TOWN OF HILDEBRAN **September 28, 2026** **REGULAR MEETING**
COUNCIL'S CHAMBER **7:00 PM** **MINUTES**
ALBERT PARKHURST
MUNICIPAL COMPLEX

CALL TO ORDER	Mayor Hildebrand called the regular meeting of the Town Council to order at 7:00 p.m.
COUNCIL PRESENT	The following members of the Board were present: Mayor Hildebrand and Council Members Ben Honeycutt, Mike Smith, Mike Stroupe, Terry Weaver, and Jody York.
STAFF PRESENT	The following staff members were present: Town Manager Logan Shook, Town Clerk Alice Sanders, Finance Officer Fredrick Rankins, Events Coordinator Haven Ward, and Attorney Jordon Moir filling in for Attorney Amos.
CITIZENS & MEDIA	See attached sheet.
INVOCATION	A moment of silence was observed.
PLEDGE OF ALLEGIANCE	Town Manager Shook led the pledge of allegiance to the U.S. flag.
APPROVAL OF AGENDA	Council Member Honeycutt made a motion to approve the agenda as presented. All voted in favor.
APPROVAL OF MINUTES	Mayor Hildebrand asked that the email from Attorney Amos sent to Council dated August 27, 2026 regarding CAST and their prior lease agreements be attached to the August 24, 2026 minutes (Attachment L). Council Member Smith made a motion to approve the August 24, 2026 regular meeting minutes as amended. All voted in favor.
PUBLIC COMMENTS	Pat Fanizza thanked the Council for passing the 12-month moratorium on development approval for critical digital infrastructure facilities. She distributed a proposed ordinance establishing mandatory conditions to help with the zoning ordinance amendment.
OLD BUSINESS: CONSIDER APPROVAL OF QUOTE FOR PAVILION AT ROYAL PARK	Town Manager Shook stated that the Town only received one quote this round for a pavilion and it was from Brushy Mountain Builders. A prior quote was received in the amount of $171,125. The quote is for a 30'x50' pavilion with a metal roof, steel truss, wood

posts on a 32’x52’ pad. It does not include electricity. He stated that the quote also includes sidewalks, grading, and concrete. Council Member Weaver stated that he did not feel comfortable with only 4 posts. Mr. Shook stated that he would request 8’ poles every 10’. Council Member Stroupe made a motion to approve the quote from Brushy Mountain Builders Inc. for $69,500 to install a 30’x50’ pavilion with poles every 10’. All voted in favor.

UPDATE ON PURCHASE OF GAZEBO

Town Manager Shook stated that the Town will be purchasing a new 12’x20’ gazebo that will include 6 benches, a 5’ table, and electricity. It also has a double roof feature. The price is $14,475.30 and should be delivered with the next 4-6 weeks.

NEW BUSINESS:
CONSIDER APPROVAL OF CONTRACT FOR DOWNTOWN MASTER PLAN WITH THE WPCOG

Randy Williams, Project Manager at the WPCOG, gave a presentation regarding the services that the WPCOG can do for the Town to update the Downtown Master Plan. He discussed different modules, optional services, parcel review and redevelopment strategy, streets and sidewalk system assessment, downtown activation and programming strategy, project prioritization and cost estimates, community and stakeholder engagement, and comprehensive downtown development strategy and action plan.

Council Member Stroupe asked what the difference was between the downtown master plan and the plan that the Town did a few years ago. Mr. Williams stated that he is unaware of that plan and would do some research and review it. No action was taken.

DISCUSSION OF BURKE RIVER TRAIL BEAUTIFICATION MINI GRANT

Town Manager Shook stated that staff applied for a $500 mini grant from the Burke River Trail Association Community Beautification Mini Grant. The funds would be used to prep the ground for the new gazebo. More blocks will be purchased and washed stone will be used to infill the area. The Town was notified today that it won one of the grants.

DISCUSSION OF EVENTS COMMITTEE COUNCIL APPOINTMENT

Town Manager Shook stated that Mayor Hildebrand will no longer be on the events committee once his term is up this year. He stated that Council may want to appoint a council member to serve in his place. Council Member Stroupe and Council Member Weaver volunteered. After a brief discussion, Council Member Stroupe made a

motion to appoint Council Member Weaver to the events committee. All voted in favor.

FACILITIES REPORT

The September facilities report was provided for review.

DELINQUENT TAX REPORT

Tax Collector Sanders provided the August tax report. A copy of the report is hereby incorporated by reference and made a part of these minutes (Attachment A).

DEPUTY REPORT

The August deputy report was provided for review.

EVENTS COMMITTEE REPORT

The Events Committee report was provided for review.

COMMITTEE REPORTS

Transportation Advisory Committee (TAC) and Technical Coordinating Committee (TCC) – Town Manager Shook stated that the COG provided the updated Congested Management Process presentation, the latest Division Funding Availability Report, and a spreadsheet of division needs highway, bicycle/pedestrian, and aviation projects. Mr. Shook stated that he completed the Town's Traffic Analysis Zone survey. The survey asked all the cites/towns and counties from Alexander, Burke, Caldwell, and Catawba counties to predict residential, commercial, and industrial growth in different zones throughout each one's boundaries. He completed the survey based on projects he's currently aware of such as the new school and Open Hearts Place's housing project.

WPCOG Policy Board – Council Member Honeycutt stated that the Board approved a third amendment to its budget and provided updates on the Homelessness Response Team and the Interregional COG Cooperative Agreement.

Burke Development Inc. – No report.

Recreation and Tourism Committee – No report.

Water Resource Committee – No report.

VEDIC –AUGUST: Karen Robinson reported that a financial review and delinquent report were provided. Most clients are keeping up with their bills. Two new loan applications were presented. One loan for $85,000 was approved and the other was tabled until the client had all of the required information. One client was

approved for an extension of 90 days for their modification to allow them time to refinance property. Flyers for the Royal Park festival were distributed.

SEPTEMBER: Karen Robinson reported that a financial review and delinquent report were provided. Some funds were moved to a money market account paying 3.3% interest. VEDIC will be getting new IRP funds in October. One new loan application was presented and approved for $50,000 for an established business to purchase new equipment. One client was given an extension until December 31 to secure financing from a bank. One client was approved for payments to be cut in half for 12 months. Staff is working on 9 new loan applications that should be coming to the Board shortly. Rutherford College announced that the YMCA is coming to town on January 1st.

Burke County Library Board of Trustees – Mayor Hildebrand stated that revenue is good, number of uses and circulation is good, 1/3 of the budget is on e-books with requests over 700/month. A new vehicle was purchased to take books around the three libraries. They will have a graphic on the vehicle to promote foster care. There are two new open positions, and the positions have to be justified by the County Commissioners before hiring. 8.3 million items were shared with the NC Cardinals Program in 60+ counties. The Friends of the Library sale raised over $7,000.

OTHER BUSINESS:
ONLINE PRESENCE

Council Member Stroupe stated that he has been approached concerning being able to see the audience and guest speakers. People have asked who the man is that is talking that is not seen on camera and if he is a Council Member. Mr. Stroupe confirmed that he is a Council Member. He would like to see cameras with different views. He asked if staff could look into upgrading the camera system.

Council Member Honeycutt stated that he has also heard from people watching online and attending in person that they are having difficulty understanding people when they speak. He asked that staff also look at upgrading the sound system.

Council Member York asked if the existing microphones worked. Town Manager Shook stated that they do work.

The microphones have to be on and the speaker must be very close to the microphone to be heard. He reviewed how to be sure they are turned on. He stated that he could get another company to come in and look at the systems.

Council Member Stroupe stated that he had also heard complaints about people not being able to see or hear. Council Member York asked why people don't come to the meeting. Council Member Stroupe stated that not all people can come. Council Member York stated that she didn't want to spend that much money and that if people wanted to hear what was going on they should come to the meeting.

Town Manager Shook stated that if council chose to upgrade video and sound, it would be a budget amendment. He asked Council if they were interested in moving forward with obtaining quotes. Council Member Smith made a motion for staff to obtain quotes to upgrade the sound and video systems in the Council's Chamber. Council Members Honeycutt, Smith, Stroupe and Weaver voted in favor. Council Member York was opposed. The motion carried.

OPEN HEARTS PLACE CONSTRUCTION UPDATE

Council Member Honeycutt stated that the Open Hearts Place project in Hildebran has cleared the land and hopes to have utility contracts within the next month. He stated that construction should be starting soon. Town Manager Shook stated that they have obtained several grants for infrastructure for the project.

TREES ALONG S. CENTER ST.

Town Manager Shook stated that the trees behind the gym and along S. Center St. are scheduled to be taken down this Thursday.

ANNOUNCEMENTS

None.

ADJOURN

All business being concluded, Council Member Honeycutt made a motion at 7:38 p.m. to adjourn. All voted in favor.

I attest these are the approved minutes of the Board.

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Alice Sanders, Town Clerk Wendell Hildebrand, Mayor