

**TOWN OF HILDEBRAN
COUNCIL'S CHAMBER
ALBERT PARKHURST
MUNICIPAL COMPLEX**

**April 27, 2026
7:00 PM**

**REGULAR MEETING
MINUTES**

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 Wendell 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, Building and Grounds Maintenance Worker Gary Towery, Town Planner Ashley Young, Code Enforcement Officer Kevin Wyatt, and Town Attorney Jared Amos.
CITIZENS & MEDIA	See attached sheet. The new BDI President and CEO, Brandon Ruppe, was in attendance.
INVOCATION	A moment of silence was observed.
PLEDGE OF ALLEGIANCE	Council Member Honeycutt led the Pledge of Allegiance to the United States Flag.
APPROVAL OF AGENDA	Council Member Honeycutt made a motion to approve the agenda as presented. All voted in favor.
APPROVAL OF MINUTES	Council Member York made a motion to approve the March 23, 2026 regular meeting minutes, as presented. All voted in favor.
PUBLIC COMMENTS	<p>Belinda Cline presented comments opposing the data center in Hildebran citing environmental issues and asked what the Town could do to prevent the owner from moving forward.</p> <p>Arianna Archer presented comments opposing the data center in Hildebran citing a number of negative issues and asked the Town to impose a moratorium for at least one year.</p>
PUBLIC HEARING	Mayor Hildebrand opened the public hearing at 7:10 p.m. Town Planner Ashley Young stated that more notice needs to be given in order to move forward with

ZMA 26-1 REZONING
PROPERTY FROM CBD TO
CD

the final consideration of the ZMA. She explained that she had a request to rezone the property at 107 Main Ave E from Central Business District (CBD) to Conditional Zoning District (CD) for a 48-unit, 3-story, multi-family planned unit development.

Charles Yoder, one of the property owners of the aforementioned property, was in attendance and spoke in favor of the rezoning.

Daniel Fouquet-Woodcock was in attendance and spoke against the rezoning citing safety issues, traffic concerns and stated that the proposed building will block the mountain views.

There being no other comments, Mayor Hildebrand closed the public hearing at 7:22 p.m.

OLD BUSINESS:
CONSIDER APPROVAL OF
ZMA 26-1

Mayor Hildebrand stated that Council will not be voting on ZMA 26-1 - rezoning property located at 107 Main Ave E from Central Business District to Conditional District as stated by the Planner because more time was needed to properly advertise the public hearing. Council will take action at the May meeting.

CONSIDER APPROVAL OF
SCOPE OF WORK FOR
LAWN CARE AND SNOW
REMOVAL SERVICES

Town Manager Shook stated that the scope of work for both the lawn care and snow services was presented for approval. He stated that the lawn care services will require that the bidder have license L and H. He will be putting out the bids this week and Council may need to call a special meeting in early June to award a bidder. Council Member Stroupe made a motion to approve the scope of work for lawn care and snow removal services as presented. All voted in favor.

DISCUSSION REGARDING
PURCHASING A GAZEBO

Council Member Honeycutt asked if staff has measured the area in front of the gym. Mr. Towery stated that the area is 20' in diameter and he can measure to be sure. Council Member Honeycutt stated that he preferred a gazebo that had vinyl so that it will last longer. It was the consensus of Council for staff to obtain quotes for a gazebo at least 12'x20' with vinyl.

NEW BUSINESS:
CODE ENFORCEMENT Q1
REPORT

Code Enforcement Officer Kevin Wyatt presented the first quarter code enforcement report. No action was taken.

PRESENTATION AND APPROVAL OF AUDIT REPORT FOR YEAR ENDING JUNE 30, 2025

Serina T. Hinson, CPA, CGMA, of Lowdermilk Church & Co., LLP, provided a draft review of the FY 24-25 audit and significant audit matters.

Town Manager Shook stated that Mr. Rankins had also provided a response letter from the Town of Hildebran to the LGC addressing the findings listed in the audit report. Council Member Honeycutt made a motion to add the response letter on the agenda under the audit contract line item. All voted in favor.

Council Member York made a motion to approve the Town of Hildebran audit for fiscal year ending June 30, 2025 as presented. All voted in favor. A copy of the audit highlights are hereby incorporated by reference and made a part of these minutes (Attachment A). The complete audit will be filed with the Town's permanent records.

Council Member York made a motion to approve the letter from the Town of Hildebran to the LGC in response to the independent audit findings, recommendations, and fiscal matters for FY 2024-2025 as presented. All voted in favor. A copy of the letter is hereby incorporated by reference and made a part of these minutes (Attachment B).

CONSIDER APPROVAL OF QUOTE TO INSTALL A DROP CEILING IN THE AUDITORIUM STORAGE/PROP ROOM

Town Manager Shook stated that a quote to provide a drop-down ceiling in the prop room was provided for consideration. The quote is from TrueBuild Services LLC in the amount of \$2,430. The reason is to reduce noise and heating/cooling costs. It was also mentioned at a previous meeting that the Town could add additional storage on top of the ceiling in the future. After a brief discussion, Council Member York made a motion to not approve the quote from TrueBuild Services to install a drop-down ceiling in the prop room. All voted in favor.

DISCUSSION REGARDING HHDA RENT FOR FEBRUARY-MAY 2026

Town Manager Shook stated that HHDA has requested a rent reduction for the months they weren't able to use the auditorium basement due to the flood. Council Member York made a motion to approve a rent forgiveness for 5 months, January-May, 2026. All voted in favor.

CONSIDER APPROVAL OF RESOLUTION REVISING THE 2025-2026 TOWN

Council Member Honeycutt made a motion to approve the resolution revising the Town of Hildebran regular meeting schedule to change the May meeting to May 11,

COUNCIL REGULAR
SCHEDULE MEETING

2026. Council Members Honeycutt and York voted in favor. Council Members Smith, Stroupe and Weaver voted against the motion. The motion did not carry.

After a brief discussion, Council Member Honeycutt made a motion to approve a revision to the resolution revising the Town of Hildebran regular meeting schedule to move the May meeting to May 12, 2026. Council Members Honeycutt and York voted in favor of the motion. Council Members Smith, Stroupe and Weaver were opposed. The motion did not carry.

There was discussion about the property owner's request to rezone the property located at 107 Main Ave E from Central Business District to Conditional District and the reason to move the meeting to an earlier date is so the property owner could meet a grant deadline of May 15th for his project. The owner wants to rezone the property to add a 48-unit, 3-story, multi-family planned unit development. Council Member Weaver stated that he was not available to meet the week of May 11, 2026.

Mayor Hildebrand asked for another vote. Council Member Honeycutt made a motion to approve the resolution revision to the Town of Hildebran regular meeting schedule to change the May meeting to May 11, 2026. Council Members Honeycutt and York voted in favor. Council Members Smith, Stroupe and Weaver voted against the motion. The motion did not carry.

There was more discussion about moving the meeting to the week of May 4th but staff mentioned there would not be enough time to properly advertise the public hearing. Council Members Smith and Stroupe stated they were not available to meet the week of May 11th. All motions failed and the May meeting will continue as planned on May 18th.

FACILITIES REPORT

The April facilities report was provided for review.

DELINQUENT TAX
REPORT

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

DEPUTY REPORT

The March 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 he will forward the agenda packet to the Board.

WPCOG Policy Board – Council Member Honeycut stated that the Board reviewed community reports and recognized employees that had been with the WPCOG for over five years.

Burke Development Inc. – Town Manager Shook stated that BDI reviewed its financials, had a round table discussion, set a strategic planning meeting date and held a closed session.

Recreation and Tourism Committee – No report.

Water Resource Committee – No report.

VEDIC – March Meeting – Karen Robinson stated that an overview highlighting the Profit and Loss Statement and the Balance sheet were reviewed. Total income is up 79.8% from last year. The money market rate is up from .05% to 2.5%. The Balance sheet reflects a slightly lower amount of money to lend with the probability of a temporary lowering of maximum loan amounts. A delinquent report and technical assistant report were reviewed. A client requested a loan modification of 3 months of interest only payments and the Board approved the request. One loan application for \$140,000 was approved. VEDIC is looking to do smaller loans, those less than \$50,000.

April Meeting - Karen Robinson stated that a financial overview of the Profit and Loss statement and the Balance sheet for March were reviewed. Their website now states that VEDIC can grant loans up to \$50,000. The Board voted to reduce one client's delinquent loan payments to \$200 a month. If payments are not made then a judgement will be placed on the loan. VEDIC's client survey was reviewed and the USDA has requested success stories from VEDIC.

Library Board – No report.

OTHER BUSINESS:
TIME CAPSULE

Council Member Stroupe asked about the progress of getting the time capsule dug up. Ms. Ward stated that a

contract with Hildebran-Icard Community Development Council was just signed and she has been getting quotes. It should be ready by the May Cruise In.

Council Member Honeycutt asked if the Town has had any contract from the data center representatives. Mr. Shook stated that they had emailed the Town asking for a letter stating that they are permitted. The Town has informed them of the process to get a conditional rezoning and the representatives are asking for clarification.

Town Attorney Amos stated that he could not be at the June meeting but would send another attorney in his place.

ANNOUNCEMENTS

None.

ADJOURN

All business being concluded, Council Member Honeycutt made a motion at 8:03 p.m. to adjourn. All voted in favor.

I attest these are the approved minutes of the Board.

Alice Sanders, Town Clerk

Wendell Hildebrand, Mayor