

TOWN OF MAIDEN
October 13, 2020
MINUTES OF REGULAR MEETING

The Maiden Town Council met on Tuesday, October 13, 2020 at 6:00 p.m. for their regularly scheduled meeting, held in the Council Chambers at the Maiden Town Hall.

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 and Town Clerk 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 Ronnie Williams.

The Pledge of Allegiance was led by Ronnie Williams.

4. Approval of the Agenda

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

5. Citizens Requests & Comments

Mayor Pro Tem Hipps Acknowledge the loss of retired Firefighter Grady Parker and family.

Councilmember Bob Sigmon inquiries about the Electicities visit with Councilmembers to discuss commercial business in the Town of Maiden. Mr. Herms said there was a miss communication about a scheduled visit date for Electicities. He anticipates their visit in November or December.

Councilmember Williams Acknowledge The Town of Maiden staff for the approval of the Western NC electric training center.

Mayor Pro Tem Hipps inquiries about the Christmas tree lighting and the parade. Mr. Herms provides and update on the surrounding cities decision to host a parade. Mayor Pro Tem Hipps would like and update on the Governors Executive Order and request that Councilmembers provide and individual decision on the parade. Mr. Herms agreed to provide more information on the parade. Councilmember Michael inquiries about the vendors participation in the parade. Mr. Herms said he contacted three vendors and they are waiting on the Town's decision. Councilmember Sigmon request a poll from Interim Park and Recreation

Director, Keaton Miller to determine the vendors participation in the parade. Councilmember Sigmon states that he would like for the Town to host the parade. Councilmember Williams said it would be difficult to social distance on a float and it would limit participation. Mayor Pro Tem Hipps states he would like to host the parade and thought it was social distance or wear a mask. Attorney Conrad agreed to research the Executive order on hosting parades. Mr. Herms states that the town will have some citizens to participate and others will not.

Police Chief, Tracy Ledford presents the Police officers Advance Certificate to Sergeant Josh Stikeleather and acknowledges his promotion. Mr. Herms acknowledges the Police department for acquiring 13 Advance Certificates, since he became Town Manager.

6. Approval of Minutes

MOTION MADE BY COUNCILMEMBER TRINA MICHAEL AND SECONDED BY MAYOR PRO TEM DANNY HIPPS TO APPROVE THE REGULAR MEETING MINUTES 9/1/2020, 9/15/2020 AND 9/29/2020 MEETING; MOTION CARRIED UNANIMOUSLY. 5-0.

7. Consent Agenda

A. Finance Officer's Report August & September (Motion)

Mr. Herm states that the budget prediction is better than anticipated.

MOTION MADE BY MAYOR PRO TEM DANNY HIPPS AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS TO APPROVE THE FINANCE OFFICER'S AUGUST AND SEPTEMBER REPORT; MOTION CARRIED UNANIMOUSLY. 5-0.

8. Public Hearing

- A. Attorney Scott Conrad provides a high level of information on Paradise Hills Estates Development agreement with the Town of Maiden. Its location is Tavern Lane Mobile home park. The agreement provides details about the maintenance and upkeep on the park. It was purchase by David Brady and he also owns Avenue Lane Company. Mr. Brady plans to move more homes in the park and guarantees the unpaid utilities of his tenants. He also requests an upgrade on the sewer, since it's at capacity of 39 homes. He's looking to add 84 homes. The Town agreed to upgrade the sewer facility and he agreed to ensure the utility payments that the Town could not collect. He also agreed to maintain a higher standard of appearance. Attorney Conrad states that Mr. Brady will co-sign on the utility applications. Mr. Herms also confirms that Mr. Brady will ensure the utility payments, since the Town currently cannot collect \$20,000.00 from the past Park tenants. Mayor Pro Tem Hipps inquiries about the current number of homes. Attorney Conrad stated there is currently 32 homes, but the anticipated total is 84. Mayor Pro Tem Hipps ask if he will be responsible for the sewer taps. Attorney Conrad confirms that Mr. Brady will be responsible for the sewer and all the connections. Mayor Pro Tem Hipps inquiries about the timeline for the upgraded system. Mr. Herms states the date haven't been determined due to Covid-19. Councilmember Rudisill ask if any photos have been presented to

the Town. Mr. Herm confirms that photos were provided and the homes are nice and clean. Mayor Pro Tem Higgs ask about the impact on the Fire and Police department. Chief of Police, Tracy Ledford states that the park had concerns in the past, but it has settled down. Fire Chief states it will be your basic calls. Public Works Director, Bryan Duckworth states we will see the normal Public works service increase. Planning and Zoning Director, Blake Wright states the Town will benefit from the increase of 84 people in the town. Mayor Pro Tem Higgs ask if the agreement will follow a new buyer. Attorney Conrad confirms that the agreement is tied to the property for 20 years and the homes would be fairly new or new. The additional provision in the agreement for Mr. Brady to reseal the road. The Town agreed to reimburse Mr. Brady, if he seals the road. The reimbursement would be through tax for resealing the roads. It would be a 100% tax reimbursement for sealing the roads up to a maximum of 5 years. It would be paid in full or a maximum of five years. Close public Hearing at 6.33 PM.

ZMA 2- 2020 (North Ave) Public hearing open at 6:34 PM. Planning and Zoning Director, Blake Wright presents the details on the ZMA 2-2020 (North C Ave) rezoning and West Murry street. The property is approximately 2 acres. Currently it is zone manufacturing the partition is for and R-15 single family. The review criteria is, if it is consistent with the UDO and long-range plan. It use to be under the ownership of Carolina Mills. Currently, the property has water and sewer. This rezoning would be more consistent with the current zoning. Two citizens have inquired about the property. The Planning board did recommend approval, but acknowledged it wasn't in the long-range plans. Councilmember Michael inquiries about the citizens' concerns. The citizens' concerns were about the placement of duplexes on the property and the sizes of the houses being placed on the property. Councilmember inquiries about additional details on the property. Mr. Wright states that they need to confirm frontage on North C to access the property. Councilmember Williams inquiries about the maintenance of the cemetery. Mr. Herms confirms that it isn't the Town of Maiden. Mayor Pro Tem Higgs states the Boy Scouts initiated a clean-up project in the past for the cemetery. Mayor Pro Tem Higgs states that Patrick Rufty family own the cemetery property. Citizens Ramseur's family provides details about the cemetery. Mayor Pro Tem Higgs acknowledges the Ramseur's for sharing the cemetery details. Public hearing closed at 6:52.

(CDBG-CV) Application Public Hearing open 6:53. Executive Director, Sherry Long from the Western Piedmont Council of Government provides an explanation and description of the 2020 North Carolina Department of Commerce Rural Economic Development Division Community Development Block – Coronavirus (CDBG-CV) application developed by staff from the Town of Maiden.

The name of the proposed project is Maiden COVID-19 Response Project. The purpose of the public hearing is to obtain citizen's views and to allow response from the public to funding proposals and answer any questions posed by citizens.

The State has established the following funding priorities; Public Service, Public Facilities and Economic Development. This project addresses citizens' needs in public service and public facilities. The Town proposes requesting \$560,974 in funding from North Carolina Department of Commerce Rural Economic Development Division's CDBG-CV program. Activities proposed to be funded include, **\$100,000** to Eastern Catawba Cooperative Christian Ministry to assist low and moderate-income Town of Maiden residents pay past due utility bills, rent and mortgage payments – up to 6 months, **\$72,800** to provide social distancing supplies to the recreation department, **\$337,177** for the Town of Maiden to provide free wi-fi hotspots in the town concentrating on low and moderate income areas, **\$50,977** for grant administration. The total

request is **\$560,974**. The North Carolina Department of Commerce Rural Economic Development Division is accepting applications on a first come first serve basis. In order to proceed with an application, after the Public Hearing is closed, the Council will need to consider the Authorizing Resolution and the Residential Anti-Displacement and Relocation Plan. Mayor Pro Tem Higgs provides details about the previous meeting on the (CDBG-CV) grant and the items selected. Citizen Mary Henry inquires about the additional details on the grant providing internet hotspots in town and what determined the areas to receive the funding. Mr. Herms explained that the census determined what areas the grant funded. Ms. Long gave additional details about the funding for utilities and rent. (CDBG-CV) Application Public Hearing closed at 7:06 PM.

9. Ordinances/Resolutions/Recognition

- A. Ordinance #25 – 2020 An Ordinance to Amend the FY 2020 – 2021 Budget for the FEMA Grant From The Department of Homeland Security (AFG) The Assistance to Fire Fighters Grant. (Motion)

Mr. Herms explains the ordinance is to receive The Assistance to Fire Fighter Grant into the budget. A resolution will be presented at the next meeting to surplus the air packs and other items this grant will replace.

MOTION WAS MADE BY COUNCILMEMBER RONNIE WILLIAMS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE ORDINANCE # 25 – 2020 WITH MOTION CARRIED UNANIMOUSLY. 5 – 0

- B. Ordinance #26 – 2020 An Ordinance to Amend the FY 2020 – 2021 Budget in the General Fund For the Funds received from Catawba County- Unreserved Fund Balance (Motion)

Mr. Herms explains the ordinance is to receive funds to assist with the new fire department design and building out specs. General Funds budget will receive the funds and it will be transferred to capitol project fire department facility funds. Mayor Pro Tem Higgs ask if it will remain in the reserve if it isn't spent at the end of the year. Mr. Herms confirms that the funds will remain in the reserve.

MOTION WAS MADE BY COUNCILMEMBER TRINA MICHAEL AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS TO APPROVE ORDINANCE # 26 – 2020 WITH MOTION CARRIED UNANIMOUSLY. 5 – 0

- C. Ordinance # 27 – 2020 An ordinance to approve A Development Agreement Between The Town of Maiden and Paradise Hills Estate, LLC.(Motion)

Mr. Herms stated the ordinance was explained in the Paradise Hills Estate Development public hearing by Attorney Scott Conrad.

MOTION WAS MADE BY COUNCILMEMBER TRINA MICHAEL AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS TO APPROVE ORDINANCE # 27– 2020 WITH MOTION CARRIED UNANIMOUSLY. 5 – 0

D. Ordinance # 28 – 2020 An Ordinance to Amend the Town Zoning Maps. (Motion)

Mr. Herms stated the Ordinance was explained in the ZMA-2-2020 Public Hearing by Planning and Zoning Director, Blake Wright.

MOTION WAS MADE BY COUNCILMEMBER TRINA MICHAEL AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE ORDINANCE # 28 – 2020 WITH MOTION CARRIED UNANIMOUSLY. 5 – 0

E. Ordinance # 29 – 2020 An Ordinance Supporting Special Events in the Town of Maiden. (Motion)

Mr. Herms explains that the Ordinance is to approve supporting special events and revising the time to a nighttime parade 5:00 PM to 7:00 PM.

MOTION WAS MADE BY MAYOR PRO TEM DANNY HIPPS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE ORDINANCE # 29 – 2020 WITH MOTION CARRIED UNANIMOUSLY. 5 – 0

Recuse: Mayor Pro Tem Hipps – Potential conflict Duke Energy 7:10 PM

MOTION TO RECUSE MAYOR PRO TEM DANNY HIPPS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS.

F. Resolution # 7 – 2020 A Resolution Directing Clerk to investigate a Petition Received Under G.S. 160A-31 (Motion)

Mr. Herms explains that Duke Energy expanded the project and the process will start from the beginning.

MOTION WAS MADE BY COUNCILMEMBER RONNIE WILLIAMS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO ACCEPT RESOLUTION # 7 – 2020 WITH MOTION CARRIED UNANIMOUSLY. 4 – 0

Brought Back: Mayor Pro Tem Danny Hipps

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY COUNCILMEMBER TRINA MICHAEL TO BRING MAYOR PRO TEM DANNY HIPPS BACK INTO THE MEETING AT 7:15 PM. MOTION CARRIED UNANIMOUSLY 4-0

G. Resolution # 8 – 2020 A Resolution Approving Financing Terms (Motion)

Mr. Herms explains the resolution will finance a 2016 freightliner one-man leaf truck. It will replace the day labors. No penalty for paying it off early. Councilmember Williams inquiries about the bag waste. Mr. Herms confirms that clear bags of leaf's are no longer accepted in the land field. Mr. Herms states the truck will also clean storm drains. Mayor Pro Tem Hipps states he inquired about equipment purchase under the grant and it was denied. It's a large purchase. He also asks if it will replace the leaf day labor. Mr. Herms confirms that it would replace the salary of the day labors. The truck will need to be replaced in 8 to 10 years. Mayor Pro Tem Hipps ask if the leaf truck is broken. Mr. Herms said the town do not own a leaf truck. The Town have a dump truck that is converted into a leaf truck, with three-day labors. Mayor Pro Tem Hipps has concerns about the \$9000.00 interest to finance the truck. Mr. Herms states, he may be able to pay the truck off once he sees the January budget. Mayor Pro Tem Hipps inquiries about financing a fire truck in the future. Mr. Herms said we may have to finance the fire truck when finalizing the new fire station. Mayor Pro Tem Hipps states he is depending on Finance Director, Dianne Lowe and Mr. Herms when finance decisions is being made. Mr. Herms states the funds are in the bank, but he would rather finance the truck at this time. Mayor Pro Tem Hipps suggest adding the leaf truck to the budget process, if we do not purchase it in the next month. Councilmember Williams inquiries about the backup plan, if the truck stops operating. The backup plan will be full-time employees. Mr. Herms states he will need over time, if the purchase isn't approved. Public Works Director states the truck will increase the Town efficiency.

MOTION WAS MADE BY MAYOR PRO TEM DANNY HIPPS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO ACCEPT RESOLUTION # 8 – 2020 WITH MOTION CARRIED UNANIMOUSLY. 5 – 0

H. Resolution # 9 – 2020 A Resolution for the Town of Maiden application For the Community Development Block Grant Funding For the Coronavirus Project and adopting the Residential Anti-Displacement and Relocation Assistance Plan of Maiden. (Motion)

Mr. Herms states that the resolution was explained in the (CDBG-CV) Application Public Hearing. Total \$560,794.00

MOTION WAS MADE BY COUNCILMEMBER TRINA MICHAEL AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS TO ACCEPT RESOLUTION # 9 – 2020 WITH MOTION CARRIED UNANIMOUSLY. 5 – 0

10. New Business

A. Employee Service Awards Gift Cards (Motion)

Mr. Herms explains that the employees request gift cards for service awards. He will research the cost for Christmas gift cards.

MOTION WAS MADE BY MAYOR PRO TEM DANNY HIPPS AND SECONDED BY COUNCILMEMBER TRINA MICHAEL TO APPROVE SERVICE AWARDS GIFT CARDS WITH MOTION CARRIED UNANIMOUSLY. 5 – 0

Council Break 5 Minutes

11. Council Capital projects

Fire Department
Fire Truck
Dog Park
Cemetery
Multi Field/building
Large Meeting facility – Senior Center
Wi-Fi- upgrade/ all Technology
Road Paving /New Road study
Vehicle Rotation /Consider leasing
Research Co-op Abilities for purchasing
Record Management system Police Department
Increase Entry level Officer pay
Streaming Council meeting
Employee management system
Electronic Customer portal
Marketing Director
Fire Department radios
Water Plant Demolition
Purchasing Manager/Grant
Amphitheatre Downtown
Pole replacements/relocation
Main Street Curb & Gutters
Increasing turn radii at industries
Shelter- Annual use

Mayor states special meeting Thursday, October 15, 2020 at 8:30 AM.

12. Adjourn (Motion)

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS ADJOURN AT 8:46 PM MOTION CARRIED UNANIMOUSLY. 5-0

Respectfully Submitted:

Wanda Barnes, Town Clerk

Max Bumgarner Jr., Mayor

ATTEST:

Wanda Barnes, Town Clerk