

**TOWN OF HILDEBRAN  
WESTERN PIEDMONT  
COUNCIL OF  
GOVERNMENTS**

**FEBRUARY 12, 2020  
4:30 PM**

**SPECIAL MEETING/  
PLANNING RETREAT  
MINUTES**

**CALL TO ORDER**

Mayor Hildebrand called the special meeting/planning retreat of the Town Council to order at 4:30 p.m.

**COUNCIL PRESENT**

The following members of the Board were present: Mayor Hildebrand and Council Members Derek Cline, Cole Herrell, Ben Honeycutt, Mike Smith and Terry Weaver.

**STAFF PRESENT**

The following staff members were present: Town Manager Logan Shook, Attorney Redmond Dill, Town Clerk Alice Sanders, Finance Officer Fredrick Rankins and Town Planner Hunter Nestor.

**CITIZENS PRESENT**

None.

**APPROVAL OF AGENDA**

Council Member Smith made a motion to approve the agenda. All voted in favor.

**ORDER OF BUSINESS:  
PLANNING RETREAT**

Facilitator Anthony Starr, Western Piedmont Council of Governments, provided a review of the planning process and ground rules.

Town Manager Shook provided an overview of Town finances for the past three years. The key points that the Mayor and Council noted from the presentation included:

- The Town has a higher Fund Balance percentage than most Towns
- The Town streets look good
- Recurring revenues are stagnant
- The Town has accomplished numerous projects while staying within budget
- The Town has been a good steward of its funds
- Unassigned Fund Balance increased even though the percentage did not

Next, the Mayor and Council identified **opportunities for the Town for the next three to five years** which included:

- Bring younger families into Town
- Obtain grants for the old school building area
- Open land that can be repurposed /used for other things
- Create activities for younger families

- New housing/businesses on open land
- Attract new business/restaurants to attract more people
- To bring amenities to Town
- Bring outside “Hildebran” folks into the Town in different ways
- The Board is positioned to move forward
- Several plans could be updated
- Re-visit old growth/infrastructure projects
- Better use of the facilities we have in Town
- New leaders create new solutions
- Adding a second deputy

The Mayor and Council then ranked the opportunities. The top five opportunities were as follows:

A tie for first between:

- Open land that can be repurposed /used for other things
- Adding a second deputy

A tie for second between:

- Grants for old school building area
- Attract new business/restaurants to attract more people
- Re-visit old growth/infrastructure projects

Next, the Mayor and Council identified **challenges, obstacles and concerns of the Town** to include the following:

- A need to take action and not just talk about things
- Aging population
- People do not like change
- Getting people to stand together
- Lack of transparency and perception from the public
- Spend wisely and efficiently
- Working with the County for a 2<sup>nd</sup> deputy
- Limited funds to do things
- Council was elected to make the best and hard decisions for the long term
- Decisions will make some people upset
- Need to inform the public/they will complain and not be engaged

The Mayor and Council then ranked the challenges, obstacles and concerns. The top four challenges, obstacles and concerns were as follows:

A tie for first between:

- Aging population
- Working with the County for a 2<sup>nd</sup> deputy

A tie for second between:

- Council was elected to make the best and hard decisions for the long term

-Need to inform the public/they will complain and not be engaged

Council recessed for a ten minute break. Council returned to open session and discussed **key features and uses for the property at the old school building site** as follows:

- Splash pad
- Stage and seating area
- Covered pavilion/ice skating
- Movie screen
- Mixed use/retail building
- Cleaning the old tower
- Concessions/restrooms area
- Playground equipment
- Mural on tower
- Additional parking
- Memorial wall for veterans/educators
- Design continuity and theme
- Revamp auditorium
- Renovate upper floor of old town hall building

The Mayor and Council then ranked the key features and uses of the old school property. The top uses were as follows:

-Concessions/restrooms area

A tie for second between:

-Covered pavilion/ice skating

-Additional parking

A tie for third between:

-Splash pad

-Stage and seating area

-Mixed use/rental building

-Cleaning the old tower

-Memorial wall for veterans/educators

-Revamp auditorium

The Mayor and Council then discussed **concerns and obstacles with developing the property at the old school building site**. The top issues were as follows:

- People may be negative
- Costs
- Space limitations for now/fitting in everything we want
- Liabilities for the Town
- Funding – how to pay for it
- How to get town residents involved
- How to make it useful for the town to have it
- Selling residents on the vision for what we want to do
- What is the short-term revenue generation

- Future property maintenance/upkeep

The Mayor and Council then ranked the **concerns and obstacles with developing the property at the old school building site**. The top issues were as follows:

A tie for first between:

- Space limitations for now/fitting in everything we want
- Future property maintenance/upkeep

A tie for second between:

- Funding – how to pay for it
- How to get town residents involved
- How to make it useful for the Town to have it
- Selling residents on the vision for what we want to do

Next, Mr. Shook gave a presentation concerning the **Capital Improvement Project (CIP)** providing estimated costs for renovations for the Albert Parkhurst Municipal Complex.

The Mayor and Council then discussed the **old school building (old town hall building) and what the vision is for the building**. The results were as follows:

- Restaurant
- Retail space
- Space that is for everyone
- Office space
- Vet clinic
- Government office space
- 1<sup>st</sup> floor government, 2<sup>nd</sup> floor retail and 3<sup>rd</sup> floor office space

The Mayor and Council then discussed the needs that should be addressed first regarding the items Mr. Shook reviewed with the **CIP**. It was the consensus of Council to acquire quotes for all of the items mentioned in the CIP.

A brief follow up discussion and review of the planning retreat was summarized by Mr. Starr.

ADJOURN

All business being concluded, Council Member Herrell made a motion to adjourn at 7:21 p.m. All voted in favor.

I attest these are the approved minutes of the Board.

---

Alice Sanders, Town Clerk

---

Wendell Hildebrand, Mayor