

**Maiden Town Council Regular Meeting
Tuesday, September 13, 2022, 6:00 PM
Council Chamber, Maiden Town Hall**

The Maiden Town Council met on Tuesday, September 13, 2022, at 6:00 p.m. for their regular scheduled meeting, held in the Town of Maiden Council Chamber.

Present for the meeting were, Mayor Max Bumgarner Jr., Mayor Pro Tem Beth Rudisill, Councilmembers Bob Sigmon, Danny Hipps, Cameron Ramseur, and Holly-Crafton-Lay.

Also, present were Town Manager Todd Herms, Town Attorney Scott Conrad 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 Councilmember Cameron Ramseur
The Pledge of Allegiance was led by Councilmember Cameron Ramseur

4. Approval of the Agenda

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

5. Approval of Meeting Minutes

MOTION WAS MADE BY COUNCILMEMBER HOLLY CRAFTON - LAY AND SECONDED BY COUNCILMEMBER DANNY HIPPS TO APPROVE THE REGULAR SPECIAL MEETING MINUTES AS PRESENTED. MOTION CARRIED UNANIMOUSLY 5-0.

6. Citizen Requests & Comments

- A. Town Manager Mr. Todd Herms states, he would like to acknowledge Interim Finance Director, Mr. Kenneth Geathers for filling in for Jess while on leave.

Mayor Pro Tem Beth Rudisill states, last year we participated in the Hunger Walk. That day is coming up on October 16th, which is a Sunday afternoon. I have the information packet. I would like to know if council is interested in participating as a town. Last year, for those of us that went, we had a good time walking together just fellowshipping. I would love to see more people come up this year. I will pass the information packet to Wanda. The second thing, I want to bring up is over behind First Baptist Church near the Athletes Lab. I have stopped several times for kids to cross and it's usually eight or ten. They are in groups. I did speak with their operation officer about this, and they had plans to put up some signs, kids playing. I would like to suggest that the Police Department investigate a crosswalk and or kids crossing flashing light last to alert drivers. Town Manager Mr.

Todd Herms states we will investigate it. We will respond by the next meeting.

Assistant to the Manager, Mrs. Anna Dellinger states, on October 15th Maiden Business Association will be hosting a Spooktacular movie event. It is going to be on October 15th at the picnic shelters at the rec center. They are playing hocus pocus, providing popcorn and poppers pizza will be there selling pizza. They are going to have a coat drive; door prizes and a hayride will start at 5:30 pm. The movie is going to start at 7:30. The Business Association has decided to spend \$500 on candy for the people that live on Main Street. They're going to be handing it out on October 19th through the 27th at the Self-Help Credit Union. You must show proof of address and that you live on Main Street. Merry Maiden is going to be on December 15th this year.

Fire Chief, Mr. Luke Shoffner states, this past budget year it was approved for us to hire some more firefighters. I would like to introduce our new firefighters, Josh Campbell, Josh has been part time with Maiden since late 2020. He has an extensive background in the fire service. He is from Caldwell County. He is going to serve us well. Tyler Williams, most of you know. Tyler has been in Maiden for many years. He started out as a volunteer firefighter, then worked part time for a while and now he is full time. I appreciate you all giving me the opportunity to move up to full time.

Councilmember Mrs. Holly Crafton-Lay states, I had a complaint from a resident on Union Street close to where I live about enforcing no parking. I know there is an ordinance on no parking. I lived on Union Street 18 years, and we have been back and forth on the no parking, since I have lived there. We posted signs and taken on down. We are enforcing something that people may not even know anything about. I know the ordinance is there. If we are going to enforce it, we need to post it. We need to see if the ordinances are outdated. I know that is a project. Town Manager Mr. Todd Herms states, with Council approval, I will investigate it and we can discuss it at another council meeting. Councilmember Mr. Danny Hipps states, is there a document that states which streets has no parking. Mr. Herms states, yes.

Councilmember Holly Crafton – Lay states, there is something missing on these agendas. I want to bring this up and in no way shape or form offend anyone in any department. Lately, there has been a lot of stuff on the agendas for parks and recreation. I am not anti- Park and Recreation by any means. Danny says people come to him wanting a dog park and amphitheaters. Those are nice to have, like a splash pad. That is a bonus feature that you have in your town. I am hearing most people in the town want more grocery stores, pharmacies and more restaurants. They want service-based industries. I am not seeing that on the agenda, but I am seeing a lot of fun stuff. Councilmember Danny Hipps states, to solicit those types of businesses that we are describing, it really comes down to rooftop counts. Before a person make somewhere between a half a million to a 2 million or greater investment, they want at least to know that there is going to be enough people here. We are adding a grocery store on the corner of Startown Road, a DG grocery store. It's going to take patience and for us to be proactive, Blake in planning and Economic Development can be interactive with those folks to help recruit people. We must position ourselves to be appealing to people. Councilmember Mrs. Holly Crafton-Lay states, I agree. Elderly people, like my parents cannot drive to Lincolnton to the grocery store or pharmacy when they don't have what they need. I drive to Lincolnton or Newton to get what I need. The pharmacy doesn't accept my insurance. I must mail in my prescription or drive out of town if I get sick. I do not feel like driving out of town when I am sick. We are bound by what the monopoly grocery store and pharmacy provide. Competition is what drive variety.

Councilmember Danny Hipps states, I would like to remind people who have lived here your entire life, we had multiple banks and restaurants. With the population, it was not sustainable. We had a conversation with some people at the last conference on how Lincolnton was proactive to develop their businesses within the town. They had to invest or finance some of those potential businesses, to include a new restaurant and brewery. We had that opportunity and passed on it. As those

opportunity presents themselves as a council, we must give good direction to our staff. Councilmember Holly Crafton-Lay states, I want to start having conversation about thing that will help the entire town and not just a select few. More service provided conversations. Councilmember Bob Sigmon states, for someone to bring a grocery store to this town, they must deal with the property owners. When the property owners make the property to high, they walk away from it. They will not come under those conditions. It takes a buyer and a seller to start. I been going through this same stuff since I was Mayor, that has been over 30 years. If you do not have a buyer, seller and the rooftops, they will not come to Maiden. Town Manager Mr. Todd Herms states, a few years ago, we had Electricities EDC do a study to look at what we could potentially go after. The number one drive from that was roof tops. What we could potentially get, was Pizza Hut. They tracked all phone data for a mile radius to see where they ended up. The number one place they went out of 3-mile radius was Pizza Hut. They also did a hotel study at 321. Several different hotel owners came out and none of them took the second step. Councilmember Mr. Danny Hipps states, success breeds success, so try to support the other businesses. Resident, Mr. Calvin Ramseur states, I have been talking about this for a long time. What are we doing to promote and get other businesses in here? I think there are some grants somewhere that will help these owners with their buildings. The businesses downtown need help to bring them up to the 21st century. I spend more money out of town than I do in Maiden, because nothing is here. Nowhere to buy men clothes or food you want to eat. You want a variety. I look at highway 70 up there in Hickory. Every time I turn around, they are clearing off a spot to put up another restaurant right beside another and they are packed on the weekends. I look at how Lincolnton is growing but Maiden is a little sleepy town. Is everybody supposed to be happy? The young people are not staying after they graduate high school and go to college. You must be proactive about getting business. Like Danny said, we had several banks a Bi-lo and Galaxy grocery store here. Why did they leave? You must be proactive if you want to see things grow. I remember the mayor in Conover, he went out and solicited businesses for Conover. Councilmember Bob Sigmon states, his name was Ed Robinette, he was the planner not the mayor. Mr. Calvin Ramseur states, he when out and solicited business for Conover. He was looking out for the Town of Conover, and it has grown. Resident Marsha Morris states, where is there to go and eat. Councilmember Mr. Cameron Ramseur states, it is hard to get someone to invest millions of dollars in a building when it is only worth two hundred thousand.

7. Consent Agenda

A. Finance Officer's Report (Motion)

MOTION WAS MADE BY MAYOR PRO TEM BETH RUDISILL AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE AUGUST FINANCE OFFICERS REPORT AS PRESENTED. MOTION CARRIED UNANIMOUSLY 5-0.

8. Old Business

A. Award Water Plant Demolition Bid (Motion)

Town Manager Mr. Todd Herms states, this is water plant demolition bids. The lowest bidder was DH Griffin at \$184,450.00, staff recommends the lowest bidder. Mayor, Mr. Max Bumgarner states, is there money to cover this particular project? Town Manager, Mr. Todd Herms states, yes, to cover most of it.

MOTION WAS MADE BY COUNCILMEMBER DANNY HIPPS AND SECONDED BY COUNCILMEMBER HOLLY CRAFTON - LAY TO APPROVE THE WATER PLANT DEMOLITION BID. MOTION CARRIED UNANIMOUSLY 5-0

B. Award Access Point Equipment Bid (Motion)

Town Manager Mr. Todd Herms states, the award is for access point equipment bids. This is part one of two parts for the wireless grant. We were recommended to award the contract to SHI international Corp in the amount of \$199,073.90.

MOTION WAS MADE BY MAYOR PRO TEM BETH RUDISILL AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE AWARD BID TO SHI INTERNATIONAL CORP MOTION CARRIED UNANIMOUSLY 5-0

C. Award bid for 5 Fiber Runs (Motion)

Town Manager Mr. Todd Herms states, this is Part 2, and this award is going to be a little different and Scott may have to help us with this. We got four bids, and the lowest bid was T&M solution. While they do have the lowest bid, they do not have a general contractors license. The lowest bidder that does have both, insurance and general contractors license is fiber optic solutions. They are slightly higher, but again TM does not have general contractor's license. Scott researched it over the weekend, according to the general statute in his opinion Scott and I were told they must have a general contractors license. Under the general statute, if the project is over 30,000 in Scott's opinion a general contractor's license is required. We are asking you to award the bid to Fiber Optic Solutions LLC. They are \$84,859.10 and out of Weaverville NC.

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY MAYOR PRO TEM BETH RUDISILL TO APPROVE THE AWARD BID TO FIBER OPTIC SOLUTIONS LLC. MOTION CARRIED UNANIMOUSLY 5-0

D. Master Park Plan: Scatter Garden/Dog Park (Motion)

Engineer Mr. Marty Beal states, I am here to present to you the master plan for the municipal park and some modifications, improvements and expansion. We have provided this based on your comments at our last meeting. The location of the town park is in the lower left corner is the existing town's water treatment facility property. In the upper right has two locations. The water treatment beyond a possible expansion for a dog park. Looking at the aerial view of the municipal park, just to highlight some key features and improvements. We are going to our phase one plan, which includes the amphitheater. Phase one is labeled as the picnic area and stage amphitheater. The seating area to be graded to provide freelance seating. The stage orientation is more toward the southeast, which would help with the sun glare within the presentation being provided on the stage. In this plan there is better stage access for the band. In two different locations, the small parking area at the playground parking lot provides an access walk from there down to the stage. From there the parking to the east right in the phase one new parking area being able to provide a parking area as well as accessible access along with a concrete wall. From there to the stage that would be two options for the restrooms the band break area. We have it shown at a different location in this plan being to the east of the stage area, but next to the parking lot. The new area would provide easy access to parking expansion. There are a lot

of numbers here that shows you the different parking breakdowns throughout the park, but basically existing at this point within six different areas of the park there's 340 parking spaces and expansion of parking. You can see this is just north of the Community Center and into the ground field 2 and field 4 area. That combined we can get a total parking space of approximately 506 spaces and that can equate to approximately 1500 to 2000 people. That is based upon three to four people per car. We are also showing possible options for playground expansion that being located east of the stage area and north of the new restroom facility. The area where the existing picnic shelter, and to the right side. Phase two showing picnic shelter is restroom structure with a splash pad. Phase three shows possible expansion for the Community Center. We are switching sites to the water plant facility as a possible dog park. Some features included in this plan and of course the demolition which you've recently discussed of the existing structures providing a parking area with a picnic shelter and restroom facilities. The area is a walking trail, and this walking trail can be approximately 1/3 of a mile in length and a maintenance shed. The east side which would provide maintenance access. The backside of the dog park there is various fencing areas. One being a decorative type of fence along the street or the barbed wire. The more secure fencing on the backside near the reservoir. The fenced area for this part can be divided into a small dog park or a large dog park, is approximately 2.86 give or take acres. Councilmember Danny Hipps states, we appreciate all the hard work that went into the planning. The top five things that attract people to a town. Those five things were safety, job opportunities, outdoor recreation space, restaurants and schools. Is there anything that we could do to develop it plan more? Engineer Beal states, there is a lot of potential. The pond itself could be a draw. There is walking, hiking and bike trails. Look at Catawba County Sherrills Ford area park, it could be replicated into an area like this. Councilmember Danny Hipps states, have we looked at soccer or baseball fields? Town Manager Mr. Todd Herms states, at the same time as we are developing this, we have looked at partnering with Catawba County Schools. Once everything is completed, it would be them construction and us maintenance. It would be a much-reduced cost for them and us. At the end of the day Council, School and County must agree to that. Scott is working on a proposal for us to review and send to the County. We are looking to provide a solution for Maiden and Catawba County tax base. Mayor Pro Tem Mrs. Beth Rudisill states, will there be a parking area just for golf carts? Engineer Marty Beal states, there is no designated golf cart parking areas, but there could be some within some of these parking areas. If you gravel the overflow parking, it is less expensive. Mayor Pro Tem Beth Rudisill states, how will vendors fit into all of this? Engineer Marty Beal states, you will have to trade parking for food trucks, or you can arrange them in the streets. Town Manager Mr. Todd Herms states, if you are ok with the master plan you can accept it tonight or what do we need to change? The staff will need some type of time frame under this council. When you would like to see phase one and phase two. We just need to know so we can plan from the budget side of it. Councilmember Holly Crafton- Lay states, each piece needs more details. Town Manager Mr. Todd Herms states, everything on here must be designed by an architect or engineer. Councilmember Danny Hipps states, I would like to think about it and schedule it for another agenda. Councilmember Holly Crafton – Lay states, I cannot sit here and focus on a timeline for this when folks have given me a timeline for economic development. Councilmember Danny Hipps states, I think we can focus on both. Councilmember Holly Crafton-Lay states, I would like to table it for another meeting and focus on some of the things discussed here tonight. Mayor Pro Tem Mrs. Beth Rudisill states, is it realistic for phase one to be moving at the same time as the fire department construction is going on? Councilmember Mr. Danny Hipps states, we don't have any funding in the current budget to move forward with anything that I know of. I would expect that we have those conversations and then develop whatever phase. Engineer Marty Beal states, part of our service is for this master plan is when you look at all the components for the phases, 1/2 and three is based upon a master approved master plan. We are going to look at probably cost. We will breakdown all cost, the estimated cost for the

amphitheater, restroom building and parking expansion. Town Manager Mr. Todd Herms states, we will have it at the October or November meeting, which works out because we will be going over the CPI and the budget.

MOTION WAS MADE BY COUNCILMEMBER DANNY HIPPS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE MASTER PARK PLAN. MOTION CARRIED UNANIMOUSLY 5-0

Town Manager Mr. Todd Herms states, the scatter garden is an alternative place for people to bury their loved ones. We have an issue sometimes when people don't have a place to scatter the remains of their loved ones in a decent fashion. People don't have enough money to be buried and the Funeral Home will cremate them at a reduced cost. In Catawba County we have a lot of Jane and John doe's or homeless people. That is how the alternative scatter garden came about. Engineer Marty Beal states, you have three options and that includes a more private or secluded area and a more open maybe more semi- private. These gardens are a place of serenity. There would be bench seating to include lighting. The access of the concrete walk is along the traffic circle.

MOTION WAS MADE BY COUNCILMEMBER DANNY HIPPS AND SECONDED BY COUNCILMEMBER HOLLY CRAFTON-LAY TO APPROVE THE SCATTER GARDEN. MOTION CARRIED UNANIMOUSLY 5-0

E. Boyd Street Traffic Study Discussion

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY COUNCILMEMBER HOLLY CRAFTON-LAY TO TABLE BOYD STREET TRAFFIC STUDY. MOTION CARRIED UNANIMOUSLY 5-0

9. New Business

A. Council to Confirm Mayor's nominee for Catawba County Library Board Pam Cansler (Motion)

Town Manager Mr. Todd Herms states, the nominee was a recommendation from the library director.

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY COUNCILMEMBER DANNY HIPPS TO APPROVE THE MAYOR'S NOMINEE FOR CATAWBA COUNTY LIBRARY BOARD. MOTION CARRIED UNANIMOUSLY 5-0

B. Jive After Five Discussion

Town Manager Mr. Todd Herms states, Kevin and the promoter have come up with the align up. Thursday night April the 6th would be gospel night, traveling quartet Friday April the 28th, the band of Oz Friday May 12th, too much Sylvia Friday May 19th, CAT5, Friday June 9th. Jim Quick and the Coastline band, Friday June 16th which is country with Ryan Perry.

MOTION WAS MADE BY COUNCILMEMBER DANNY HIPPS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE JIVE AFTER FIVE AGENDA. MOTION CARRIED UNANIMOUSLY 5-0

C. Splash Pad Seating Wall (Motion)

Parks and Recreation Director Mr. Keaton Miller states, the bricks are starting to move, and the top cap is starting to break. I believe it is the best options there's much cheaper and will fit in better with the appearance of the splash pad. I have a budgetary price of \$22,000 for this project.

MOTION WAS MADE BY COUNCILMEMBER DANNY HIPPS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE SPLASH PAD SEATING WALL. AGENDA. MOTION CARRIED UNANIMOUSLY 5-0

D. Ballfield Lighting Project Update (Motion)

Parks and Recreation Director Mr. Keaton Miller states, the current ball fields that we have, the lighting system uses older bulbs that are no longer produced. We are working on retrofitting LED's from Musco lighting. We are looking to take advantage of a lease program. Basically, the lights can be installed at one time and then we would make payments for the next three years. The electric department would be installing these which would carry a huge cost saving. The project is \$511,671.00.

MOTION WAS MADE BY COUNCILMEMBER DANNY HIPPS AND SECONDED BY MAYOR PRO TEM BETH RUDISILL TO APPROVE THE BALLFIELD LIGHTING PROJECT. MOTION CARRIED UNANIMOUSLY 5-0

10. Ordinance/Resolution

A. Clerks Certificate of Sufficiency of Annexation Petition for Boyd Farms and Cloninger Properties (Motion)

Town Manager Mr. Todd Herms states, Clerks dictation for Boyd farms and Cloninger properties. We will have the public hearing on September 27th.

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY MAYOR PRO TEM BETH RUDISILL TO APPROVE THE CLERKS CERTIFICATE OF SUFFICIENCY. MOTION CARRIED UNANIMOUSLY 5-0

B. Resolution #2-2023 A resolution to establish a public hearing date for a voluntary annexation for Boyd Farms and Cloninger properties.

Town Manager Mr. Todd Herms states, this resolution is to establish a public hearing date for voluntary annexation. It is set for Tuesday September 27th at 8:30 AM. That schedule works with all the election official schedule and the applicants.

MOTION WAS MADE BY COUNCILMEMBER DANNY HIPPS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE PUBLIC HEARING DATE FOR BOYD FARMS AND CLONINGER PROPERTIES. MOTION CARRIED UNANIMOUSLY 5-0

C. Resolution #3-2023 A resolution for NCDEQ Funding. (Motion)

Town Manager Mr. Todd Herms states, we are applying for a grant for the Buffalo Shoals Road water extension project. This resolution shows support of the federal American rescue plan funds as well as North Carolina State revolving clean water trust funds. Before we can apply this resolution must be approved by the government board.

MOTION WAS MADE BY MAYOR PRO TEM BETH RUDISILL AND SECONDED BY COUNCILMEMBER HOLLY CRAFTON- LAY TO APPROVE THE NCDEQ FUNDING. MOTION CARRIED UNANIMOUSLY 5-0

- D. Ordinance #4-2023 An Ordinance to Amend the FY 2022-2023 Budget in the general Fund – Police Capital Outlay. (Motion)

Interim Finance Director Kenneth Geathers states, you will be a transferring \$50,317 from your capital reserves.

MOTION WAS MADE BY COUNCILMEMBER HOLLY CRAFTON-LAY AND SECONDED BY COUNCILMEMBER DANNY HIPPS TO APPROVE THE POLICE CAPITAL OUTLAY. MOTION CARRIED UNANIMOUSLY 5-0

- E. Ordinance #5-2023 An ordinance to Amend the FY 2022-2023 Budget in the General Fund -Fund 42 Water Plant Dam (Motion)

Interim Finance Director Kenneth Geathers states, you have another transfer, and this is for the water plant. Town Manager Mr. Todd Herms states, we did a 30% contingency, which is high. There is a lot of stuff out there that has been out there forever. We don't want to run into something and must wait a month for another council meeting.

MOTION WAS MADE BY COUNCILMEMBER HOLLY CRAFTON-LAY AND SECONDED BY COUNCILMEMBER CAMERON RAMSEUR TO APPROVE THE WATER PLANT PROJECT. MOTION CARRIED UNANIMOUSLY 5-0

11. Adjourn (Motion)

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY MAYOR PRO TEM BETH RUDISILL TO ADJOURN REGULAR SCHEDULE MEETING AT 8:10 PM MOTION CARRIED UNANIMOUSLY 5-0.

Respectfully Submitted:
Wanda Barnes, Town Clerk

Max Bumgarner Jr., Mayor

ATTEST:

Wanda Barnes, Town Clerk