

# SPECIAL MEETING

June 1, 2021

---

## In Attendance:

---

**Members Present:** Mayor Janet Winkler, Mayor Pro Tem, Larry Chapman, **Commissioners:** Jim Engelman, Jeff Link, Barry Mitchell, Rick Shew and Ann Smith

**Others Present:** Town Manager, Rebecca Bentley, Incoming Manager, Jonathan Greer and Town Clerk, Tammy Swanson

---

## Call to Order:

---

Janet called the meeting to order at approximately 12:00 noon. She stated that the purpose of the meeting was to discuss a lease agreement between the Town and the Caldwell County Board of Education.

---

## Discuss Lease Agreement Between the Town and Caldwell County Board of Education:

---

Janet stated that according to Jeff Church with the Caldwell County School System, construction is not complete on the cafeteria at Granite Falls Middle School, and the school will not have a functioning cafeteria when the new school year begins. Because of this, the School System would like to lease the cafeteria area (kitchen and dining hall) at HUB Station, and upgrade it with equipment they need to operate it like a school cafeteria. Janet stated that the Caldwell County Board of Education met this morning, and voted to approve using the HUB Station cafeteria.

Janet stated that the agreement would be that the School System would rent month to month, with the lease going possibly up to one year. They are proposing to pay rent of \$2,000 per month, not to exceed \$30,000. When the school vacates HUB Station, the Town would keep the equipment for the amount of rent paid to the Town through the lease. The School System would also be paying for the utilities they use during the lease. Rebecca explained that an average of the utilities paid for HUB Station since 2018 will be compared to the amount of utilities paid after the School System begins to use the space. The School System will be asked to pay the amount that is determined over the average amount paid.

Jim asked if the Town would have access to the area during the lease.

Rebecca stated that the Town would not be able to use the area after the lease begins. The area will have to be inspected and meet certain standards implemented by the Health Department, and will probably be blocked off from other use. Rebecca stated that some of the doors in the cafeteria were scheduled to be replaced by the Town, and we are still planning to replace those doors.

Janet stated that she believes this lease is a win-win for both the Town and the School System.

**Motion: (Jim Engelman/Larry Chapman) to approve the lease agreement, as presented, between the Town and the Caldwell County Board of Education for use of the cafeteria (kitchen and dining hall) at HUB Station. Unanimously approved.**

---

## Discussion – Personnel Committee:

---

The Board discussed the upcoming retirement of Town Manager, Rebecca Bentley.

---

Adjournment:

---

**Motion: (Larry Chapman/Jeff Link) to adjourn the meeting. Unanimously approved.**

---

**Tamra T. Swanson, Town Clerk**