



**Minutes approved for January 2013
The Grover Tourism Development Authority
January 31, 2013 | 6:00 p.m. meeting
The Inn of the Patriots, 301 Cleveland Avenue, Grover, NC**

1. Called to order - Chair Martin CJ Mongiello at 6:04 PM, no previous minutes ever had so none to approve. January was the first meeting.

2. Financial Report – Bill Willis, Treasurer requested the current Cleveland County Occupancy Tax form be sent to him, Tricia Willis Town Manager and the rest of the board. He plans on reviewing it and creating one for the town to use.

3. Sub-Committee Reports

A. Appointment of Vice Chair John D (JD) Ledford motion made by Chairman Mongiello and seconded by Linda Brackett. Unanimous vote.

B. Appointment of Secretary Linda Brackett and seconded by JD Ledford. Unanimous vote.

4. Discussion and motion to establish the Grover TDA's by-laws. The bylaws were reviewed page by page and annotations made with a blue ink pen. It was determined to submit them for legal review to Mickey Corry and his law office in Kings Mountain. This will give him time to review each paragraph and possibly offer any changes. At this time it is believed there are no violations and the by-laws are legal. The by-laws are scheduled for review and signing at the February, 2013 meeting. The original copy of the by-laws with pen and ink changes was scanned and emailed to all members of the board. The original would be kept on file at the town hall.

One item of particular note was that the bylaws call for the treasurer to be a voting member of the Grover Tourism Development Authority. This position is currently held by Bill Willis and he will be voting at each meeting.

The by-laws were reviewed by each board member and a motion was made to accept them pursuant to legal review. This motion was seconded by J.D. Ledford and the vote was unanimous.

5. NEW BUSINESS

A. Sunshine Laws and Transparency as they relate to tourism. Chairman Mongiello discussed the sunshine laws and transparency initiatives under law in the



state of North Carolina. He reminded everyone that as officers they do have civil liabilities required under the laws in serving the public – and can be held responsible were found culpable for violating such.

B. Co-Mingling of Funds. Chairman Mongiello mentioned that the town Atty., Mickey Corry requested separate accounts be established so we can avoid Co-Mingling of funds. Bill Willis stated that he would open up a new account with a dual signature checkbook requiring his signature and the Chairman's or Chairlady's. The town manager, Tricia Willis, stated this would work well and be accepted easily from the auditing firm.

Another question was raised by Bill Willis of whether or not we can collect taxes in the extra territorial jurisdiction (ETJ of Grover) should a new hotel or B&B be opened. This was a question deferred to Mickey Correy the town Atty. Chairman Mongiello stated he did not think so at this time but noted he could be wrong.

C. New Town Park. Chairman Mongiello mentioned the new town park possibly on the corner of Main Street and Cleveland Avenue that has been discussed with Mr. Leard Keeter, owner of the property. This also brought discussion up of the current fishing pond on the other side of town and bringing that town park up to standards as well. It was decided by all that the Main Street park would be the most important of the two since other repairs and digging are scheduled to occur in the town park soon. Many citizens had worked there and drastically improved the property. Bill Willis and JD Ledford commented extensively on their ideas and thoughts for that including that the Grover Women's Club would be interested in helping with the new park; Linda Brackett stated she could sell ice cream or concessions on summer days at either park.

Board member Ledford mentioned he had priced some fencing but it was too costly for the current Grover town park and all board members agreed that hosting some type of weekly, or little league group, from the YMCA or a church would be very helpful. The Grover Chief of Police mentioned he would like to contact the YMCA and the board gave permission to do such. Any local league or group or church looking for a home should be encouraged to apply to use the ball field as their home.

The generalized idea discussed between all board members for the new park at Main Street and Cleveland Avenue included alleviating some or all of the taxes paid by Mr. Keeter. This was due to his concern of not wanting to lose the land but being willing to lease it to the town - as long as they maintained and cut the grass, held insurance on damage or injury of any citizen in the park and paid for all items to include benches, raised beds, new street lights and a new mural to be painted on the wall. No new expenses would be asked of Mr. Keeter. JD Ledford also stated he would love to have a fountain and community garden where citizens farmed and grew vegetables. Bill



Willis, Treasurer, mentioned growing herbs would be terrific also. Marti Mongiello mentioned he would enjoy building a waterfall and felt the community garden was a terrific idea.

It was decided to approach the Cleveland County Board of Commissioners and request a small grant of five to \$10,000 to help build this park for the citizens of Grover. The Inn of the Patriots has submitted as much already in Occupancy Taxes over its five years of existence to the county and it is a proper use of legal funds under NC law.

§ 160A-351. Declaration of State policy.

The lack of adequate recreational programs and facilities is a menace to the morals, happiness, and welfare of the people of this State. Making available recreational opportunities for citizens of all ages is a subject of general interest and concern, and a function requiring appropriate action by both State and local government. The General Assembly therefore declares that the public good and the general welfare of the citizens of this State require adequate recreation programs, that the creation, establishment, and operation of parks and recreation programs is a proper governmental function, and that it is the policy of North Carolina to forever encourage, foster, and provide these facilities and programs for all its citizens. (1945, c. 1052; 1971, c. 698, s. 1.)

§ 160A-353. Powers.

In addition to any other powers it may possess to provide for the general welfare of its citizens, each county and city in this State shall have authority to:

- (1) Establish and conduct a system of supervised recreation;
- (2) Set apart lands and buildings for parks, playgrounds, recreational centers, and other recreational programs and facilities;
- (3) Acquire real property, either within or without the corporate limits of the city or the boundaries of the county, including water and air rights, for parks and recreation programs and facilities by gift, grant, purchase, lease, exercise of the power of eminent domain, or any other lawful method.
- (4) Provide, acquire, construct, equip, operate, and maintain parks, playgrounds, recreation centers, and recreation facilities, including all buildings, structures, and equipment necessary or useful in connection therewith;
- (5) Appropriate funds to carry out the provisions of this Article;
- (6) Accept any gift, grant, lease, loan, or devise of real or personal property for parks and recreation programs. Devises and gifts may be accepted and held subject to such terms and conditions as may be imposed by the grantor or trustor, except that no county or city may accept or administer any terms that require it to discriminate among its citizens on the basis of race, sex, or religion. (1945, c. 1052; 1971, c. 698, s. 1; 1973, c. 426, s. 55; 2011-284, s. 115.)



D. Leash Law – This was discussed the after a guest staying in the town wrote a comment that others should be careful of dogs. The town of Grover does have a leash law and ordinance that is supported by the Cleveland County Animal Control office. JD Ledford mentioned he would like to be allowed to have his dog run around inside the fenced ballpark. Since his dog is certified as a caregiver dog, it was suggested by the Chairman to introduce such provision so that the town ordinance could be reconsidered.

E. Downtown Tourism – Several North Carolina State laws were discussed to try and assist in improving the downtown area via painting or awnings which included:

§ 160A-439. Ordinance authorized as to repair, closing, and demolition of nonresidential buildings or structures; order of public officer.

§ 160A-456. Community development programs and activities.

§ 160A-458.3. Downtown development projects.

Board member JD Ledford was authorized to contact the various downtown building owners and offer our financial assistance to finished painting the outsides of buildings.

F. Murals – It was determined to contact Mr. Clive Haynes to attain a bid from him to paint a feedbag style, or grain bag style mural on the wall behind Keeter Furniture. This is an action item for Chairman Mongiello.

G. Town Welcome Signs – Both Commercial Vehicle Group and Rhodesdale farm have been contacted and agreed to allow placing the WELCOME TO GROVER signs. Jason Rhodesdale affirmed this for his property and CVG is working on it. The older LIONS club signs are to come down and the old Welcome to Grover wooden signs are to come down and be saved for a museum on Grover. Tricia Willis, the Town Manager took this for an action item.

H. Painting of Fire Hydrants – Chairman Mongiello continued the program of discussion on painting our town fire hydrants in historical colors. The State Fire Marshall's office responded to such idea stating on behalf of Commissioner Goodwin, "Whoever said it was illegal to paint a hydrant a black top, or paint them in general is incorrect and many, many hydrants have been painted in Kings Mountain," Mr. Strickland wrote in a letter to the Town. Close to 20 pages of ideas, state recommendations and detailed letters were submitted to each town Commissioner via email and one by USPS mail. Additionally, a full package was submitted to the Fire Chief with no response after several months' time. Bill Willis will next speak with the Fire Department Chief Gary Burris.



6. Items from the Board – None additional.

7. Announcements – The unofficial website of the Grover TDA and Facebook sites are up and running daily with commentary from citizens building.

A. Next Meeting - It was motioned by Chairman Mongiello to host meetings the 4th Tuesday of every month at Town Hall unless other venues would enjoy hosting on an ad hoc, and with legal 48-hour promulgation, basis. Seconded by JD Ledford and passed unanimously.

8. Adjournment motioned by the Chairman at 8:32 pm, seconded by Linda Brackett, Secretary, and passed.