monroe stated Mr. Messick had drafted the language and emailed it to him, he had concurred with it, and prepared copies that were distributed at that meeting.

Commissioner Walker stated he was under the impression, based on the comments by Mayor Voller and Mr. Monroe, that when it said the EDC had requested consideration, nobody stood up and said that was not from the EDC but was an internally prepared document. He said the Mayor, the Town Manager, and the Town Planner obviously must have drawn it up. Commissioner Walker asked where the recommended language had come from.

Mr. Monroe stated the concept was discussed after a meeting with the development group when they were looking at the solution for wastewater treatment capacity. He said Mr. Hobbs had asked that the principals, Mr. Terry, Mayor Voller, Mr. Messick, and himself, stay after that meeting to discuss his concerns about some of the direction that meeting took. Mr. Monroe said Mr. Terry unfortunately had a prior engagement so he did not attend. He said after that discussion, the Mayor asked was there any way they could consider development language that would allow for infill development in the downtown area. Mr. Monroe stated Mr. Messick had said he had a problem with singling out a specific district, and he had reiterated that at an earlier effort to create a downtown development district. He said Mr. Hobbs suggested that if they looked at the existing buildings and allowed them to have more capacity, it would be consistent with the concept of a moratorium, because a moratorium was intended to prevent new development.

Commissioner Walker stated his concern was, again, that he was under the impression based on comments by Mr. Monroe and Mayor Voller that this was presented to the Board by the EDC. He said no one stated that the document was prepared internally, and no one gave the Commissioners notice that it had been prepared internally and discussed internally. Commissioner Walker said he had not asked the question of where it had come from because he had thought he had enough information. He said Mayor Voller had referenced the EDC, and Mr. Monroe referenced the EDC, and other Commissioners thought it was from the EDC, and even Commissioner Baldwin alluded to the fact that she thought it was from the EDC.

Commissioner Walker stated that was the crux of the matter, and he was not sure why the EDC was even invoked here. He said in speaking to the EDC last week, they had indicated they had not discussed the issue. Commissioner Walker said he had spoken to Diane Reed, the Executive Director, on Wednesday, and asked her for minutes and the resolution, and Ms. Reed stated she could not provide that because it did not exist and they had not discussed it.

Mayor Voller said Commissioner Bryan had said he thought it was implied, and Commissioner Walker had told the newspaper he thought it was implied. He said they had just heard a long public hearing where they were discussing the reuse of buildings, and he had started off to say one thing

but had not said it, and had then mentioned Mr. Spoon, who talked about the value of putting capital investment in your existing buildings, downtown and otherwise. He said secondly, he asked the Board if they did believe that, and he had ten copies of tapes from meetings where they had held public hearings and no questions were asked on anything. Mayor Voller said he would be happy to play them, but they would all be there for 12 hours.

Commissioner Walker asked what that had to do with it. Mayor Voller responded there was a record of not asking questions. He said he had a letter from the EDC that they had sent on March 13 that requested that: “The Chatham County Economic Development Corporation Board of Directors meeting that a motion to send a letter to the Town of Pittsboro expressing the value of the property that Pittsboro Partners purchased from Richard Fox on Industrial Drive remain at the current zoning. This property originally sought County and Town funds for water, wastewater, and roadways. The Chatham County Economic Development Corporation has listed the property for sale on the NC Department of Commerce website for 7 years, and they had submitted a site for many projects. Part of the project was sold to a local industry, Piedmont Biofuels, and we feel other industries like this one may benefit from this property in the Town of Pittsboro. Sincerely, Hal Milholen, Chairman.”

Mayor Voller stated this Board had gotten that letter as a resolution, yet had voted against it. So, he said, what difference would it have made? He said the Board had voted against it, whether you believed it or not, so what’s the harm. Mayor Voller said there was another letter which stated “I apologize for not being at this meeting because I had a previous commitment. However, I do want to say that the Chatham County Economic Development Corporation has been generally supportive of redevelopment in downtown Pittsboro and in downtown Siler City. It makes sense to make our downtowns thrive which then attracts new business to the area, gives our citizens more job opportunities, and generally improves the quality of life for all Chathamites. While a moratorium is certainly needed due to the incredible amount of new growth our County has seen over the past few years, and our aging infrastructure cannot keep up with this, we do have to have some flexibility in the way we look at the reuse of existing buildings. Although the Chatham County Economic Development Corporation never addressed this specific topic at a Board of Directors meeting, it is part of our mission to do what we can do to attract new businesses and expand existing businesses to Chatham County. Having downtowns that are active and vibrant are an important component to any economic development plans. Sincerely, Jamie Nunnally, Chair.”

Mayor Voller stated they had another letter from another Board member, who is also a County Commissioner, that would be George Lucier, who appoints members to this Board: “My name is George Lucier and I was elected Chatham County Commissioner from District 3 which includes a large part of Pittsboro. Also, I am a member of the Chatham County Economic Development Corporation. I would like to make three points tonight: the importance of supporting existing businesses in Chatham County is a no-brainer. While we may get lucky and attract a large business to Chatham County, the success of our economic development initiatives will largely depend on our ability to encourage and support the growth and wellbeing of existing businesses. While there has not been a formal vote, you will be hard pressed to find a member of the Economic Development Corporation who does not support this concept. Mayor Voller is to be congratulated, not vilified, for his support of existing businesses in Pittsboro and Chatham County. The Economic Development Corporation is in the process of creating a strategic plan for economic development in

Chatham County. We will be holding public forums on November 8 in Siler City and November 9 in Pittsboro to summarize and integrate the findings of five previous forums held for the purpose of obtaining citizen input. Based on the responses from the previous forums, it will be very surprising if supporting of existing businesses is not a centerpiece of our economic development strategy. I believe that we can all agree that enhanced and sustainable economic development is essential for the future wellbeing of Pittsboro and Chatham County. We are always together. The Chatham County Board of Commissioners had proposed that the governing Boards of Pittsboro, Siler City, Goldston and Chatham County meet on a regular basis to facilitate economic development in Chatham County. We all benefit when we can work and live together in Chatham County. A high priority for these meetings should be increased availability and flexibility in providing water and sewer to our businesses and residents. Thank you, and I look forward to working with Pittsboro in years to come. George Lucier, Vice Chair of Chatham County Commissioners.”

Mayor Voller said he had many, many more letters that he could continue to read. He said he had an endorsement from seven members of the EDC which was a majority of the Board, and since they endorse him as the Vice Chair you would assume that he could speak for them, especially when talking about concepts.

Commissioner Walker said incidentally, that letter of endorsement.... Mayor Voller said this was done last week, and these endorsements were given over the previous month. Commissioner Walker said he thought Mayor Voller had said they were dated today. Mayor Voller said these endorsements had come in..... He said they were straight out from members of the Board.

An audience member asked when the Town received documents from the EDC, did they state they were from the EDC. So, if you got this comment in a letter, would it not say it was from the EDC or signed as a resolution. Mayor Voller said of course, it would have been on the letterhead.

Commissioner Walker remarked that this meeting was for comments from the Board; that no one had asked for comments from the audience, but they could do that later as a Board if they agreed. He said the crux of the matter of why he had called this special meeting was not to discuss what was in that, the matter of it was that three Board members...

Mayor Voller stated “don’t support businesses.” Mayor Voller said they had voted against it.

Commissioner Walker said that was not the crux of the matter. He said the crux of the matter is that they were under the impression that... Mayor Voller said you still voted against it. Commissioner Walker continued ... that this item was presented by the EDC, and that’s the crux of the matter. Mayor Voller said you voted against.

Commissioner Walker asked why the EDC would even come into the matter. He said in the article in the paper on Wednesday it said that “EDC Executive Director Diane Reed said she told Walker that the Board had not discussed the issue.” Commissioner Walker said he was trying to figure out if Mayor Voller, Mr. Messick, and Mr. Monroe wrote this thing, why did they not say so?

Mayor Voller said he actually had a memo from Diane Reed that said they had not had a formal policy, however the “EDC does recognize the importance of reusing existing building within our

municipalities, Goldston, Pittsboro, and Siler City; prudent planning emphasizes a priority on the redevelopment of existing sites. It is a strategy that encourages smart growth and helps mitigate sprawl. While our economic development strategic plan is not completed, I feel sure that this will be a basic premise of the plan.”

Commissioner Baldwin said basically, did you actually speak with the EDC, or was this something that you actually inferred, or was inferred in previous conversations with the EDC. She said it was stated that Planner Monroe stated that the EDC had requested it. So, she asked, was that something he had had previous conversations about. Mr. Monroe said that was based on previous conversations, and was not intended for you to understand that the document came from the EDC. He said it was perhaps a careless choice of words.

Commissioner Baldwin said, but it was inferred from previous conversations. Mr. Monroe said that was correct.

Commissioner Brooks said in order to reach any kind of clarity in this, he did not think anybody would disagree that they need to try to recognize the contribution the industries and businesses already here have made and will make and try to help them. He said there were two issues here, and he thought the reason most of the Board had voted for the moratorium was they simply did not have any sewer to give anybody. Commissioner Brooks said the issue as he sees it was that perhaps Mayor Voller spoke from his exuberance and enthusiasm for the work of the EDC. He said he did not know what his motivation was but it was clear to him that he did say or indicate that the EDC had requested this consideration. Commissioner Brooks said whether they had done that generally or over a long period of time....

Mayor Voller said he did not say that on the tape, and asked that he not put words in his mouth because that was not right. He said this was the actual source document; he didn't say that and he would not go on record as saying that, so don't repeat it or else we can go back and read every bit of minutes with all kinds of things. For instance, he said, where Commissioner Cotten had said “we're not going to appoint a new Commissioner,” and in the next meeting we did. Now, he said, should we have a special meeting to look into that? Mayor Voller said he was under the impression they weren't going to, based on Commissioner Cotten's three meetings of saying that, and wondered if the Board should listen to those tapes.

Commissioner Brooks said he thought they were talking about this issue.

Mayor Voller said his point was that if you're going to say that, you better go by what's on tape; reiterating that he did not say that. He said he said exactly what was on the tape, and he disagreed with the draft minutes and the Board could make corrections to those minutes. He said sometimes there were misspellings and other correction; he did not make that statement so please do not repeat that into the record.

Commissioner Brooks said it was his understanding that the Mayor was saying that the EDC supported trying to.....

Mayor Voller said they do. He said there was a member of the EDC here that was at the meeting.

Jeffrey Starkweather stated he had been a member of the EDC for the last year and had attended every meeting. He said he was the Secretary of the EDC and was at the October 22 meeting when this particular public hearing occurred. He said he understood that the concept was downtown revitalization, building reuse, and infill. He said that Diane Reed had come onto the Board in July. The letter the Mayor had regarding Pittsboro Place occurred in March, so Ms. Reed was not there and would not have known what happened in the meeting.

Mr. Starkweather stated the EDC Board continually discussed the concept of downtown revitalization, and continually discussed the idea of utilizing empty buildings and infill as concepts. Similarly, he said, they had discussed business retention and business recruitment. He said if there was a proposal here for business recruitment or business retention, would you except that the EDC would have a specific resolution for that? Mr. Starkweather said those were part and parcel of what was the essence of economic development. He challenged the Board to find a single economic development entity in the State or the federal government that wouldn't consider downtown redevelopment, building reuse, and infill to be major priorities of economic development.

Mr. Starkweather stated he was a little puzzled of what this meeting was about. He said the Mayor, unlike anyone else on this Board, had attended an Economic Development for Local Government Officials conference, they had both attended the Main Street conference put on by the North Carolina Rural Center, and last week Mayor Voller, Mr. Terry, Mr. Poteat, Diane Reed and he had attended the Rural Leaders conference. At that meeting, he and the Mayor had actually attended a special session on building reuse, and at that meeting they had learned about an initiative that had been put forth by State legislators. Mr. Starkweather stated Joe Hackney had been celebrated at that meeting for obtaining the funds for this program, to put buildings back to work.

Mr. Starkweather read the introduction to that program: "Whether it is an empty storefront on Main Street or a shuttered factory out on a highway, vacant buildings serve as daily reminders of the economic hardships being visited upon small towns throughout North Carolina. They are a source of discouragement to local residents and to anyone considering starting a new business. But these buildings also represent the town's potential; for stores, renovated and equipped, they can once again become bright new centers of commerce, creating jobs and adding much needed tax base for struggling communities."

Mr. Starkweather said this building reuse program offers up to \$400,000 matching grants to local governments to use with vacant buildings and based on \$10,000 a job if new jobs were brought in. He said since that meeting the EDC, including himself, had had conversations with a group of owners of buildings, including John Justice, whose father was once the Mayor of this Board. He said that money could be used for rehabilitating those buildings as long as it created jobs. Mr. Starkweather said if those buildings, with the action this Board took, required more than 1800 gallons a day, they could not utilize this program. So, he said, he was a little puzzled, to be honest, how the Board could have come to the conclusion not to grant an exemption to existing buildings where they already had infrastructure, where they had identified owners that were interested in bringing in jobs and rehabilitating their buildings, but they could not do that. He added he had thought about speaking at the October 22 meeting when this was discussed, but had not done so because it was apparent the resolution would fail very quickly and there was no point.

Mr. Starkweather stated that Ms. Carr was present this evening, who had received many offers for their building in downtown Pittsboro, but they could not bring something in.

Commissioner Walker stated this meeting was not about what was in the text, but how it was presented to the Board, and that was the crux of why he had called this meeting. He said he wanted an answer as to why, when the EDC Director said to him that the EDC Board had not discussed the issue. Commissioner Walker said the way he had received and heard this was when Mayor Voller stated, "Mr. Monroe, there's an item that the EDC...."

Mayor Voller said the tape did not say that. Commissioner Walker said yes, the tape did say that, and asked that the tape be replayed. Mayor Voller began a statement, and Commissioner Walker requested that the Mayor not interrupt him. Mayor Voller said he did not understand what difference all this made since it was voted down. Commissioner Walker stated we sure did, because we don't have any sewer. Mayor Voller said except you still had 1800 gallons per building, so if you don't have sewer how did they already get the sewer?

Commissioner Walker replayed a portion of the tape from the October 22: "Mr. Monroe, there is an item that I think the EDC...". He said that was enough for him to think that this item was presented by the EDC, and noted that later on Mayor Voller had said the EDC had requested consideration. Commissioner Walker said he was under the impression that this was presented to the Board, these changes to the ordinance, by the EDC. He said it was not until this week that he found out by reading the paper and asking a couple of questions that you (the Mayor), Mr. Messick, Mr. Monroe and apparently Hobbs and Upchurch had discussed this. Commissioner Walker asked why did somebody not say that? He said that was the crux of the matter that he was trying to get to.

Mayor Voller asked why Commissioner Walker had told people that this was drafted by Mr. Starkweather. Commissioner Walker said he didn't. Mayor Voller said you didn't say that? Commissioner Walker replied "no, sir." Mayor Voller said you never told anyone that this was drafted by Mr. Starkweather. Commissioner Walker replied no, that all he had ever said in the text of this matter, the way he had received it, was that Mr. Starkweather was in the audience; he was a member of the EDC and he did not stand up and say that the EDC had not discussed this.

Mayor Voller said are you (Commissioner Walker) telling me that you never told anyone that he (Mr. Starkweather) drafted this? Commissioner Walker replied no. Mayor Voller commented that was very interesting.

Mr. Starkweather stated he was told he had said that. Commissioner Walker asked who had told him that. Mr. Starkweather responded he was told that by a reporter for the Chatham News. Commissioner Walker said Mr. Riggsbee was sitting in the audience, and asked him about that statement. Mr. Riggsbee replied he did not believe he had ever told anybody that that had come from Mr. Starkweather.

Mayor Voller asked Mr. Riggsbee again had he ever said that the resolution came from Mr. Starkweather. Mr. Riggsbee replied that was correct. An audience member asked who did it come from?

Commissioner Walker said that was a good question, but this question was where had the resolution come from? He said they had gotten the answer, in that it was drafted by the Town Board. But, he said, his ears and apparently.....he would like to hear from his fellow Commissioners.

Mayor Voller said it wasn't drafted by the Town Board. Commissioner Walker said not by the Town Board, by the Town staff, and that was what they were trying to get to.

Mayor Voller said he wanted to go back in time. He said when Mr. Hughes was the Manager here, he had actually brought up that concept about four years ago. Commissioner Walker said they were talking about now. Mayor Voller said Commissioner Walker was on the Board at that time. Commissioner Walker said he was not opposed to it if they could get sewer, and he was happy to work with the EDC to help the Town get the sewer.

Mayor Voller said if he wasn't against it why had he voted against it? Commissioner Walker said because they were out of sewer. Mayor Voller said all they had asked for was some flexibility with the existing buildings which included Mr. Spoon's.

Mayor Voller said it was obvious that Mr. Monroe had admitted he had misspoke, and nobody asked any questions. Commissioner Walker asked why if Mr. Monroe misspoke did he not stand up and say he had misspoke? He said they went through the entire public hearing before the Board took action on it, so there was a long period of time when someone could have said this was not from the EDC but drafted by the Town.

Mayor Voller asked what difference did that make? Commissioner Walker said to him, it was misrepresentation.

An audience member stated she was still trying to figure out why they were at a specially called meeting. She said they were here apparently because three people thought the Mayor misspoke. She said if they had not thought that it was put forth by the EDC, would they have changed their vote and voted for it?

Commissioner Walker stated he represented the voting people of Pittsboro. He had made two phone calls, the first to an EDC Board member to inquire when they had discussed this, who had said that during the time on the Board they had not discussed it. Mayor Voller asked had those phone calls been made at the meeting. Commissioner Walker said he made them the next day. Mayor Voller asked why he wanted to even make the phone calls since the vote had been taken. He said the audience member's question was apropos. Commissioner Walker said he was curious as to when the EDC had taken that action. He said he had then made another phone call to another EDC member....

A member of the audience asked why this was being discussed now instead of at a regular Board meeting? She asked why was there an emergency meeting called by this Board to discuss a vote that was already taken and was over with? Commissioner Walker said when he had spoken to three EDC Board members who told him they did not know what he was talking about, when he spoke to Jody Minor, John Bryan, when he called the EDC office and the secretary went through the minutes of the last several meetings and says she could not find where this had been discussed, then he began to think there was a problem. Because, again, he said, based on the way it was presented to him, and reiterated that the Mayor had said “Mr. Monroe, there is an item that I think the EDC...” Commissioner Walker said that yes, the Mayor had stopped and went on to speak about Mr. Spoon, then Mr. Monroe had stood up and said the EDC requested consideration. Commissioner Walker said then he was told by three EDC members that it had never been discussed.

Mayor Voller asked why they had never called a special meeting to discuss TTHMs? Commissioner Walker said maybe they should. Mayor Voller said he did not understand why a special meeting was not called to discuss the money missing from the ABC Board. Mayor Voller said this was absurd.

An audience member stated that the facts had not been misinterpreted, but the facts had been “totally exaggerated, overspoken and blown up out of nothing.” He said there was no reason for this; this was nothing more than a last minute attempt to twist and turn and throw the election in another way.

Commissioner Walker stated he totally disagreed. Mayor Voller said one EDC member had not been present since stepping down on December 12, that Mr. Grimes had missed over 50% of the EDC meetings, and Jody Minor had only recently been put on the Board. He said none of them had attended any of the workshops and none had attended any of the strategic plan meetings. Mayor Voller said he had testimony from the Chair of the EDC and a County Commissioner, adding “this stinks.”

An audience member stated it was a “tempest in a teapot.”

Mayor Voller said if you were concerned about issues, why don’t we call a water hearing? Commissioner Brooks stated they had held a meeting recently to give the public an opportunity to express their opinion about water and sewer, and he thought only one person had spoken.

Mayor Voller said he wanted to ask this body why they did not go back to every tape, and if there was something that any of them had said that seemed to be “strange,” then why not rewind them all and hold these kinds of meetings? He said this issue was voted down, regardless of how they thought about it; that they had previously voted down a resolution from the EDC. Mayor Voller said nothing was given to the Board on letterhead, no one said there was a resolution, and wondered were they going to replay all the comments made by the Board during such meetings, no matter how sensible or not, and judge those.

Commissioner Walker said he knew what he had heard, he knew what his research told him, and in his mind...

Mayor Voller said your research was after the fact. Commissioner Walker said he had voted “no” because they didn’t have the sewer, but when he talked to three different EDC Board members, the secretary and the Board of Directors and they all told him this had not been discussed, he had to ask what was going on here. He said apparently the Mayor had now clarified it, but he had misspoke and Mr. Monroe misspoke, and Mr. Monroe had said he did not mean to imply that. He said that was the implication he had looked at. Commissioner Walker stated there were enough facts for him to want to know what was going on.

Mayor Voller asked had that necessitated an actual meeting before November 6? He said this could have been discussed at the regular November meeting. He said they always reviewed the minutes and contacted Town Clerk Alice Lloyd about corrections or clarifications. Mayor Voller again asked did this really necessitate a special meeting, and did Commissioner Walker really want to tell the public why he did not want to support downtown revitalization.

Commissioner Walker said he was not against downtown revitalization. Mayor Voller said but you voted against it. Commissioner Walker said they were out of sewer.

Commissioner Walker made a motion to adjourn.

Commissioner Baldwin said what they needed to do now was come to the conclusion that the Planner had stated that he had not intended for the Board to understand that the EDC supported that kind of concept and it was not what he had intended to say, but was based on ongoing conversations by the EDC. She asked if that was correct, and Mr. Monroe stated that was correct. Commissioner Baldwin said that was where they stood now, and she believed that was the general understanding. Commissioner Baldwin seconded the motion to adjourn the meeting.

Commissioner Bryan stated that Commissioner Walker’s main concern was that he did not want the Board or the public to be under the impression that any of that came from the EDC, and that was why they were here. A member of the audience said that two people from the audience had said they thought that way, but the rest of them had said they did not think that way. Commissioner Bryan said he believed all the Commissioners thought that way. The audience member said then obviously they were not listening too much.

Mayor Voller said most of the people in this room were not at that meeting, unfortunately, including the two reporters.

Mayor Voller called for the vote.

Vote Aye-4 Nay-0

---

Randolph Voller, Mayor

ATTEST:

---

Alice F. Lloyd, CMC, Town Clerk