

**MINUTES OF CLOSED SESSION OF THE
LAW AND FINANCE COMMITTEE**

The Law and Finance Committee met in closed session in the West Assembly Room during the December 12, 1996 meeting. The following people were present:

Mayor Winston C. Hester	Mayor Pro Tem Walter McNeil, Jr.
Alderman Clawson Ellis	Alderman J. T. Kirkman
Alderwoman Lois Stewart	Alderman Linwood S. Mann, Sr.
Alderman Joseph E. Martin	Alderman Philip E. Dusenbury
City Manager Leonard Barefoot	City Attorney Susan C. Patterson
City Clerk Lois Oldham-Simonson	

Staff: Finance Director Glenda Tomlinson
Revenue Officer Billy Douglas
Public Works Director Larry Thomas
City Engineer Vic Czar
Community Development Director Reggie Scales

Mayor Hester called the session to order.

Economic Development Director Don Moss and Patrick Zimmerman, who was representing George Perkins, appeared before the Committee. Mr. Zimmerman asked the Committee to consider a ten-year, non-annexation agreement for the proposed 300,000 square foot textile facility located on Highway 421 North, next to the existing Unifi Spun Yarns plant.

Mr. Zimmerman advised that infrastructure is available to the plant; 175 jobs will be available within the first year of operation, with an average pay rate of \$12. The plant will operate three eight-hour shifts, seven days a week. Water usage is proposed at 100,000 gallons per day. The Pioneer plant was used as a comparison. In respect to neighboring Glenwood Subdivision, Mr. Perkins is proposing a 150 to 300-foot natural evergreen buffer in association with noise generated by the plant. Larry Thomas stated that Mr. Perkins is in conversation with Mack Nixon to purchase property in the Glenwood Subdivision, next to 421. If this happens, there is the possibility that he would participate in the eight-inch sewer line extension petition.

Mr. Moss stated that \$680,000 would be the County's incentive amount, which they would have to put up front. Mr. Zimmerman asked that Mr. Moss be allowed to check with other cities to find what they are doing to remain competitive.

Messrs. Moss and Zimmerman left the meeting. It was agreed that tax evaluations, water and sewer rates, etc. should be verified. Mr. Barefoot said we need to determine if it is possibly in the City's best interest not to annex the property.

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On a disturbing note, City Manager Barefoot advised that even though we have an agreement with the existing Unifi plant that they will not be inside the City limits, they have been paying "inside" water and sewer rates since the inception (8-10-93). They owe the City \$218,000. It was the concensus of the Committee to pursue collection.

Alderman Dusenbury made a motion to adjourn the closed session. Alderman Martin seconded the motion, and it carried unanimously.

Respectfully submitted,

WINSTON C. HESTER, MAYOR

LOIS OLDHAM-SIMONSON, CITY CLERK