

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

**DECEMBER 17, 2018
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.
INVOCATION	Council observed a moment of silence.
PLEDGE OF ALLEGIANCE	Council Member York led the pledge of allegiance to the United States flag.
COUNCIL PRESENT	The following members of the Board were present: Mayor Wendell Hildebrand and Council Members Ben Honeycutt, Mike Smith and Jody York. Council Member Theresa Messer arrived at 7:11 p.m. Council Member Cole Herrell was absent.
STAFF PRESENT	The following staff members were present: Attorney Redmond Dill, Town Manager Thomas Drum, Town Clerk Alice Sanders, and Finance Officer Fredrick Rankins.
CITIZENS & MEDIA PRESENT	See attached sheet.
APPROVAL OF AGENDA	Council Member York made a motion to approve the agenda. All voted in favor.
APPROVAL OF MINUTES	Council Member Honeycutt made a motion to approve the November 26, 2018 regular meeting minutes. All voted in favor.
PUBLIC COMMENTS	None.
PUBLIC HEARING	Mayor Hildebrand opened the public hearing pertaining to the proposed Code Enforcement Property Management Code at 7:03 p.m. Alison Adams, Director of Community and Regional Planning at the Western Piedmont Council of Governments (WPCOG), stated that the proposed Property Management Code is being considered by Council. The purpose of the new Property Management Code is to allow the Code Enforcer, which the Town has contracted with the WPCOG for his services, to follow a standard code that he will use for all of the Towns that he supports.

Ms. Adams reviewed the following proposed changes.

1. Repeal Section 3: Nuisance Code and Violations from the Town's Zoning Ordinance and replace with the proposed Section 3: Nuisances Code and Violations, Article 1: Nuisance and Article 2: Abandoned, Nuisance and Junk Motor Vehicles.
2. Repeal Section 5: Minimum Standards for Occupancy from the Town's Zoning Ordinance and replace with Section 5: Minimum Standards for Occupancy, Article 1: Residential Minimum Housing, Article 2: Minimum Standards for non-residential Buildings, and Article 3: Abandon Manufactured Homes.

There being no comments from the public, the hearing was closed by Mayor Hildebrand at 7:08 p.m.

OLD BUSINESS:

**CONSIDER APPROVAL OF
CODE ENFORCEMENT
PROPERTY
MAINTENANCE CODE
AND REPEAL OF EXISTING
TOWN ORDINANCES**

Attorney Dill stated that the statutes require a 2/3 affirmative vote from the Council in order to adopt a Zoning Ordinance on the date of its first introduction. Currently, there are only three Council members in attendance and this would not allow the Town to meet this requirement. He suggested moving on to the next item of business and come back to this topic once Council Member Messer arrives for the meeting. Council was in agreement.

AGENDA AMENDED

Council Member York made a motion to amend the agenda to add a closed session for economic development at the end of New Business. All voted in favor.

**DISCUSSION REGARDING
CONSTRUCTION COSTS
RELATED TO SPLASH PAD
AND ADDITIONAL
PARKING AT THE
HILDEBRAN COMMUNITY
PARK AS WELL AS
FUNDING FOR SAME**

Council Member York made a motion to postpone the splash pad agenda item due to the interest of time and a topic that she will be bringing up later during the meeting. Mr. Drum stated that he had asked Chris Moseley, a contractor who specializes in splash pads, to attend the meeting and present to Council since Council had asked for this topic to be placed on the agenda. He asked Council to allow Mr. Moseley to present. Council was in agreement. Council Member York withdrew her motion.

Mr. Moseley addressed Council with information about splash pads including the two options for water to be supplied. Council took no action.

**CONSIDER APPROVAL OF
CODE ENFORCEMENT**

After the arrival of Council Member Messer, and a review of the proposed changes to the Zoning Ordinance, Council

PROPERTY
MAINTENANCE CODE
AND REPEAL OF EXISTING
TOWN ORDINANCES

Member Honeycutt made a motion to approve the proposed Property Maintenance Code and repeal the corresponding sections in the Town's Zoning Ordinance, as described above. All voted in favor. A copy of the Property Maintenance Code is hereby incorporated by reference and made a part of these minutes (Attachment A).

DISCUSSION REGARDING
ACTION PLAN TO ADOPT
THE MUNICIPAL SERVICE
DISTRICT

Mr. Drum stated that he has been working on creating a Municipal Service District in Town based off of the existing Central Business District. He stated that there were currently 75 properties in the district, which includes residential, government/churches, and commercial property. He suggested to eliminate residential properties and Council was in agreement. In addition, it was the consensus of Council to only use the Central Business District. Mr. Drum will proceed with the action plan.

DISCUSSION REGARDING
PUBLIC
TRANSPORTATION
SERVICES IN TOWN

Council was in agreement to possibly discuss public transportation services in the future if Greenway were to move its routes closer to Town. No action was taken.

DISCUSSION REGARDING
ADDITIONAL TOWN
STREETS TO BE PAVED

Mr. Drum stated that the contractor for the current street paving project has agreed to allow the Town to add more streets to the existing contract at the same price if the contractor is allowed more time to finish the project. Council will perform a review of the Town street needs, based on the street assessment performed in 2016 by West Consultants. Council should make a final decision about which streets to be paved at the January 2019 meeting.

NEW BUSINESS:
CONSIDER APPROVAL OF
RESOLUTION ADOPTING
2019 TOWN COUNCIL
REGULAR MEETING
SCHEDULE

A resolution was presented for approval setting the Town Council regular meeting schedule for 2019. Council Member Honeycutt made a motion to approve the resolution, as presented. All voted in favor. A copy of the resolution is hereby incorporated by reference and made a part of these minutes (Attachment B).

DISCUSSION REGARDING
TOWN FACILITIES

Council Member York and Mayor Hildebrand reviewed the Town facilities recently and a copy of pictures was presented to Council and staff. The pictures included issues that need to be corrected in the gym, auditorium, old school building and the park. Some of the issues were a quick fix and others would require a contractor. Some of the issues were a result of a lack of care over many years, especially the old school building. Mr. Drum stated that

the part-time maintenance worker would take care of the tasks that he was capable of doing during his 15 hours a week schedule. The most damaging of the issues was a leak on the third floor of the old school building and will be addressed as a priority. Mr. Drum will give a status report at the January meeting.

NOVEMBER TAX REPORT Tax Collector Sanders reviewed the November tax report. A copy of the report is hereby incorporated by reference and made a part of these minutes (Attachment C).

NOVEMBER DEPUTY REPORT The November deputy report was provided to Council to review.

COMMITTEE REPORTS Transportation Advisory Committee (COG) – No report.

WPCOG Policy Board – Council Member Honeycutt reported that the committee heard audit highlights and reviewed the upcoming budget. The committee discussed how it can help towns comply with the ADA. The committee discussed planning in the area as well as the Burke County experimental transit project.

Burke Economic Development Representative – No report.

Recreation and Tourism Committee – No report.

Water Resource Committee – No report.

VEDIC – Karen Robinson reported that the committee reviewed the profit and loss statements and balance sheet. VEDIC has money to loan. Delinquent loans were reviewed. There are two new loans in Burke County which will bring two new businesses to the County.

Library Board – No report.

CLOSED SESSION Council Member York made a motion at 7:49 to recess into closed session according to N.C.G.S 143-318.1(a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations. All voted in favor.

Council Member Messer made a motion to return to open session at 8:01 p.m.

OTHER BUSINESS

Mayor Hildebrand asked Council if it would be open to hosting the TAMS in the auditorium for the Relay for Life fundraiser. Council was in agreement. Council Member Honeycutt made a motion to allow Relay for Life the use of the auditorium, at no cost, on Saturday, October 19, 2019 for the purpose of a concert featuring the TAMS. All voted in favor.

ANNOUNCEMENTS

None.

ADJOURN

All business being concluded, Council Member Honeycutt made a motion to adjourn at 8:04 p.m. All voted in favor.

I attest these are the approved minutes of the Board.

Alice Sanders, Town Clerk

Wendell Hildebrand, Mayor