

MEETING OF THE BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING
BETHEL TOWN HALL
July 21, 2025

Present: Mayor Carl Wilson, Mayor Pro-Temp Barbara Bynum, Commissioner Ferrell Blount, and Commissioner Thomas Lilley

Members of the Board Absent: Commissioner Tina Staton and Commissioner Fred Whitehurst

Staff Present: Interim Town Manager, D. Scott Elliott, Attorney, Keen Lassiter, and Deputy Clerk, Jalissa Griggs

Call to Order

Mayor Wilson called the meeting to order at 6:01 P.M. and Mayor Pro-Temp Bynum gave the invocation.

Mayor Wilson then led the pledge of allegiance.

Commissioner Lilley made a motion to approve the proposed agenda, the motion carried unanimously.

Interim Town Manager presented issues arising from the two contracts the Town of Bethel has with C&W Lawn Care (Lawn Care & Debris Pick-up). In admission, C&W Lawn Care owner, Bob Wall, mentioned to the Interim Town Manager that he lacks the manpower to maintain Bethel and Pinelawn cemeteries. Interim Town Manager mentioned that Town forces have attended to Smith Street Park, Field of Dreams Park, and the Margaret Little Blount Memorial Library prior to its special event while this was C&W Lawn Care's responsibility. The Town has talked with another vendor who mows Robersonville who is willing to mow at the same price and same terms of the existing contract. Interim Town Manager suggested a discussion to determine whether the Town needs to continue contracting with C&W Lawn Care or determine alternate ways to accomplish getting these services performed as C&W Lawn Care is in breach of their contract.

Commissioner Blount made a motion that the Bethel Town Board give Town Manager, Scott Elliott, complete authority to manage, negotiate, and/or terminate the Bob Wall grass cutting contract entered into between Mr. Wall and the Town of Bethel. In addition, the board gives Town Manager authority to negotiate with a new vendor at the Bob Wall figures and award contract to a new vendor at manager's sole discretion, the motion carried unanimously.

Commissioner Blount stated that he felt this was a matter for the Manager and the vendor - not for the Town Board.

Commissioner Blount moved to call the question on the motion.

Interim Town Manager presented issues with the Debris Pick-up contract.

Commissioner Blount stated his intention for the motion was to cover both contracts.

Attorney, Keen Lassiter suggested another motion to support the residential debris pick-up.

Commissioner Blount made a motion that the Bethel Town Board give Town Manager, Scott Elliott, complete authority to manage, negotiate, and/or terminate the Bob Wall residential debris pick-up contract entered into between Mr. Wall and the Town of Bethel. In addition, the board gives Town Manager authority to negotiate with a new vendor at the Bob Wall figures and award contract to a new vendor at manager's sole discretion, the motion carried unanimously.

Interim Town Manager stated that the Town was approached by Ben Jones with FALTOR Consulting. His firm proposed to prepare a 2025 CDBG (Community Development Block Grant) application for neighborhood revitalization. Mr. Jones expressed to the Interim Town Manager that it would be for housing replacement more than housing revitalization. The Town could apply for up to \$950,000 each year. Interim Town Manager asked Mr. Jones if the funds were still available due to Federal funding cuts and Mr. Jones expressed to the Interim Town Manager that they are available. FALTOR Consulting is willing to do the leg work to interview Bethel prospects to be sure the candidate meets the LMI (Low-Moderate Income) threshold. Two Public Hearings are proposed for August 5, 2025 and September 2, 2025. The application is due October 29, 2025. Interim Town Manager then presented an Engagement Agreement with FALTOR Consulting (See Attachment A). Interim Town Manager has checked Ben Jones' references with other municipality's involvement with him. They were well pleased with his work. FALTOR Consulting would not charge anything upfront but would like to be considered for administration if the Town is awarded the grant.

Mayor Pro Temp Bynum made a motion to approve the Engagement Agreement with FALTOR Consulting, motion carried unanimously.

Commissioner Lilley made a motion to adjourn the meeting at 6:14pm, the motion carried unanimously.

Mayor, Carl Wilson

ATTEST:

Linda Sheppard, Town Clerk

Date

ATTACHMENT A

Consulting Services Engagement Agreement

This Agreement is made and entered into as of the date of the last signature below (the "Effective Date"), by and between:

FALTOR Consulting, represented by **Lewis Benjamin Jones** ("Consultant"), and the **Town of Bethel, North Carolina** ("Client").

1. Scope of Services

Consultant agrees to provide the following services to Client at no charge:

- **Grant Application Development:** Prepare and submit a Community Development Block Grant (CDBG) Neighborhood Revitalization Grant application on behalf of the Town of Bethel to the North Carolina Department of Commerce by the deadline of **October 29, 2025**.
- **Community Engagement:**
 - Advertise and facilitate **two (2) public hearings** to gather community input.
 - Attend and present at said public hearings.
- **Housing Selection Process:** Work with local government officials to identify and select homes for potential rehabilitation or revitalization under the grant program.
- **Door-to-Door Surveys:** Conduct surveys of residents in the target area to assess needs and eligibility for Low-to-Moderate Income (LMI) housing assistance.
- **Application Submission:** Finalize and submit the completed grant application by the deadline.

2. Compensation

The consultant will perform these services **free of charge** to the Town of Bethel.

3. Understanding of Future Role

While not a contractual obligation, it is mutually understood that **if the grant is awarded**, the Town of Bethel will consider engaging Consultant to administer the funded program under a separate agreement.

4. Term & Termination

This Agreement shall remain in effect until the grant application is submitted or until either party provides written notice of termination.

5. Independent Contractor Status

The consultant is an independent contractor and not an employee of the Town of Bethel.

6. Governing Law

This Agreement shall be governed by the laws of the State of North Carolina.

7. Signatures

By signing below, both parties agree to the terms outlined in this Agreement.

FALTOR Consulting

By: _____
Lewis Benjamin Jones

Title: Consultant

Date: _____

Town of Bethel, North Carolina

By: _____

Printed Name: _____

Title: _____

Date: _____