

March 9, 2021
MINUTES OF REGULAR MEETING
TOWN OF MAIDEN

The Maiden Town Council met on Tuesday, March 9, 2021 at 6:00 p.m. for their regularly scheduled meeting, held in the Town of Maiden Council Chamber.

Present for the meeting were, Mayor Max Bumgarner Jr., Mayor Pro Tem Danny Hipps, Councilmembers Trina Michael, Beth Rudisill, Bob Sigmon, and Ronnie Williams.

Also, present were Town Manager Todd Herms, Town Attorney Scott Conrad, Director and Town Clerk-HR Officer Wanda Barnes.

Others attending: See attached sheet.

The meeting was called to order at 6:00 p.m. by Mayor Max Bumgarner Jr.

The invocation was given by Trina Michael

The Pledge of Allegiance was led by Trina Michael

4. Approval of the Agenda

MOTION WAS MADE BY MAYOR PRO TEM DANNY HIPPS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE AGENDA AS PRESENTED. MOTION CARRIED UNANIMOUSLY 5-0.

5. Approval of Regular Meeting Minutes

MOTION WAS MADE BY COUNCILMEMBER TRINA MICHAEL AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS TO APPROVE THE 2/9/2021 MINUTES. MOTION CARRIED UNANIMOUSLY 5-0.

6. Citizens Request & Comments

Mayor Max Bumgarner, Jr. recognizes Town Clerk and HR Officer Wanda Barnes and Planning and Zoning Director Blake Wright for completion of certification through the UNC school of government.

Parks and Recreation Director Keaton Miller welcomes the new Parks and Recreation Programmer Gary Long to the Council. Mr. Miller states that Gary comes to us from the city of Hickory where he's worked for the past 15 plus years and he will be a tremendous asset to our Department and the town.

New Hire Parks and Recreation Programmer Gary Long acknowledges the Council for the opportunity.

Mayor Pro Tem Danny Hipps states that the Town of Maiden loss a very near and dear citizen to our town and an individual who has done an enormous amount of work and dear to our family, Mr. Tom Brown. Council, please take into consideration for renaming the road from F Ave going into the rear parking lot of the high school to Tom Brown Lane. I would request it be in consideration for the upcoming council meeting.

Citizen Samantha Saunders states, I want to update you on the Maiden mystery egg event, March the 27th event that the Maiden Business Association is sponsoring so far, we have 19 sponsors, 11 participants. There will be 1 grand prize winner that will receive a \$200 gift card to Food Lion. Councilmember Rudisill inquiries about the food truck for the event. Ms. Saunders states, we have two food trucks scheduled, Cranky Crab and Anna Sweet Treats.

Councilmember Bob Sigmon states, I appreciate everything Mr. Bryan Duckworth do to help clean up the town.

7. Public Hearing

Mayor Max Bumgarner opens the Public Hearing for the Conditional Zoning for the Village of Maiden at 6:10 PM. Planning and Zoning Director Blake Wright states, this will be the public hearing for the conditional zoning for the Village of Maiden. A rezoning request to rezone property off of JW Abernathy Plant Rd and GKN way from M1 which is manufacturing and industrial to conditional zoning for residential on this property they are proposing 349 single family stick-built homes with limited commercial for mini storage to serve the residents on property. To serve the residents on property this would also have an amenity and a dog park included. The properties will be 4900 square foot lots. During the community meeting they indicated that they were looking to have 1600 to 2800 square foot houses. Whenever we have conditional zoning applications the applicants are required to have a community meeting to discuss their intentions of rezoning with the neighbors. The rezoning will include sidewalks to go throughout the neighborhood and all the electrical utilities will be placed underground. The council is required to consider certain aspects through the unified development ordinance for the rezoning. First is whether or not it is consistent with the long-range plan. The unified development ordinance in any other adopted plans. The zoning for the property is indicated as remaining manufacturing and industrial. There are certain aspects of the long-range plan that this is consistent with. For instance, pedestrian mobility will be increasing by adding sidewalks in the town and in the neighborhood. Additionally, the electrical utilities are being placed underground which would increase the aesthetics of the neighborhood which is something desired in long range plans. The next is whether or not it is consistent with the federal and state laws and regulations. Whether or not the town can supply the development as a result of this rezoning. The Town will be supplying the water and sewer for the project and a portion of the electrical. Is it compatible with public health safety and welfare? This project provides the need for additional new housing. In the history MSA, a study was done and presented to Catawba County in 2017 that identified Hickory and Metropolitan statistical area which includes the town of Maiden having one of the oldest housing stocks in the state. Additionally, we have among the lowest percentage of houses that have been built since the year 2000.

This project would also provide current and future employers with a larger workforce. It also encourages walkability within the neighborhood and creates residential neighborhood instead of industrial uses on this property. The planning board did recommend against approval for this project they stated concerns with traffic impact and the density of the project. Councilmember Trina Michael states, my question is on the plot of land, is the green space counted into that 108 acres? Mr. Wright states, the green space is a part of the lot. When you actually do the lot size, you deduct the amount of green space from the overall acreage as how large those lots are going to be. Councilmember Beth Rudisill states, Blake I didn't hear you mention street lighting. Mr. Wright states, there would be decorative street lighting that would be placed in this neighborhood. Mayor Pro Tem Danny Hipps states, I have a question for the Fire or Police Chief, I know that through discussion there is concerns about the fire Department and police department's ability to protect the neighborhood, the impact of crime and our ability to fight fires. I would like for the public to hear the responses to that big question from the Fire Chief or Tracy the Police Chief. The Police Chief Tracy Ledford states, if the neighborhood is built in phases, right now we would have the personnel to effectively support whatever the initial phases, but later on I think it's a situation where we have to re-evaluate. Councilmember Ronnie Williams states, in the MSA study it mentioned the older homes in Maiden, but did it reflect employment status or employment needs? Mr. Wright states, there is an Influx into Catawba County. We're seeing a lot of migration out of the County into the Charlotte area and coming back into Catawba County and the surrounding counties. The focus was not necessarily on the unemployment numbers. Migration folks that either live in the surrounding counties and come here to work. They may live in Catawba County and go outside of the County to work. Councilmember Ronnie Williams states the unemployment needs have not been address, just housing. Mr. Wright states, I do not think so. Councilmember Williams states, the turn lanes I saw in the proposal, are going to be at GKN Blvd and at Jeffrey Abernathy? I thought I heard in the planning committee meeting that those were not in existence at this time, but I saw it in their proposal. Is that up to date or something that changed recently? Mr. Wright states, the requirement of the turning lanes was in the traffic impact analysis. The turning lane is a go and the state is already confirmed. Mayor Pro Tem Danny Hipps states, the industries in the area 3 on track Parkway that makes noise and the folks who live there are probably more accustomed to it, but are there any protection for the industry who are there producing noise now to put deed restrictions for folks moving in that would have concerns about that noise to protect those industries? Mr. Wright states, we would encourage that. In fact, there was a couple of additional items the planning and zoning board of adjustment recommended as additional conditions. The board encourage the developer of deed restrictions for those nearby industries. The was next a dedication of land on the property for the Carolina thread trail to put a walkway in to provide further walkability for the neighborhood but eventually encourage walkability down toward our downtown area. Additionally, they recommended a traffic studies to potentially be revisited in a later phase of the project and another was proposals for moving the mailboxes or study how the mailboxes maybe on GKN way and in 321. This could lessen the impact on traffic concerns and safety. That could be discussed between the developer, NCDOT and the local postmaster. The railroad easement the stormwater measures that were close to almost extending into that right of way should be considered. The others were non monotony standards and making sure that there were no houses that were exactly the same part from each other. As you saw in your packet that has been submitted as an addendum. I'm sure they have included that into the application lowering the total number of homes or increasing total lot sizes. The last thing is the developer providing AT and T charter or something for the neighborhood. Mayor Pro Tem Danny Hipps states, Can this be discussed later. Mr. Wright states, that's correct. Councilmember Trina Michael states, who will incur the cost of the study. Mr. Wright

states, typically, it's under the developer. Councilmember Trina Michaels states, the non-monotony standard is based on the actual house itself or is reverse house plans considered non monotony? Mr. Wright states that understand traffic study, typically it's under the developer and the non-monotony standard is that based on the actual house itself. Councilmember Ronnie Williams states, is the developer going to provide cable services and will they be put underground? Mr. Wright states that Charter and AT& T would all be underground. Councilmember Beth Rudisill states, can we submit those conditions prior to approval? The traffic study and other items suggested by the planning board. Mr. Wright states that, when the developer agrees to those conditions they would be signed typically as an added addendum. Councilmember Beth Rudisill states, what's our recourse if we don't already have it submitted before signing the rezoning. Mr. Wright states, they would be added in tonight after the approval and then the developer signs on the conditional zoning. Councilmember Ronnie Williams states, when was the dog park added? Mr. Blake Wright states, within the past two weeks. Councilmember Ronnie Williams states, who will maintain the dog park. Mr. Wright states the neighborhood association. Councilmember Trina Michael states, who will be responsible for the neighborhood road maintenance. Mr. Wright states, road maintenance would be dedicated to the town once the neighborhood is completed. Mayor Pro Tem Danny Hipps states, was the dog park originally submitted or was it added? Mr. Wright states, on the original submission there was a space available for an amenity. The dog park was the amenity. Councilmember Ronnie Williams states, on the map layout the commercial parcel is 1/4 acres. I assume that's the storage building area and there's no entrance to it . Mr. Blake Wright states that they would just provide the entrance off of the GKN way. What you're seeing is essentially entrances for the development roads. Councilmember Ronnie Williams states, who will be responsible for the maintenance and upkeep of the storage area? Will it be first come first serve, since that portion is not in the development agreement? Who's going to collect the rental fee? Councilmember Beth Rudisill states, it will probably be the neighborhood association. Mr. Blake Wright states, no specific details were given. Councilmember Trina Michael states, who will develop the homeowner's association. Mr. Blake Wright states, the developer. Councilmember Ronnie Williams states, is it going to be paved or grass? I know there's some storage areas but there's also space for RV's and boats. Will that space be paved? Mr. Wright states, there's not a requirement at this point for it to be paved. There's requirement for screening along GKN way and the houses that are facing up against the commercial parcel, but there's no requirement at this point. That is something that can be considered as a condition. Councilmember Michael states, in the development of the 4.14 acres of commercial acreage, that is not going to be rezoned. Mr. Wright states, that is correct. Councilmember Michael states, that's a part of this rezoning, so they will not allow any more homes to be built. Mr. Wright states, that is correct. Councilmember Michaels states, that's is considered in the density when you look at the total acreage. It says 97.1 acres for residential Acreage and then commercial is 4.1 Acres. They're doing the density based off the total of those which is 101. I would think that the commercial acreage should not be included in this residential acreage. Mr. Wright states, I'll let the developer speak on that. Councilmember Williams states, I have a question for Bryan Duckworth. Mr. Bryan, on this development plan they have our sewer capacity is licensed for 1,000,000 gallons, the 550,000 state recommends we go to 750,000 per day and I saw and estimate for 70,000 gallons per day. Is that upon completion? I saw that in their proposal that they were expecting something like 125,000. Public Works Director Bryan Duckworth states, our calculations were about 75. I'm sure they are their calculations are on conservative side. Either way we're still in compliance with our permits. I did check today, there was some concerns about capacity and some of the flooding issues on the property. The waste treatment plant has not had a day out of compliance this year even with the heavy rain. Councilmember Williams states, I saw the two figures

and I want to get clarification. Mr. Duckworth states, we did our calculations off of 5000 gallons per month.

Mayor Max Bumgarner states, We will open the Public Hearing to the public now at 6:29, first Alan Hedges. Citizen Alan Hedges states, I'm a longtime resident of the area in question, as a matter of fact, from the 1st grade. Now I own four properties join to this property. We casually agreed to a zoning of commercial, when another large corporation was looking at the area. Everything is going well at the plant behind my house. As I read in the paper today, I don't think we're a suburb of Charlotte and never will be. Our kids can go out in the backyard and play and not worry about bulletproof vest. This proposal we see before us , three and four houses per acre, is stacking people together. We don't really need that in our town. I don't think it would be wise to build homes on trailer park size lots. Stick houses for \$250,000 is not a reasonable amount for an upright home. It will have to be two story to meet any square footage requirements. My feeling is as the planning committee, this is totally out of reason for a small town to support something of this nature. When the time comes for you to vote, I would like for you to vote no, because I don't think it's a worthwhile adventure for the town of Maiden. Mayor Pro Tem Danny Hipps state, what was the zoning before it became commercial. Mr. Hedges states, farmland before Carolina Mills bought it.

Citizen Mrs. Lori Walker states, first of all I want to thank every council member that responded to my letter. I hope you will reject this development as the planning board has. At the present time there are about 1350 dwellings in the town of maiden adding 349 dwellings would increase the dwellings by 26%. That's going to put a stress on our infrastructure, schools, roads, traffic, electrical grid, water & sewer, fire and police. That would increase our tax base, but at what point does the stress on the infrastructure outweigh the tax benefits? I understand, this is being presented by Prestige Development. Have you seen what's happened in Sherril's Ford, they've completely destroyed the small town? It looks more like Charlotte. We want what our town website says, a friendly town with safe streets and neighborhoods. Please let's keep it that way. I hope at some point that you will agree and vote no to this growth. Growth is not bad but adding 26% to our small community is just too much. We don't want to become Charlotte. Our traffic in downtown at any given time, you have to sit. What are we going to do with all the additional people and cars on the road? We don't have room to tear anything down or put in any new streets. If there are two children in each of those houses right now, that would be 698 children added into our school system. There are only 520 students in Maiden elementary, 341 in middle school and 475 in Maiden High School. Adding 800 plus, we're going to have a lack of daycare trying to put 698 more student in the schools.

Civil Engineer, Brandon Pridemore with Joe Harris and associates for civil engineering consulting states. We're just here to answer any questions that you may have. I do ask, given the public that is here to speak, if we could make a speech at the very end and address any questions you have. We also have Steve Bailey with Prestige corporate development, who would like to speak at the end of the day.

Citizen Mr. John Williams states my father built that house in 1949 or 1950, after he served 2 1/2 years as a prisoner of war in Germany, now you're trying to ruin that for me and my grandkids. They come up here for holiday from Florida and Minnesota. I don't think that is right. I'm not against progress, I think there's a place for it, but I don't think it should be here. I have a question for the gentleman that just stood up here. The water situation coming out of those fields down into my yard and floods it. The way their proposal is going to make it worse or bring mosquitos.

Citizen Mike Burrison at 3356 S highway 321 states, thank you for letting me speak this is for all my neighbors. I have lived on the corner 42 years and I have seen all the truck traffic going and coming 24/7. The turning lanes are going to start at one end of my house and there will be all kinds of traffic. I'm for growth and progress, but I don't see why you must start with 350 houses . Why not start with 50 homes to see how it goes. Will this be built in phases? I imagine they're going to see how many homes sale before they do turn lanes or will that be going in with the project? I don't know how the states is working with you all. I'm talking for everybody. It's going to be rough right there with no red light. It's hard to get out now and even more dangerous. It's going to be a dangerous mile and a half. We've talked about the police, schools and fireman. I know North Carolina Mills wants to sell the land and I understand that. Why don't we go out on the bypass, past Apple? Everybody can get off an exit and go to their homes and they already have a fire Department. I'm not saying everybody is willing to sell their land over behind Apple. I'm really concerned about the traffic and the basin's behind us. I'm just basically in a bad spot and it's just going to be a lot of in and out if they go through with the whole plan. I'm asking you to consider all this. Do me a favor when you go home tonight look out your back door and ask yourself if you would want this behind your house.

Judge Nathaniel Poovey states, I don't come to meetings like this much but I want to thank you for your service and I see the sign say, the town with a future. I like to think that we got a future too but not one like this. This is wrong on so many different levels. I grew up in this area. My mom and dad still live at little Jack Wagner Rd. That may seem like a faraway place, but it's only 1100 yards from where this is going in. I'll be affected by the traffic and my neighbors. We share a love of this community, because of what it is. It's a small-town atmosphere. It has a nice blend of houses and rural area. I've hunted on this land and up and down that Creek, my whole life. To have 349 houses and a high-powered rifle, they don't go together. I feel extremely strongly about this. I can't tell you how it breaks my heart to go out to Sherill's Ford and see what's happened out there. These folks don't care about us. They are in it for the dollar. They are in it to make money and if they say anything different, they're wrong. Is it good for us? No! There's no way this is good for us or the community. You had a planning group tell you, they researched and they said four to one, no. I encourage you to vote no. I'm not going to repeat what these votes have said, but Beth Rudisill I'm asking you to vote no, Danny Hipps , I'm asking you to vote no. This is wrong on so many different levels. Bob sigmon, I'm asking you to vote no. Trina Michael, I'm asking you to vote no. I'm not against development. We've got lots of developments around here for great examples to follow. You can look them up on the GIS map. There aren't that many small houses on a lot. If I owned an acre in Maiden, would you let me come in and put 3 to 4 houses on it? No way in the world. Ronnie Williams, I'm asking you to vote no.

Citizen Charlie Bass states, I am on the planning board. We've looked at the densities, said that it was 3.57 houses per acre and you deduct the green space, they are actually sitting houses on 68. Looking at the phases, phase one is 54 houses, greenspace of 7.4-acre density of 5.23 houses per acre, phase two is 55 houses net density of 5.46 houses per acre, phase three is 64 houses 6.18 houses per acre phase four is 54 houses 5.54 houses per acre phase five is 63 acres 6.25 houses for acre, phase six is 59 lots in 6.24 houses per acre. I am about growth, but I think it needs to be done under conditions where we're we all feel good about it. I've got a house that sits on an acre, I couldn't imagine put in five other houses with it. I couldn't imagine looking out and seeing that. I'm not saying that I'm the cleanest person, but you add five other houses, that is a mess. I think wisdom calls out in the street. In proverbs it says, wisdom calls out in the street and she makes her voice heard in public squares and she cries out above the commotion and speaks at the entrance of the city gates. We are here in public

square at city gates and I hope that you'll hear the wisdom that's being spoken from the neighbors and the people of the town. Consider before you vote all the conditions. I have a question about the ponds. There are seven ponds on the total project. I would like to know how much water these are going to hold. Is it going to be mosquito infested water that can be agitated? How do we determine who maintains it? These are things, we didn't get answered in the planning board. I want you to think about everything and make a good choice that's good for our town. I want to live in a town that feels small. I can drive 15 minutes away and get anything I need. If you put 349 homes here because you want to add another grocery store and more restaurants, I don't think that's a good thing.

Citizen Calvin Wilkerson states, I just moved here less than two years ago. What brought me to this town was the mom and pops businesses. I fell in love with it. We came here from Wayne County. I moved my family here because of my biggest concern, schools. What would another 600 plus kids do to the school system? What is going to do to the education? They are going to be put into a trailer to learn and that's not a place for a child to learn. If this would happen, it would really make me consider looking for another small town. I like the streets here. Another 350 houses, are going to be another 700 cars plus in and out We have one major grocery store here, look how long you have to wait to check out and limited food at times. For me, my biggest concern is the schools. Please think about the children and the schools. Think about how many kids are going to be put in the schools and what it will do to the education.

Citizen David Devine states, I live at 3335 S. US 321 highway. I live between the two roads JW Abernathy and KN Drive. I figured out me and my wife go in and out our driveway somewhere between 10 and 14 times a day. Counting my son in and out all day and my wife coming home for lunch. I'm an eBay power seller, so I travel to the post office twice a day. We're talking about 350 houses two cars per house, that is 700 cars. If they are in and out three or four times a day you are talking about 2800 to 3000 cars. Most people are going to drive between 6:00 or 7:00, so you're looking 200 to 300 cars an hour. That's too many cars. I'm a lifelong resident of Maiden. I been here 69 years. I love this town. I raised my kids and grandkids here. I think Maiden is a biblical, God loving town, with churches. I don't see anybody that's building these houses, being from Maiden. I see people coming from Charlotte, progressive liberals bringing in all their idiotic nonsense. They're going to destroy our schools or churches. I just see these developers and lawyers coming in like riding into Mayberry and trying to sell us small town folks something. They're going to build these houses, destroy our city, be gone and we're left with a mess. I'm not against project progress. Maybe they will come up with some houses on bigger lots. When I first started buying rental houses. The lady told me, whatever you do David, don't you ever buy a duplex. It's very seldom you are going to find two people to get along. This is a disaster development, if we go with the plan they have.

Citizen Blake Saunders live at 410 North Avenue states, I'm a civil engineer. I looked at the plans and it didn't really tell me a whole lot. It looks like 2D plans on some aerial background. I see there is a few ponds. Where is the water going to run? I just know based on my job; this is to make money. I can't justify it for my hometown. I grew up here and we have a local business. This amount of people would probably increase our business, but I would say no to this. I drove to Charlotte for five years and I drove by all these small-town houses. I can't see myself with a home like this and I wouldn't want it for anyone else. I'm going to let you make your choice. I think about the other people that is going to affect. I would definitely, like to see a better plan. They probably have it, but this is probably for the public. I can't really give it a good engineering standpoint.

Citizen Miriam Brown states, I think for the first time we have a really good group. My biggest concern right now, if I go to the grocery store the shelves are almost empty. We just don't even have enough food for this town to bring in 2000 more people. It's going to be devastating. We have no crime with three cops on duty at all times. I can go out my door and feel completely safe to walk my dog. I just don't know what you will bring to the town. I just know with 2000 people, no smaller town. I love our little town, please keep it that way. Thank you.

Citizen Devore Henry states, I am on the planning board. I would say don't think about the revenue when you make a decision, think about the citizens. I would say at this time vote no. The citizens will be here, but the revenue comes and goes. Looking at the 61 acres actually there's going to be 350 houses. We didn't get any definite concrete how the buses would run with the development. I understand that it will be done in phases. I heard somebody say 50 houses. Why not start with 50 house over two years? 350 houses on 61 acres, the town of Maiden does not want 350 houses on 61 acres. The population over 6 years will increase to about 1400. They are starting at \$250,000. Where's the affordable house?

Citizen and Business owner Penny state, I have a different perspective. I grew up with Trina and Beth. We had a neighborhood of 30 kids. We would play kick the can all hours of the night. It was wonderful. Maiden don't have neighborhoods. Everybody in my neighborhood, I don't even know anymore. There are no little kids, they're all older people. My daughter lives at Bridgewater and at Halloween there were hundreds of kids out there having a blast. It brought back memories to me. People that are going to buy these houses are going to be like my daughter, in their early 30s and maybe some 50s. They're going to be nice people. Homes for a \$1000 month, they're going to take care of it. Maiden we've got to grow. I don't know what's going to happen. We're down to one drugstore one grocery store and one bank. When I was growing up here, we had five banks and three grocery stores. Now about driving to eat, why don't we keep the revenue in Maiden. I understand your concerns about the cars, but we can't compete with Morrisville, because it has the lake. I have people come in my store asking about houses for sale that live in Rock Hill and Charlotte. I'm 63 years old and I will not live forever.

Citizen Bobby Belk states I am a country boy, that's been living in Gastonia for 30 years. I had an opportunity to purchase a home in Maiden. The last house on the right, beside Johnny's. I love living in this little town. I support the local business when I can. I try to, but they are a little high. This will be right in my back yard. The retention pond will be in the back of Johnny's house. At 3:30 the other day I went to get my mail. I timed it on my phone and I was there one minute. I counted 83 cars in one minute. Can you imagine what this is going to be like? It will take 20 minutes to town. I hope you consider all of this, because we don't need this. I have been here a year. I will move again if the development is built. I have to keep my window closed because of the traffic. I appreciate all of you. We don't need this.

Citizen Terry Roberts states, I married into the Town of Maiden. I married Sarah Roberts. Her uncle sent us a letter and he wrote, Sarah Roberts husband. That's the Maiden I want to stay in. I worked at GKN for 23 years. Try getting out on that road. You take your life in your hands, trying to get on that road. It's going to be a nightmare. You are going to have ambulances and fire trucks on that road, because of the accidents. Thank you, Mayor and Councilmembers.

Citizen Allison Smith states, Mayor Bumgardner and town Councilmembers, I appreciate the opportunity to speak. Please accept be a statement of concern regarding the proposed zoning map amendment for the portions of the addressed property of 90.23 acres with Rd frontage along JW Abernathy road and Norris drive. This rezoning area includes tracks of land on South US 321. Specific tracts of land have already been stated in multiple regarding the property behind Carolina nonwovens. That is being reconsidered for rezoning residential. My family and I own property that is adjacent to the proposed area. I have several concerns and strong opposition for this area to be developed with a large number of homes. My concerns will be outlined in the following speech. First of all, let me begin by saying that I appreciate all of the willingness to the public service of our community. Thank you, council members, for caring about our town. I urge you tonight to keep our towns the way that it currently is and avoid letting our town become something like Morrisville or Huntersville. My family resided in the town limits from 1999 until 2018 recently. We have built a new home on Cypress Rd which is adjacent to the property that is being considered. Currently it's zoned is manufacturing. As everybody in this meeting knows, it is being considered to be changed to allow for a residential neighborhood. Let me also say that my husband is a general contractors, so for me to say that I don't think it's OK to develop land, would be a lie. That's how my family pay the bills every day. I think it is extremely inappropriate to develop land or put houses own lots that are .11 acres. These lots are 41 feet they have 41 feet of Rd frontage. Wendover currently has anywhere from around 75 houses. That would be on a lot about half the size of all the lots in Wendover. Another neighborhood in our town is Carolina Terrace. Most of those lots have a much bigger lot, if you study the GIS as I did this weekend. You can see that there are no properties in this area that even come close to having the density like this neighborhood. This would be very disturbing that our town is promoting a neighborhood that would have more than 350 houses on one small area less than 100 acres. These properties barely meet the requirements lot size, and not usually permitted to our local builders. If they try to do that, they are typically rejected. Someone that recently bought Carolina Mills property was asked to have a lot size of at least 100 foot wide. We're going to extend something like this to Big Brother who's going to come in and ruin our town? Let's extend the same courtesy to local builders. Please take into consideration the following points and oppose this zoning change. The increased traffic issues will increase the need for additional police officers and firemen due to the rapid increase of population. Complaints from homeowners regarding noise and visual pollution coming from current non-Carolina nonwovens building, destruction of wildlife habitats an increased erosion in soil runoff from the project. School overcrowding would also be a major issue with this development. The traffic flowing patterns will be grossly affected by the current proposal. The residential development indicates that 349 houses are to be built on this property. The outline map of the proposal only shows two entrances into the neighborhood they ultimately come out onto S. US 321 highway. I cannot imagine entering and exiting the neighborhood during work and school hours on weekdays. Turn lanes and stoplights would have to be installed to ensure the safety of residence. If you've been following this, DOT already done a traffic study and have indicated that nothing further really needs to be done right now. Once the developer gets finished developing the land it then will become a problem for the town to deal with. The goal of a big developer is to come in, make a lot of money and leave you with a lot of problems. Personally, I don't believe that our town is ready to deal with the problems that is going to come with 349 houses. I travel Mays Chapel church road to South US 321 highway each day and I can attest that especially during school hours and non covid times that traffic is indeed a nightmare. Trying to take a left out on the US 321, is a bit of a challenge. Let's do the math, if there are 349 houses and each of those houses have at least two drivers that's almost 800 extra cars that will be coming in and out of that neighborhood. We have four lessons drivers because I

have teenage children. It's really scary if you did the math of four people times 349. The traffic would probably be the number one problem. With a large increase in population, that would be brought on by this additional police force as well as firefighters that would need to service the neighborhood. Our property already has trespassers from the Clarks Creek community, this would dramatically increase. This housing would increase our chances of our privacy and safety being violated even further. The US census data population for the town of Maiden in 2018 was 3427, if this development had 350 houses in it and four people lived in each house, that would be 1460 people. Perhaps this is your goal. You think that this neighborhood is going to bring restaurants and shopping. We can get to anything that we need to get to within about 10 minutes, if you want upscale dining you can get there in about 40 to 50 minutes. The town of Maiden website says that Maiden is a quaint small town, located in the foothills of North Carolina where citizens can enjoy the advantages of small living in a small close knit southern community. This development would certainly eliminate the definition that is found on the town website. I understand that this town wants to grow and attract new businesses, including stores and restaurants. This is to be done in a careful calculated way. The project proposed by the town of Maiden is driven by greed and is selfish. It is going to be a neighborhood with houses crowded directly on top of each other. Take a step back and consider the town of Maiden that you know and love. Is this truly what you want for the town an overcrowded development that will pose more problems than benefits. I respectfully, urge you to vote against the rezoning of the above stated property and adamantly disapproved the development of the land into a housing community with 349 houses. The zoning committee asked the developer and the engineer would they consider a development with less houses which I think we probably would all be OK with, he adamantly said no. They would not consider it, because it wasn't going to make them money. Are we looking to satisfy the Big Brother developer or can we find a happy medium between our towns citizens and what is good for the growth? I've said once again, I respectfully urge you to vote against it. I'll be happy to answer any questions or talk with any of the council members if they have any questions for me. Again, I appreciate you allowing me to video record this message. I've been fortunate enough to watch my daughter play college volleyball, so I will be attending there this evening. Thank you for the opportunity.

The public hearing for Village of Maiden Development Agreement open at 7:26 pm. Attorney Mac McCarley with Barker states, I've been assisting your staff and putting together the stack of paper that sits in front of you tonight. Just to simplify this a little bit the last three items on your agenda are specific to this project. There are other things on your agenda that are not specific, but are part of that adoption, some policies and how you would deal with any development agreement application. Not this one specifically, but any development agreement and the same for infrastructure reimbursement agreement. At the end, the very last three are the three that are specific to this project. The development agreements are allowed in North Carolina, basically as a tool for local government and a developer to settle some big issues on a big project. The first thing is that it locks in the opportunity for a developer to finish their project under the rules as they exist on the day that the development agreement, so the rules don't change on halfway through so you know what the rules are for the entire term of this project. In this case the product term for the development agreement is 15 years, so they would have 15 years under the present rules to do this development in phases and one of the things that the development agreement does is lay out what uses are allowed as does the zoning ordinance. That's the last thing on the agenda tonight and it lays out phasing. They're not going to do it all at one time. They told us that they don't want to do it all at one time. They're going to see how well it works and then work through it in phases. It could be up to 15 years before it's finished. The second piece of

that puzzle is the infrastructure reimbursement. The town staff has proposed to you that the town would pay up to \$3 million for sewer improvements and sewer infrastructure. The actual wording of the document says actual cost capped at 3,000,000 so if it's 2.7 you pay 2.7 if it's 3.7 you pay 3, but that's one of the things that's in the development agreement and that's in exhibit. The third leg of this stool is the CZ rezoning, which is the last item on the agenda, but the development agreement itself basically coordinates the financing and the installation of the infrastructure established as the uses allowed in the phasing. It gives you and the developer certainty about what rules apply with the development over its 15-year term. Mayor Pro Tem Danny Hipps states, the ordinance to approve the development agreement on that piece of it #7 ordinance. You said that once that agreement is reached, that it didn't change after that, so there's no negotiations if that is approved tonight? Whatever is agreed upon up to this moment that's what it's going to be? Whether it regarding density, lanes on the highway any of those things were locked in if we approve #7 ordinance tonight. Attorney Mac McCarley states, Yes and No. The development agreement like any development ordinance can be amended later, but it's going to have to be by mutual agreement. They're going to have to agree to the amendments that you want or they can walk away. Mayor Pro Tem Danny Hipps states, we could be held to it. Attorney Mac McCarley states, yes sir.

Alan Hatcher states, there's several things that I think you should be aware. The traffic study was done in November of last year. When all the businesses and everything was shut down. These people are in Charlotte, they're not going to live with these problems that we will encounter in the future. You need to take that into consideration. They're in it for the Buck. They are not in it for the well-being of our town or our people.

John Williams states, I know all of you except the two ladies. I love this town. I went to school in this town. I ask you don't sell out the town for tax revenue. This is not an Apple project. The planning and zoning voted against it. Keep their decision.

Mike Counselor states, I need you to seriously think about this project and maybe some new plans. I understand there's going to be an emergency Rd. I may need a key to get out. I ask that you think about citizens and vote no. I'm talking for all my neighbors.

Nathanial Poovey states, the town locked in for 15 years and paying \$3 million. Being built in phases, imagine that. You get that first phase and you think you know what this isn't what I thought. There's a lot more traffic. Guess what, too bad because you are locked in for 15 years. They talk about the walkability. This is going to be a neighborhood. They are not going to be walking to Publix or riding a bicycle. This is going to be a contained development. This is not being built right here were they can potentially walk on the streets in Maiden. They are going to be driving everywhere they go, so vote no. I'm asking you to vote no.

Charlie Bass states, This is all business, but if you go from 3.57 to 3.25 that brings your lots to 3.18. My question is the ethical decision. Why they chose 349 the business case, obviously is why they chose 349. Joe Harris has got on there their website of neighborhood in York County called Habersham with 187 lots on 89 acres 2.1 project. They got another one that they advertised on the website in Waxhaw 113 lots and 59 acres 1.92. We can look at the city all day long and understand that it's not right. Vote no.

Blake Saunders states, I can just tell you from my standpoint, if I was going to vote on this, I would have to see a lot more information. I would have to see a demo plan, a better site layout I would have to see a grading and storm drainage with all the storm drainage calculations and flows. I would have to see all this information and have somebody analyze it. I would also need to see retention ponds and what amount of water is going to flow down in the creeks. Who is going to maintain these ponds if trees grow up in them? Who is going to go down there and make sure that the scammers are working? They gave me one sheet as a public person to look at this. I know that they might be doing it over a 15-year phase, but when I go to phase a job, I'll look at the scope. They must have a scope somewhere. Was the scope a 100 houses for the first half? As somebody voting, I would need to know all of this.

Steve Bailey states, I'm with Prestige Corporate Development the applicant 21,000 Torrance Chapel Rd in Cornelius North Carolina. I would like to address the people who care about their community, neighbors and town. I would like to address a few of the comments that were brought up, from a general standpoint of the development. I will be happy to answer any questions. Brandon Pridemore is here to answer any technical questions about the traffic study and storm water details.

This is kind of a unique situation; we oftentimes go into communities with developments and what we hear is we need jobs. Maiden has done a phenomenal job when you drive around and look at what you have done for jobs. What you need is places for those people in my opinion is a community. That's why we're here, those folks are creating traffic because they commute in and out of town to their job. We would like to build a community where they can live closer to where they work. Places you guys have already attracted. They are creating the same number of trips, but they're not driving the same distance. They are not driving to the other areas where they can find a community. The workforce age folks and a lot of the younger folks want smaller lots. We are proposing smaller lots. We're not certainly asking any of them to live on a lot but they don't want to and we're not going to affect the lot size of where they live now or any of the existing lots. We are providing an alternative and a different style lot with a very well-appointed home, granite countertops and hardwood floors. They would be very nice houses. I know there are folks who probably will not agree with that, but some of the benefits of that is it promotes a lot of neighborly feeling. You don't have your own private area, but you have these common areas of amenities. My daughter is 11, actually turns 11 this week. My son is 8. We congregate with all of the neighborhood kids at the playground, around the stormwater pond and at all these different areas. We go out walking and we see every kid that we know in these areas. I think this promotes that kind of small-town feel. I live in a very similar development to this, so this is just what the younger workforce people like. We expect about a year to really get going. It's about six years to build that number of homes. If you guys tap yes on the gavel tonight this will add additional resources for additional tax. We're going to continue to work with Todd and Blake. To the last gentleman's question, you know we do only have one sheet at this point. The reasoning here and we're asking for a maximum of 349 lots. There is a thick set of ordinances state requirements County requirements town requirements DOT requirement that we must meet every code stipulation and regulation in the city and County. They have to meet runoff stormwater requirements, traffic study requirements, sewer flow requirements and the water pressure requirements. Those are all things that come after tonight voting. I'm still bound to go by all of those requirements. I think with the jobs here this type of residential community again with quality homes with smaller lots, people may choose to live on. Catawba County wanted us to stop folks from driving over the County to spend their tax dollars. You can call the people of Catawba County and they will speak positive about us. It will stop people from driving to Hickory to spend their restaurant dollars. If we would have taken our money and just run, they would not have just approved us for 1700 lots for another 10-year project. We have

been good neighbors. We have come in there and have done the things we've said. They are happy enough to continue another 10-year relationship. That's some of the things, I hope you will consider I don't want to take away any of their feelings or their thoughts, but you guys do represent all of Maiden. I think the population we calculated is a little under 2% of the population came here. What we find is the people that are against us are the ones that come out in forces. I will be happy to answer any more questions. We're happy to work with them as a condition of approval we love that kind of interaction. May one day create the opportunity for this community to walk downtown and get some pound cake.

Councilmember Ronnie Williams states, I know it's been mentioned that most everything is going to fall under the HOA categories. It's over a seven-year development plan, for these 349 houses. How does the HOA work handle the development? Mr. Steven Bailey states, Prestige the developer, sets up the homeowners Association. The developer is required to fund a swimming pool and maintaining the pool and maintaining the walking trails and streets until they are able to take care of them. The developer is required to fund that it's shortfalls. We fund all the shortfalls in the HOA budget until there are enough folks living there paying their dues. Once they start paying the bills we start paying less. They start paying more when the last house is sold. The homeowners elect three members that become the board of that HOA, we step back and they take over. They run HOA, there is a private management company that we pay for. We are in charge and eventually those HOA dues will pay for that management company to collect the dues, hires the landscaper to do the landscaping at the entrance and streetlight bills. I can't remember if some of the cities pay the streetlight bill. They will keep basketball goals out the front yard, if someone is not cutting the grass or illegal commercial vehicles in the drive. I'll let Brandon come up to address a few questions.

Brandon Pridemore with Harrison associates consulting civil group states, I wanted to address Mrs. Michaels question about the acreage and the density. You're absolutely correct out of typo, but the correct acreage and density is calculated so it is the 3.57 with the 97.7 acres approximately it wasn't the 101.5. If you do the math my 3.5 seven was correct and then I did hear some questions about what density is. Density you know by general state definition by your local codes is gross acreage. It's not you know take the number of lots you have the area in it we call that net density it's not an enforceable density code in any jurisdiction. I've done work in the greater Charlotte area; we are in seven different counties and 18 different municipalities. Currently we're working from South Carolina all the way up to Statesville and out this way including Gastonia. I heard a lot of questions about traffic concerns. I ask everyone in this room to think about people talking about how growth is happening in Hickory. Growth is happening to Sherrill's Ford and in Denver. All around Catawba County. It doesn't relieve the traffic that's going to come here through the town of Maiden. People are going to pass through here traffic and isn't going to get better. What we can do, when we provide development that the town controls so we can add traffic improvements that these other developments surrounding areas don't provide. In this case we are committed to turn lanes for DOT in the toa. Currently traffic signals aren't warranted. We don't just get to up and say hey we want traffic signal. We'd love to have one at intersections but DOT requires certain warrants in an 8 hours study periods. Today it does not meet it even with this development on board. I think one of the concerns that we could address is maybe at a certain threshold by the time we get the 250 homes we revisit that. We're willing to commit tonight to revisit the warrant. If its warranted, we will put a signal in.

The traffic study was based on recent counts last year but we also went back to 2017. we looked at the counts that we had in 2020 and we also looked at what this local counts were in 2017 & 2018 last counts was done in this area. We probably overestimated the amount of traffic that is actually traveling these roads. We did not take advantage of covid. We're actually trying to be a little more conservative. I want to assure you know; we've accounted for traffic according as NCDOT governing body.

There's going to be 3.57 houses per acre based on the total gross land area. The local ordinance talking about six years 15-year development agreement by state statute would be 15-year term. From a development standpoint our projections were going to be built out by seven years. We believe based on market we legally have the right to go 15 years. It's a business decision.
Public Hearing closed at 8:11 PM.

10 Minute Break

8. New Business

A. Town of Maiden Audit (Motion)

Debra Wentz of Wentz CPA of Newton states, The audit report with fiscal year ending June 30th, 2020. We also have an audit summary that we will work from tonight. We are required to report the financial position and conditions of the town under two different methods of accounting. We are required to report under full accrual and modified accrual. Modified accrual experiments is like your budget that you adopted here. Full accrual doesn't look much like your budget. The first page end of the year in your governmental activities. Governmental activities are everything except water sewer electric with 15 million in assets 3.6 million in liabilities for net assets for 11.5 million. Also listed that same number for 2019 an 18 so you can see that we've had growth every year, for three years. The business type activities which is water sewer and electric combined. With almost 20 million in assets, 1.2 million in liabilities for net assets of 18.4 million and there again you can see that the last three years the net assets have increased your net position has increased every year. The bottom half of the first page tells you what it costs to run this town of Maiden and how you raise the funds to pay for those fields. The governmental activities you spent \$9 million. What it costs to run the city. You pay for that by collecting charges for services of 257 that's basically mostly landfill fees. Operating grants are 529 thousand, property taxes levied of three 6.5 million, other taxes of 785 thousand grants and contributions that restricted another million. Interest income on your investments of 39,000 other miscellaneous of 12,000. You ended the year with nine point 1,000,000 in revenues so that you increase your net assets by 87,000. Meaning that revenues \$87000 higher than the expenses. That increase your net unit assets for 11.4 million eleven point 5,000,000 and that's the governmental activities. Straight down that second column is your business activities, water sewer and electric. You spent 9.5 million to pay for all the bills for water and sewer. Before the revenues to pay for that for water sewer and electric charges of a little over 10 million. Net assets increased by 900,000 increasing your net position and water sewer electric, combined 18.4 million. Your combined assets at the end of 2020 are almost 30 thirty million. You can see it increase, very bottom last three numbers to the bottom of the page. A steady increase every year. Governmental activities under full accrual ended the year with four million in assets 100,000 liabilities with the fund balance of 3.9 million. If you remember on the previous page, we talked about assets of 15 million, now we're talking about assets of

4,000,000 the largest difference there between modified full accrual. That is with the 15 million in assets. That includes the cost of your buildings, equipment ,vehicles and infrastructure under modified accrual. First column that talks about your revenue's expenditures for June 30th, 2020 you took in 6.5 million. The increase over both just the cheap previous fiscal years he had other taxes in losses at 237 thousand. Unrestricted in our government intergovernmental revenue of 1.7 million. That is primarily the money that comes from Raleigh on the 15th of every month. Permits and fees of 191 thousand. You collected for sales and services 200 another 200,000-interest income 38,000. Another other income, 133 thousand, reimbursements from water sewer and electric for the salaries that governmental funds are paid for of 700,000. That your total revenues or 9.8 million. There again if you are right in the middle of patients bolded you can see that over the last three years that's gradually increased. Expenditures are broken down by function it costs 5.3 million around your general government. You spent 2.4 million or public safety, 600,000 transportation, 300,000 on Environmental Protection, 500,000 culture recreation. You paid debt down of 271 thousand. Total expenses of 9.4,000,000. To increase your fund balance for 397 thousand. Fund balance 3.5 million to 3.9 million. The last page is bullet information.

MOTION WAS MADE BY MAYOR PRO TEM DANNY HIPPS AND SECONDED BY COUNCILMEMBER BETH RUDISILL TO APPROVE THE TOWN OF MAIDEN AUDIT. MOTION CARRIED UNANIMOUSLY 5-0.

B. Western Area Training Center Agreement with Electricities of NC

Town Manager Mr. Todd Herms states it's an agreement to enter into with Western for a training center. Agreement with electricity's in the western part of the state. The training Center for the Linemen and for all the public power. We had a class in New Bern attended.

9. Ordinance/Resolutions

A. Resolution #2-2021 A Resolution to Create Development Agreement Policy.

Town Manager Mr. Todd Herms states, It amends our policy to allow for the town to enter into development agreements with an entity.

MOTION WAS MADE BY MAYOR PRO TEM DANNY HIPPS AND SECONDED BY COUNCILMEMBER BETH RUDISILL. TO APPROVE ORDINANCE #2-2021 TO AMEND THE POLICY TO ALLOW FOR THE TOWN TO ENTER INTO A DEVELOPMENT AGREEMENT. WITH MOTION CARRIED UNANIMOUSLY. 5 – 0

B. Resolution #3-2021 A Resolution To Create the Town of Maiden Capital Improvement Plan.

Town Manager Mr. Todd Herms states, Resolution #3- 2021 a resolution creating the town of maiden's capital improvement plan.

MOTION WAS MADE BY COUNCILMEMBER TRINA MICHAEL AND SECONDED BY MR. RONNIE WILLIAMS. TO APPROVE RESOLUTION # 3-2021 TO CREATE THE TOWN OF MAIDEN CAPITAL IMPROVEMENT PLAN. WITH MOTION CARRIED UNANIMOUSLY. 5 – 0

C. Resolution #4-2021 A Resolution to Approve the Infrastructure Reimbursement Policy.

Town Manager Mr. Herms states this is Resolution #4- 2021. The resolution for the Town of Maiden to adopt policies and procedures governing infrastructure reimbursement agreements. General Statute 168- 499 and General Statute 143-128.

MOTION WAS MADE BY COUNCILMEMBER RONNIE WILLIAMS AND SECONDED BY COUNCILMEMBER RUDISILL. TO APPROVE ORDINANCE #3-2021 TO AMEND THE BUDGET. WITH MOTION CARRIED UNANIMOUSLY. 4 – 0

MOTION WAS MADE BY MAYOR PRO TEM DANNY HIPPS AND SECONDED BY COUNCILMEMBER TRINA MICHAEL. TO MOVE THE AGENDA TO 9. H, I AND J. WITH MOTION CARRIED UNANIMOUSLY. 4 – 0

H. Ordinance #7-2021 An Ordinance to Approve a Development Agreement Between the Town of Maiden and the Prestige Development Company.

Attorney Mac McCarley states, this is the agreement between the town and the developer. Councilmember Beth Rudisill states, I understand without that specific recommendations could be denied without specific recommendations the agreement tonight? Attorney Mac McCarley states, unless those are agreed to in writing, there not a part of the agreement. They need to be in writing. Mayor Pro Tem Danny Hipps states, could you read the third one from the bottom. Mr. Blake Wright states, 1st that was agreed upon, was the recommended deed restrictions indicating the buyer's acknowledgement of nearby industries and noise associated with those industries and the restricting liability cases arising from their impact and this is for the folks that would be purchasing. The second would be recommended dedication of land adjacent to the railroad tracks for Carolina thread trail and paved walkways for nearby restaurant without using the vehicle that was agreed upon. A traffic study revisited after two phases. That was crossed out. A signal warrant analysis after 250 rooms was agreed upon. Proposals for moving the GKN way mailboxes outside of the turn lanes area during improvements or addressing their impact and safety concerns, That was agreed upon. Encouraged developer's acknowledgement of NCDOTS railroad easement and right of way as stormwater measures were shown nearby extending into the right of way. Lowering the number of holes or increasing lot sizes was struck out and not agreed upon. Non monotony standards have already been added to their application and the developer providing AT&T or Charter availability for the neighborhood was agreed upon. Mayor Pro Tem Danny Hipps states, I'll make sure that we got the third bullet traffic studies revisited this change to after 250 homes, which would benefit us. The third one from the bottom lowering the number of homes or increasing lot sizes there struck.

Councilmember Ronnie Williams states Has been addressed are just four public knowledge our school system is capable of handling this development. I checked with our school system myself

personally Maiden high school could take on 100 students tomorrow. Maiden middle school is expected to expand and renovate beginning year 2023. Maiden elementary is going to break ground in October of this year. They are not going to put 349 homes up there and put 500 kids in our school system overnight. Our sewer system is capable of handling any kind of waste. We heard that today from Bryan. We are allowed 1,000,000 gallons in our system, is currently at 500,000. Even with the projection of 100 and 25,000 more gallons, that still throws us under the state regulations of 750,000 gallons. The only big concern is traffic. That's probably going to be a major concern, with more traffic coming in, but Ny kind of industry at all will bring traffic here. More study could be made as far as stop lights. The police protection we could adequately address and Fire Protection. we could act adequately address that over a seven-year period of time because again 350 houses are not going to be overnight. Our fire Department should be able to handle any kind of growth. Run off that is a concern. The developer has suggested that 30 some acres could be developed into more walking space later. The only big concern I have is density of the property. Putting 349 houses on roughly 60 acres. I'm sorry, but I just don't think that is a character of Maiden. I'd love to see the development up there, but I cannot see 349 houses on 60 acres. I make a motion for ordinance 9. H – 202. I'll make a motion that we turn this agreement down. Councilmember Trina Michael states, I second that.

MOTION WAS MADE BY COUNCILMEMBER RONNIE WILLIMAS AND SECONDED BY COUNCILMEMBER TRINA MICHAEL. TO TURN DOWN ORDINANCE #7-2021. WITH MOTION CARRIED . 4 – 1 COUNCILMEMBER BOB SIGMON, YES.

MOTION WAS MADE BY COUNCILMEMBER TRINA MICHAEL AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS. TO TURN DOWN ORDINANCE #9-2021 I AND J. WITH MOTION UNANIMOUSLY CARRIED. 5-0

- D. Resolution #5-2021 A Resolution to Approve the Training Center Agreement with ElectriCities of North Carolina, Inc.

MOTION WAS MADE BY COUNCILMEMBER TRINA MICHAEL AND SECONDED BY COUNCILMEMBER DANNY HIPPS THAT WE APPROVE RESOLUTION#5-2021. A RESOLUTION TO APPROVE THE TRAINING CENTER AGREEMENT. MOTION CARRIED UNANIMOUSLY. 5-0

- E. Ordinance #4-2021 An ordinance to Amend The FY 2020-2021 Budget In the Electric Fund.

Town Manager Mr. Todd Herms states, the project to add some small items. I don't think it's going to cost \$100,000, Bathrooms and a metal shed building.

MOTION WAS MADE BY COUNCILMEMBER TRINA MICHAEL AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS THAT WE APPROVE ORDINANCE #4-2021 TO AMEND THE FY 2020-2021 BUDGET IN THE ELECTRIC FUND. MOTION CARRIED UNANIMOUSLY. 5-0

MOTION WAS MADE BY COUNCILMEMBER TRINA MICHAEL AND SECONDED BY COUNCILMEMBER BOB SIGMON TO RECUSE MAYOR PRO TEM DANNY HIPPS FROM ORDINANCE#5-2021. AN ORDINANCE TO EXTEND THE CORPORATE LIMITES OF THE TOWN OF MAIDEN FOR DUKE ENERGY. MOTION CARRIED . 4-0

F. Ordinance #5-2021 An ordinance to Extend the Corporate Limits of the Town of Maiden.

Town Manager Mr. Todd Herms states, This will allow us to annex in that property into city limits.

MOTION WAS MADE BY COUNCILMEMBER BETH RUDISILL AND SECONDED BY COUNCILMEMBER TRINA MICHAEL. I MAKE A MOTION THAT WE APPROVE ORDINANCE #5-2021 TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF MAIDEN WITH RECOMMENDATIONS THAT BERMS AND APPROPRIATE SCREENING BE ADDED TO ALL ADJACENT RESIDENTAL PRPOERTY LINES, NOT INCLUDING HWY 321. MOTION CARRIED . 4-0

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS BRING MAYOR PRO TEM DANNY HIPPS BACK IN THE MEETING. MOTION CARRIED . 4-0

10. Adjourn (Motion)

MOTION WAS MADE BY COUNCILMEMBER TRINA MICHAEL AND SECONDED BY COUNCILMEMBER DANNY HIPPS ADJOURN AT 9:21PM. MOTION CARRIED UNANIMOUSLY. 5-0

Respectfully Submitted:

Wanda Barnes, Town Clerk

Max Bumgarner Jr., Mayor

ATTEST:

Wanda Barnes, Town Clerk