

December 14, 2021
MINUTES OF REGULAR MEETING
TOWN OF MAIDEN

The Maiden Town Council met on Tuesday, December 14, 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, Ronnie Williams, Cameron Ramseur and Holly-Crafton-Lay.

Also, present were Town Manager Todd Herms, Town Attorney Scott Conrad, 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 Beth Rudisill

The Pledge of Allegiance was led by Councilmember Beth Rudisill

4. Approval of the Agenda

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

5. Approval of Meeting Minutes

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY COUNCILMEMBER BETH RUDISILL TO APPROVE THE 11/9/2021 REGULAR MINUTES AS PRESENTED. MOTION CARRIED UNANIMOUSLY 5-0.

6. Special Recognition

- A. Mayor Max Bumgarner plaque presentation to Councilmember Trina Michael for dedicated service to the Town of Maiden from 2012 to 2021.
- B. Mayor Max Bumgarner plaque presentation to Councilmember Ronnie Williams for dedicated service to the Town of Maiden from 2013-2021. Councilmember Ronnie Williams states, I appreciate this recognition. I came on this board in 2013 with no personal agenda or animosity toward anyone. To the new Councilmember, you have a mayor and four great Councilmembers. Take their advice and follow them. Town Manger and his staff, you cannot get a better group. They will give you all the information you need to make good sound decision. It is up to you, to make good sound decisions. I thank the people for your cooperation.

C. Mayor Max Bumgarner plaque presentation to Finance Director Dianne Lowe for dedicated service to the Town of Maiden from October 2, 2000 to August 31, 2021.

D. Mayor Max Bumgarner plaque presentation to Chief Mechanical Officer, Dennis Leonard for dedicated service to the Town of Maiden from June 6, 2008 to June 30, 2021.

7. Catawba County Board of Election 2021 Certification

A. Town Clerk Wanda Barnes states, the Catawba County Board of election 2021 certification numbers, Mayor Max Bumgarner, Jr. 259 votes write -In 229 votes. Maiden's Councilmembers Ms. Holly Crafton -Lay, 240 votes, Mr. Richard Y. Fox 66 votes, Mr. Danny Hipps 262 votes, Mr. Danny Lee Kiser 181 votes, Mr. George McClellan 66 votes, Ms. Michael 165 votes, Mr. Cameron D. Ramseur 285 votes, Mr. Ronnie Williams 198 votes. This certifies the Maiden 2021 election votes.

8. Installation of Newly Elected Mayor and Council

A. Town Clerk Wanda Barnes Administer the Mayor oath office to Max Bumgarner, Jr.

B. Town Clerk Wanda Barnes Administer the Councilmember oath office to Danny Hipps (4 Year Term).

C. Town Clerk Wanda Barnes Administer the Councilmember oath office to Cameron Ramseur (4 Year Term).

D. Town Clerk Wanda Barnes Administer the Councilmember oath office to Holly Crafton-Lay (2 Year Term)

9. Citizens Request & Comments

A. Citizen Mrs. Cheryl Leonard states, congratulations to the new councilmembers. My husband is Sydney Leonard, we live at 1234 Michael Rd Newton NC. Maiden Township this is in regard to the Michael Road construction that was done in July 2020. I would like to apologize to the council for not coming forward sooner with our issue, but we have never lived in a town, only the county. We were under the impression that you were aware of the paving situation on Michael Rd. It's only recently come to my attention that you are not aware that the Town of Maiden damage our driveway 17 months ago, in July 2020. They paved Michael Road and they refused to repair our driveways like they did for all the other taxpaying residents on the roads, unless we sign a waiver to approve the work before it is done. We can see the road or use it. The other residents were not required to sign a waiver and their driveway and thresholds were replaced twice. Our refusal to sign off on the work before it is done is what they are using to refuse to repair the damage they did to our driveways. In July 2020 attendance submit curb was placed across the entrance to our two driveways. We could not get on or off our property for three weeks. We and our neighbors who had to park in our yard and drive across another neighbor's yard to exit onto Mays Chapel Road for three weeks. The public works director said he was unaware we cannot leave our property for those three weeks. The workers started repairing the driveways across the road for us and we asked if they could do something to give us access to the road until they could get to our driveways. They said yes and they scraped some stuff off the old roadbed and dumped it in our yard for us to drive over. No grading or grooming of the area was done. That's all that has ever been done, while across the road we watched and waited for our turn as they replace the threshold a second time for

our neighbors without a waiver of any kind. Nothing else has been done to repair driveways to date. I drive an 08 Cadillac and it's not designed to continually drive over a curb, but built to drive in the road and onto driveways. I recently had to replace the shocks in align the front end. We do not know how much the curve affected the situation, but it sure doesn't help maintain my vehicle to continually drive over the curb. In addition the curb created a dam for rainwater to be directed to our property from the properties uphill from us. Rainwater that used to be dispersed evenly over the road, is now directed to my yard. We now have water around and under our house running through our carport. We have pictures of the flooding, by raising the road a foot and putting a 10 inch curb on it. Maiden refuses to address the flooding issue. That is what the waiver is really about. They say our yard is not graded right. It was graded just fine until the road was raised and curbed. We had continuous problems with the public works director who I believe was acting on the instructions of the Town Manager and at the instructions of Counsel. He wanted to cut our double driveway threshold as a single drive. The threshold is the transition piece between the road and the driveway. It eliminates the need to drive over the curb. We have a double drive and a double carport, so we said no to the single cut, so he did nothing. Then one day without warning, he sends the road workers to asphalt my driveway without cutting down the curb, grading or grooming the area. I called the public works director, but he would not answer his phone. I told him my message, that I would stand in my driveway until they leave and I did. Mr. Duckworth also told us, we could not and was forbidden to fix our own flooding problem or driveways on the town's property to right of way. Which we later found not to be true. On Friday November the 6th 2020, I called Mayor Max Bumgarner; on Monday night the mayor returned my call. I explained the situation and he assured me he would take care of the situation to my liking. Tuesday, November the 10th 2020, Brian Duckworth the Public Works Director called me and said he was going to sign off on the road project as finished on Friday the 13th, 2020 and fix our driveways later. I said no you can't do that. I knew then all of this would happen. He said he was signing off on it anyway, so we were left out of the project. Tuesday, November the 10th 2020. I called Max Bumgarner, that's the same day. I called Max Bumgarner back to see what he could do. He said, he needed to sign off on the job as finished on Friday, November the 13th 2020, but would use other budget money to do our driveways. I asked for a letter of intent stating Maiden would finish our driveways and a date to finish the work. He said he would provide the letter. He did not and we were left out of the project. On November the 11th I left a message on the Public Works Director's phone, that I will need a letter of intent to finish our driveways and a finish date before they sign off on the project. I got no response. On November the 12th, we received a text message from Brian Duckworth, wanting to meet us Friday the 13th and we agreed to the meeting to discuss the driveway transitions. Friday the 13th Bryan Duckworth met up with us and marked the curb to be cut. Me, my husband Sydney, son Shane and our neighbor across the street. Mr. Kline a friend of ours were present when the pavement was marked with white paint and Brian Duckworth agreed to cut the transitions by Christmas 2020. He made no mention of any of us that there were strings attached to the agreement we had just made. They signed off on the project and we were left out. Not a letter of intent to finish. Mr. Duckworth shows up, with the now famous waiver. Not a letter of intent to finish the work, but a waiver to wave our rights to our property forever. If you haven't seen it, I'm sure your Town Manager can provide you with a copy. You can read it for yourself. Our son Shane Leonard wanted to try to help, because I could no longer tolerate the stress the situation was causing. He had three different attorneys read the waiver pro bono and all advice is not sign the waiver. Number one Maiden doesn't need it to do the work. Number two, it asks us to sign up on the future. We can't tell the future. We cannot sign off on the future. I cannot sign a statement saying the transitions are as they should be, when they don't exist. I cannot sign off on future events. The waiver states that no one ever in the future will complain or hold Maiden

responsible about anything that effects our property in the future. Maiden plans to pave the next block in our neighborhood, that is uphill from us next. We can't sign off on future events that may happen. You can drive by and see what maintenance already done to our property, it's still like it was. Mr. Herms and Mr. Conrad advised me to hire an attorney. If we were to hire an attorney, it would have to be to sue Maiden for damages. We don't have the money on Social Security, to just give attorneys money. My husband Sidney works at Food Lion, so we can pay our Maiden in town taxes. I do not understand why they want us to sue Maiden. I do not see how that benefits Maiden. None of this makes any sense to us. We still don't understand why we're being discriminated against. Maiden didn't have any problem replacing the driveways of other taxpayers on Michael Rd twice without waivers. Why are we singled out? We pay our taxes. In conclusion, because Maiden refused to help us we had to get the flooding problem under control ourselves. We considered putting culverts, under the driveways to move the water away from the house. We decided to build a retaining wall first to see if that would work. My 79 year old husband Sydney build a cement block retaining wall. He and I moved 15 tons of dirt with two shovels and a wheelbarrow to stop the rain water coming from the yards uphill from us that the new road diverted to our yard. We have pictures that appears to have contained this flooding without culverts thus far. We haven't had but one good rain since April, when we put it in place. The retaining wall showed a watermark of about 1 foot when it did rain good one time after we built it. We spent about \$500 to do the job, not counting the two days of our labor. We have pictures and receipts, if you'd like to see them. We now need the thresholds cut in the curbing so our driveways have access to the road in the area groomed and graded as needed for drainage. The two foot of dirt that was put along the curb across the front yard is melting away trying to level itself as dirt does. The area needs to be dressed back five feet in order to keep the dirt against the curb. We need Maiden to finish the job they started in a timely manner with care to do the job right the first time and without all the drama, trickery and disrespect we have experienced thus far. We always thought the town was here to help the taxpayers not hurt them. Thank you for your time. I have copies for all. I hope the Council can help, sort this mess out and get something done. Councilmember Holly Crafton-Lay states, can you tell me the date that road was paved? Mrs. Leonard states, the road was paved was in July of 2020.

Citizen Danny Kiser states, 1030 E Main Street. I been a life time resident of Maiden even though I moved away for a while. I was still resident an of Maiden. You as councilors will have the opportunity to do something that a lot of councils in a small town like do not. You are going to build a new fire station and it's going to last us 60 to 75 years. We are not like city Charlotte, where they building a fire station every three or four years. This is something that every two or three generations have the opportunity to do. You got to do this right. I have been in fire service 43 years in this state. Twenty two years of it was it was in Maiden. I worked on two different paid departments. I was assistant chief at one location. I learned, if you do things right the first time it doesn't cost you as much in the end. I am for you to strongly consider selecting an architect to build and design this fire station that only does fire stations. Fire stations are different from a warehouse, retail establishment, grocery store or even town hall. There is somebody going in and out of the station 24 hours a day. Trucks will be going in and out. You want to build a station that is a good quality product and will last. When I came on with the Maiden fire department 1978 to the station that we are in now and been in 52 years. It was already crowded. We had four bays and we six trucks parked in those four bays. You simply can't do that safely. We had our share of people trying to maneuver the trucks out. When we had a fire, I'll take blame for several bent up trucks and broken bricks. You just can't put six vehicles in the space where it was only meant for

four. If you use an architect that only do fire stations not, they know how to build it for today they have the resources and expertise to look into the future. They go with trends and talk to industry professionals. People say well this is just a little old Maiden, but fire burns the same in little old maiden as it does in Charlotte. Paper burns at 451 degrees Fahrenheit here just as it did for me at the beach or Ashville. We got to do this right. I want to see something that I'm proud of. I do not want to be 80 years old and see the station already obsolete or not serviceable. I'll leave this thought with you, whenever y'all have big one and you have cardiac bypass surgery you are going to a cardiac surgeon you are not going to a general surgeon.

Maiden Business Association President states, welcome Cameron and Holly. My name is Samantha Saunders, I'm here to talk about the Merry Maiden downtown Christmas. it is Thursday. You have a list of all of the vendors that are going to be present. On the first page, it tells which stores in town are going to be open late that night 5:30 to 8:30. Most of the activities do not start until six and they end at 8 pm. Todd is a road going to be closed down around 5? Town Manager Mr. Todd Herms states, yes. The road right in front of the town hall will be closed starting at five. We have numerous vendors and too many to mention. I do want to tell you about the free activities. This event happens here at the town hall. There is going to be music and dance performance. The vendors and the food trucks will be over here. We are going to have face painting beside the stage where the performances are. Over at the gazebo there are several free events. The sportsman's club is doing funnel cakes. Living Word will be giving out free hot drinks. The East Lincoln Gideons will be giving away free bibles. The First Methodist Church will be giving away free popcorn. All of the free activities is over at the gazebo, excluding the face painting. We will have face painting at the Town Hall. Continuing over at the gazebo, the Maiden Beta Club will be doing free activities for kids. I heard that there is going to be letters to Santa and reindeer droppings made. There is going to be pictures taken with Santa. Our photographer took a fall and broke her wrist. Maiden Varsity Blue will assist you with holding your personal cell phone, but as far as professional pictures we could not come up with anyone with such short notice. The council also has a list of the entertainers and a list of the businesses that are going to be open that night. After Christmas we are going to have a food drive. Any business that is participating we will pick that up on February the 22nd. We are giving away 400 treat bags. It's filled with candy and chips. The 400 bags probably won't last long. We are going to have a hayride. The route with the hayride, will include the luminaries. We will also have a route rod that will travel on the back streets. It is sponsored by the Maiden high School Automotive Club. It is a real neat little truck that they use at events. The route rod will have its own route and will not go into the cemetery for the luminaries. Town Manager Mr. Todd Herms states, I would like to personally thank you. You, Pennie, and others put in a lot of time and effort into this event, thank you.

Citizen Ms. Mary Henry states, my name is Mary Holloway Henry. I am one of the community activist working in the Town of Maiden. It is a blessing to just stand here and look at the board. It has been 23 years and I am 73 years old now. I will thank you all for coming out and the campaign team. I stayed in the background, but this was some work. I am going to tell you why now that you are on the board. Do not think I am going to sit back and be quiet in 2022. I am being real nice tonight because this is your night. Thank you.

Citizen Ms. Annie Ramseur states, good afternoon. All of you know me. I am not going to say much tonight. I do want to commend everyone here. I am praying that everyone work together because right now there is too much division as a small town such as this. We can do better than what we are doing. I am going to be nice. I told my son that I will try to bring some tape for my mouth. Thank you all.

Citizen Mr. Devore Henry states, I live at 522 S D Avenue Maiden North Carolina. Congratulations to the Council Members. A citizen request while helping Cameron campaign and listening to the citizens. The citizens near the property Maiden have purchased for the fire department is having an issue with trucks are parking there. They are making it a mini truck stop. They are running late at night and during the day to take breaks. Could you please address this concern for the citizens? Thank you.

Mayor Pro Tem Mrs. Beth Rudisill states, I want to talk about our parade that we had just here a few weeks ago, the Christmas parade. If you were able to attend, it was a little different. We had an evening parade. Normally we have it mid-afternoon. I have talked to a lot of people in the community since then. The concerns that I heard were people had trouble of course seeing who was on the floats. I could not see anybody riding on the float. There were also some safety concerns with people just walking and it being dark. The idea was good for us to have an evening parade and I think they are beautiful; however, our town is not well lit enough on our parade route. I do not want to lose track of this come next year. Everyone that I talked to said move it back to earlier during the day. They felt that would be much better way for people to be able to see. The only reason I am bringing it up now is because I want this to be in the minutes. Next year when it comes planning time, I will not lose track of what people shared related to the parade.

Councilmember Mr. Danny Hipps states, take away the lights. If I had to see one more kid holding a bag open for some candy that they did not get. That was pretty rough to ride down through there and all those kids looking for candy. Maiden has traditionally always thrown out candy for the parade. My daughter and her boyfriend pull floats. I have been to more parades this season than I care to. All the parades that I went to, Maiden was the only parade that did not throw out candy. I would like to put that as an item for discussion to revisit as we approached that next season. Town Manager, Mr. Todd Herms states, I believe we start planning the parade in the next couple of months. At the next recreation committee meeting we will discuss the parade and bring it back to council.

Mayor Pro Tem Beth Rudisill states, I know our meetings are going live on the website, but not going live as we are having them. Are they being placed on the website? Town Manager, Mr. Todd Herms states, I understand they are being placed on YouTube and a link being place on the website. Tammy unfortunately is not here tonight. Councilmember Holly Crafton-Lay states, I couldn't find the link either on the town website. Mayor Pro Tem Beth Rudisill states, It would be more user friendly for people if we put a link on the website.

Mr. Mayor Max Bumgarner jr states, I would like to make a couple announcements. We put in for a grant that the staff worked really hard on. This is for the COVID relief grant. We were given \$561,000. We are now allowed to spend the money. This money was for EECM \$100,000, redo our Wi-Fi \$337,000, seating upgrades at the recreation center \$73,000 and the grant Administration \$51,000 for a total of \$561,000. I been working on a little something and I finally

got the letter today from, Mr. Senator Dean Proctor. We have been granted \$250,000 from the state budget for infrastructure. This will be spent the next upcoming year. That was good news.

Councilmember Mr. Danny Hipps states, I saw where the town made an announcement about the ability to help some select members of our population with regard to water bills. Town Manager Mr. Todd Herms states, Anna and Jess had already filled out the paperwork. Jess actually started it before we even hired Anna, so we are now qualified, and it runs through DSS. Finance Officer, Jess White, states, through county DSS is a one-time payment. It is not like EECM where they can get funds multiple times. They can only receive funds once. Once the funds are spent, they are gone. They will help anyone that is qualified. In the beginning we sent a list of people on the cut off list. Now it is up to the people to contact the county and apply for the money. Councilmember Mr. Danny Hipps states, Jess do you know the amount? Mrs. White states, I do not know the amount. Councilmember Mr. Danny Hipps states, do we have a way to announce that. I did see it on social media. Maybe in a newsletter or the utility bill. I would just suggest that we let some folks who are in that dynamic know. Mayor Pro Tem Beth Rudisill states, I know that we had discussed the money was strictly for utilities and there was a question whether they were going to make an addendum. Town Manager Mr. Todd Herms states, in the letter it states that it can be used for utilities and mortgage payments. It must be allocated by the end of 2023, but you can spend it up until 2024. For example, the Wi-Fi project run longer, if we had signed contracts and we must allocate all funds before a date in 2023.

Town Manager Mr. Todd Herms states, Town of Maiden gets 11 holidays a year and we get over half of them right at Christmas time. The way it works out with Thanksgiving, Christmas, and New Year's. Next year Thursday the 23rd Friday 24th and Monday 27th the town offices will be closed for the Christmas holiday and then will be celebrated on January 3rd for New Years.

10. Public Hearing

Director Planning and Zoning, Blake Wright states, this evening is a continuation from our last meeting for the closure of an unopened right of way of roughly 20 foot wide off Sherwood Drive that extends for roughly 1000 feet. This extends off Sherwood Dr has not been used by the town for utilities or any of our services. One of the adjoining landowners has requested for this to be closed. We have sent letters and placed signs out for the closure. We have not received any inquiries regarding the closure. There are ten properties that are joining this right of way. If the council chooses to close this right of way each of the 10 properties will have their property go to the center line of the right way. They will each be granted 10 feet into the right of way.

Town Manager Mr. Todd Herms states, last night the planning board adjustment approved a variance for a Dollar General to go up at West Maiden and Startown Road. Mayor Max Bumgarner Jr. states, it is a dollar general grocery store. Town Manager Mr. Todd Herms states, it is called Dollar General Fresh. They will have fresh fruits and vegetables.

11. Consent Agenda Items

A. Finance Officers Report November (Motion)

MOTION MADE BY COUNCILMEMBER DANNY HIPPS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE FINANCE OFFICER'S

REPORT AS OF 11/30/2021; MOTION CARRIED UNANIMOUSLY. 5-0.

12. Organization and Appointment

A. Election of Mayor Pro-Tem (Motion) – Beth Rudisill

MOTION MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY COUNCILMEMBER DANNY HIPPS TO APPROVE THE ELECTION OF MAYOR PRO- TEM BETH RUDISILL; MOTION CARRIED UNANIMOUSLY. 5-0.

B. NCMPA 1 Delegate (Motion) -Bryan Duckworth

MOTION MADE BY COUNCILMEMBER DANNY HIPPS AND SECONDED BY MAYOR PRO TEM BETH RUDISILL TO APPROVE THE ELECTION OF NCMPA 1, BRYAN DUCKWORTH; MOTION CARRIED UNANIMOUSLY. 5-0.

C. WPCOG Representative (Motion) – Danny Hipps

MOTION MADE BY MAYOR PRO TEM BETH RUDISILL AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE ELECTION OF WPCOG REPRESENTATIVE DANNY HIPPS; MOTION CARRIED UNANIMOUSLY. 5-0.

D. WPCOG Alternate Representative (Motion) - Holly Crafton-Lay

MOTION MADE BY COUNCILMEMBER DANNY HIPPS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE ELECTION OF WPCOG ALTERNATE REPRESENTATIVE, HOLLY CRAFTON-LAY; MOTION CARRIED UNANIMOUSLY. 5-0.

E. WPCOP MPO Representative (Motion)- Bob Sigmon

MOTION MADE BY MAYOR PRO TEM BETH RUDISILL AND SECONDED BY COUNCILMEMBER HOLLY CRAFTON-LAY TO APPROVE THE ELECTION OF WPCOG MPO REPRESENTATIVE BOB SIGMON; MOTION CARRIED UNANIMOUSLY. 5-0.

F. Recreation Advisory Committee (Motion) -Cameron Ramseur

MOTION MADE BY COUNCILMEMBER DANNY HIPPS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE ELECTION OF RECREATION ADVISORY COMMITTEE, CAMERON RAMSEUR; MOTION CARRIED UNANIMOUSLY. 5-0.

G. Yard of the Month Committee – Begin Spring 2022 (3-year Term) -Leigh Ann Shoul

MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY COUNCILMEMBER HOLLY CRAFTON-LAY TO APPROVE THE ELECTION OF YARD OF THE MONTH COMMITTEE, LEIGH ANN SHOUL, MOTION CARRIED UNANIMOUSLY. 5-0.

B. Planning Board Members (Motion) – Penny Howe, Fred Burns, Von Wilfong, Kirk Wentz and Kim McCree

Inside: Penny Howe, Fred Burns and Von Wilfong

Outside: Kirk Wentz and /OR Alternate Kim McCree

Planning Board Chair: Paul Beatty

MOTION MADE BY MAYOR PRO TEM BETH RUDISILL AND SECONDED BY COUNCILMEMBER HOLLY CRAFTON-LAY TO APPROVE THE ELECTION OF PLANNING BOARD MEMBERS; MOTION CARRIED UNANIMOUSLY. 5-0.

Planning Board Chair: Paul Beatty

MOTION MADE BY COUNCIL MEMBER HOLLY CRAFTON-LAY AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE ELECTION OF PLANNING BOARD CHAIR PAUL BEATTY; MOTION CARRIED UNANIMOUSLY. 5-0.

13. New Business

A. Duke Energy Site- Water/Ser Bids (Motion)

Town Manager Mr. Todd Herms states, Duke Energy is building a new a transfer station lay down yard at the corner of Startown Road and Biggerstaff. They need water and sewer, so the agreement is that they would pay the amount and we would administer the grant. We are recommending the Piedmont Utility group in the amount of \$507,779.47.

Recuse Councilmember Danny Hipps

MOTION MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY MAYOR PRO TEM BETH RUDISILL TO APPROVE THE RECUSAL OF COUNCILMEMBER DANNY HIPPS; MOTION CARRIED UNANIMOUSLY. 4-0

Duke Energy Bid: Piedmont Utility Group Awarded Bid

MOTION MADE BY MAYOR PRO TEM BETH RUDISILL AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE DUKE ENERGY WATER & SEWER BID TO PIEDMONT UTILITY GROUP; MOTION CARRIED UNANIMOUSLY. 4-0

MOTION MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY COUNCILMEMBER HOLLY CRAFTON-LAY TO APPROVE COUNCILMEMBER DANNY HIPPS COUNCIL MEETING RE-ENTRY; MOTION CARRIED UNANIMOUSLY. 4-0

B. RFQ for New Fire Department Station

Town Manager Mr. Todd Herms states, in your packet you have a memo from me and you also have a pros and cons from the Fire Chief. We interviewed four different architect firms. We were able to narrow it down to the two, however me and the chief disagreed on the top two for different reasons. I recommended to go with CBSA because we have history with them. We have several architect businesses buildings with them. We know what we are getting with them. They always have lookout for our interest. Chief Shoffner recommend to go with ADW architects located in Charlotte NC. They have a much bigger staff and have completed several fire stations in North Carolina and South Carolina. Both of the groups have experiences with USDA loans. ADW seem to use more technology, such as 3D modeling when they design a building. If counsel has question, me and Luke is here at your disposal. This is really important to know, matter who we go with you are not voting to go with that architect. You are voting to allow me and Luke to negotiate a price with that architect. You are not allow to ask for a price at RFQ's. We are going to get a price, but normally once you settle on price, that is normally the architect you go with. When you make the motion service for staff to negotiate a contract with along with Scott. Attorney Scott Conrad states, right. Mayor Max Bumgarner states, are you going to read the pros and cons? Town Manager Mr. Todd Herms states, yes. Mayor Pro Tem Beth Rudisill states, I have a question. If one is voted on and we cannot afford them, do we go back to the other architect? Town Manager Mr. Todd Herms states, It will come back to council that we cannot come to terms, at that point council will give us direction to go back or accept those terms or to go with the second choice. Councilmember Hipps states, how do you get it quote without a design or a drawing? Town Manger Mr. Todd Herms states, most architects do a percentage of the job. Councilmember Danny Hipps states, How do they know what the job is? Town Manager Mr. Todd Herms states, uses they use the space new study that we've already had completed and the renderings that we already have. They will work with the chief, myself and whoever we picked to be on the committee out of this group. They come up with a general idea of what they are looking at. They will tell you 4%, 6%, 8% or whatever percentage of that project. Another way to do it, is a flat rate. Which, I highly recommend that we do. We have done that in every project, we have done. It pretty much says no matter what size of building design we go with, their flat rate. That could change with alternate bids and work order changes. Councilmember Danny Hipps states, I definitely want to hear the pros and cons. I think that would be good for everybody hear. The RFQ's whole process has been a hot mess for me. Maybe not for everybody else. I have spent more time and energy trying to understand this process and all the factors in it than I have on any other single item in my 4 year career. I'm a retired Fire Chief. I'm not sure if this is a Luke or Todd question. With regard to the word renderings, is that the drawings of the fire department that we have seen? At this point we do not even know what the drawings will

be? I'm just trying to understand. Town Manager Mr. Todd Herms states, historically, this is our 4th project, I believe. Historically we have done a project, we done a space study and in there was a rendering with a preliminary floor plan design. When we go to the architect they may change it a little bit to get the final project. They go to engineers, heating/AC and technology to makes sure that everything they design will work and get prices.

Councilmember Danny Hipps states, with those renderings are we at a point where we could get to something that we liked or wanted with just a change? Fire Chief Luke Shoffner states, it is going to take quite a bit of changes. It is a good floor plan that is laid out. Getting things in place and moving thing around to flow. We have three renderings. Councilmember Holly Crafton-Lay states, who drew the designs? Fire Chief Shoffner states, Marty Beal with CBSA. Councilmember Danny Hipps states, I truly believe that regardless of who you go with, if people with some common sense and a level mind. I think that we can work together to get anything that we want. Nobody in this room or on this council want the Maiden fire department to get something they do not desire. In the spirit of transparency, to be fair to both of these contractors. I wrote down some notes that my good friend Danny Kaiser said earlier. We got to do it right. I think both of these folks have the ability to get it right, depending on the guidance that we provide for them. They are only going to be as good as the input we give them. I went to the website for both of them. I spoke to people about both of these companies. Both of them have worked on Fire departments. They have both produced some quality products. As a matter of fact, we are sitting in one tonight. The Maiden Police Department is another and the building across from there. I actually drove to two departments that the other agency built, fantastic and beautiful. The only correction that I would make with regard to the surgeons, is that neither one of these architects, just do fire departments. To be transparent, both of them do other things to include K12 education, higher education, civic build, public safety, faith based churches, entertainment, office and mixed use buildings, retail and restaurants. The key here tonight is for us to commit to all work together. With regard to the pros and cons on CBSA architect, you listed pros as a local business, worked on other projects in the town. For cons, less experience in fire station design, potentially not up to date on the pros and cons of certain designs fire stations, can you elaborate on that? Fire Chief Luke Shoffner states, the comparing CBSA with ADW. It goes back to what Danny Kiser said earlier. They have a large expertise in building fire stations. There is more things going into a fire station today than what there was in 1972 when we built our fire station. Fire stations built in 2000, there's training needs that they are incorporating into these fire station to take up undo space. There are higher levels that they are coming out with today, as far as protecting the firefighters from the carcinogen that are put off by the trucks. I hear it compared to town hall the Police Department and the library. This is a whole animal in on itself. My guys are going to be sleeping in here. They are going to be there for 24 hours a day and seven days a week. We are parking trucks in this building. There is no other building in this town that we parked trucks in beside public works and the guys are in there during the daytime, then they are gone. We want to make sure that this building is there to protect our firemen who is going to roll out the door at 2:00 o'clock in the morning when you are at home in need. There is more technology going into these buildings. These guys do this every day and the forethought to see. I'm not discrediting Marty. I know he's a great guy. I know he is a smart guy, but ADW they this is one thing that they really do a lot. You can look at their website and see. Marty has built 5-6 fire stations with his company. ADW has built multiples. That is comparing those two and their fire station expertise. Councilmember Danny Hipps states, if we requested those things that you are talking about from either one of them, would one of them be able to provide it and

the other one would not. Fire Chief Shoffner states, I cannot answer that. Councilmember Danny Hipps states, for ADW the pros were extensive experience in fire station design, which you just alluded to, has adequate staffing to handle the job, passionate about designing the fire station, up to date on the best ways to make the fire station employee friendly and useful, good references in fire station design, and up to the date on new design features and methods. The cons were cost, larger firm, and on cost, feel without asking, larger firm and may not see the goals of the fire department. That is what Luke have. Town Manager Mr. Todd Herms states, me and Luke agreed on pretty much all these. My thing is, the building general contractor and subcontractors are actually going to build the station. I suggests going with CBSA because it's a local firm. We have had issues with this building. We have had issues with the Police Department. We are going to have issues with fire department, no matter who design or built it. The local architect has always even after his years up, have always came back and helped us get to a solution. That was my main reason of recommendation CBSA. I don't know if you will get that from someone in Charlotte. I am not saying you will not. Mayor Pro Tem Beth Rudisill states, I completely understand contractors, subcontractors do the building. Who will be managing the project? Town Manager Mr. Todd Herms states, I managed the project for this building, but Marty was the project manager for everything. Every issue came up, me the architect and the general contractor set down and worked it out. Tracy was the default project manager for the Police Department. He and the contractor sat down and worked everything out weekly. When we built the Klutz building the public works director Billy Price was the project manager. The architect is the overall project manager. No matter who we choose, Luke will be the overall project manager. If an issue arise Luke will represent the town and the architect will play referee. Councilmember Danny Hipps states, will there be a committee with the Fire Chief and councilmembers on other projects? Town Manager Mr. Todd Herms states, with this one being so different and having so much scrutiny, I would recommend having a third person from this council. That way they can represent the council. I would recommend Danny, since he is the former Fire Chief. He can see the fireside of it and also represent the council budget. Mayor Pro Tem Beth Rudisill states, I think that makes complete sense. I feel like if a committee put together, Danny could be the mouthpiece for this group and relay information back. Luke can relay information back to the department. I think that is going to be the best way to move forward. To create a committee and reports back to groups. Councilmember Danny Hipps states, it is very important that Luke has the ability to meet with his department and get their feedback. This is a big task for you to take on alone. I definitely would not expect that. I would tell you to reach out to all your resources that you can get. This is a huge project. I don't know if you all understand how much this project is going to cost. We spend that much money and time to do this, I absolutely want us to get it right and get the product that best fits the fire department. The biggest problem that I see in fire departments you cannot build that for today. We have to look down the road 20 to 50 years. We won't charge for this, but the fire department right down the street was built in 1921. One hundred years old today. I think we have proven as a citizenship and a fire department, we know how to take care of things. The trucks won't fit and we need to fill this department that we're going to build not for the trucks that we have today, but for those extended trucks that are coming down the road. The question I'm asked the most in the town, the timeline. What time line does the fire department look at or expect for the build time or planning process? Fire Chief Luke Shoffner states, it will take least eight months where we're ready to roll the with design phase. We are going to design it for the future. Town Manager Todd Herms states, Danny alluded to how expensive this project will be. I don't

want it to come off that I'm saying that we cannot do this. I want you all to know this is going to be more expensive than all of our projects. My concern is that we get the best builders and subcontractors because this building has to last a long time. Councilmember Holly Crafton-Lay states, I agree with chief and with Danny Kiser. I go to the doctor that is for the problem, like Danny said. I have researched these companies over the weekend and read a lot. I even went back in the minutes and looked at some timelines. CBSA, I believe were even late on our space needs. I have some concerns about, if they will meet our timeline. That could still be a concern with ADW as well. Those are my legitimate concerns, but I mean it just full transparency of where I'm standing right now. I tend to lean with chief and in his proposal. I'm not a fire expert. I'm not going to sit here and claim to be. I apologize, I don't know everybody's background. I know Danny has a fire background, but I tend to lean to the expert. They are going to be living in it, using it and going to put their heart and soul in it. They are going to defend our town against fires. They are the first responders to our town. I want it to be what they need and what is in the best interest of our fire department now and in the future. We have a development coming soon. It needs to be able to handle the growth that is coming. Councilmember Cameron Ramseur states, Luke, I see your pros and cons of CBSA is basically being a local business, working on other projects in the town. Personally, when I go looking to purchase something or a piece of equipment; I make sure it's the best. As Danny, Danny Hipps and Holly said you guys are the experts. Have you gone to other fire stations and talked to them about their building with ADW? Fire Chief Luke Shoffner states, we have visited multiple fire stations. We actually visited fire stations of a good many of the architects designed in South Carolina to the western part of the North Carolina. Everyone that we talked too had a strong recommendation for ADW. I have personally worked in one of Marty's fire stations. He built fire station number 2 for the city of Newton. I worked full time there. I have been there for going on 12 years and about six years of that time frame has been at station 2. Marty also designed Oxford fire station, on Hwy 16. It is north of Conover. They house the EMS base. I work for EMS for a short period. I worked in that station as well. I have talked to a couple that Marty designed as well. Councilmember Cameron Ramseur states, were you comfortable there? Did you feel like the space and everything was used to the maximum capacity? This is a very important decision. If my house is burning, I want you to come and put it out. We can't just make a decision, based off of our friends, loved ones or our neighbors. This is very important because at the end of the day when fire is arising it's nothing to play with. Fire Chief Luke Shoffner states, It was a satellite station. The building was built a late 90s I think. It has been remodeled once, adding bedrooms and offices. The Oxford station, I worked in for a short period. It is pretty much just a cookie cutter building. I want to say Charlotte is probably the closest ADW station to us. I want to say they built Morrisville fire stations and have not started on Harrisburg. Councilmember Bob Sigmon states, if the final cost is more than we can live with, what happens? Town Manager Mr. Todd Herms states, me, Luke and Danny are here to make sure that doesn't happen. When we first started looking at this, we wanted to keep the building under \$4,000,000. now it is \$7,000,000. Councilmember Danny Hipps states, the Councilmembers will determine that number right. Town Manager Mr. Todd Herms states, yes. That is the number I feel comfortable with, without changing the budget. I think both got pros and cons. At the end of the day this council got decide which one you want.

MOTION MADE BY COUNCILMEMBER HOLLY CRAFTON-LAY AND SECONDED BY COUNCILMEMBER CAMERON RAMSEUR TO APPROVE SCOTT AND STAFF TO NEGOTIATE A CONTRACT WITH ADW; MOTION CARRIED UNANIMOUSLY. 5-0

C. New policy for cut off time and date.

Finance Officer, Jess White states, the finance department has been talking and deliberating with our new software company. We have concluded that we would like to move our current cutoff time from 10:00 AM on the last day of the month to 5:00 PM on the last day of the month. For multiple reasons, the first one being in the best interest of our residents. This gives our residents additional time to come in and pay or additional time to go and seek financial aid. The cutoff fees have been applied to their account before physical disconnections. We would apply nonpayment fees, prepared door hangers and get everything ready for the physical disconnections to begin the next business day. we are coming to council hoping that we can make this change in favor of the new cut off time and date policy. Councilmember Danny Hipps states, I am in favor with giving them extra time, but when do you start cut off time. Mrs. White states, we will start cut off at 8:00 AM. Councilmember Hipps states, A door hanger at 8:00 o'clock AM and then you're going to cut them off with the door hanger and say we just cut you off. Ms. White states, we would prepare everything at 5:00 PM. This would take about 30 minutes of the finance team's time in the evening. we would prepare our cut off report and the door hangers. In the morning, come in and reassess the number of people that have paid online or via the drop box after 5:00 PM. If they have paid, they will be taken off the list, but they would still have received the nonpayment fee. Councilmember Danny Hipps states, can we start this a 4:00 PM and everyone can go home to their families. Every month we would have to pay overtime. Mrs. White states, the new software will print the hangers with the cut off report. Town Manager Mr. Todd Herms states, this was voted on by Council many years ago when everything was done manually. Council need to vote to move cut off time from 10:00 AM to 5:00 PM and the physical cut off will start the next morning.

MOTION MADE BY COUNCILMEMBER DANNY HIPPS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE NEW CUT OFF TIME AND DATE; MOTION CARRIED UNANIMOUSLY. 5-0

14. A. A Resolution 6-2022 to Close And Abandon An Unused Street And Right of Way In the Town of Maiden, NC

MOTION MADE BY COUNCILMEMBER DANNY HIPPS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE TO CLOSE AND ABANDON AN UNUSED STREET AND RIGHT AWAY IN THE TOWN OF MAIDEN, NC; MOTION CARRIED UNANIMOUSLY. 5-0

Adjourn (Motion)

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY COUNCILMEMBER DANNY HIPPS ADJOURN AT 6:58 PM. MOTION CARRIED UNANIMOUSLY. 5-0

Respectfully Submitted:

Wanda Barnes, Town Clerk

Max Bumgarner Jr., Mayor

ATTEST:

Wanda Barnes, Town Clerk