

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

**May 18, 2026
7:00 PM**

**REGULAR MEETING
MINUTES**

CALL TO ORDER	Mayor Pro Tem Stroupe 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 Pro Tem Mike Stroupe and Council Members Ben Honeycutt, Mike Smith, Terry Weaver, and Jody York. Mayor Wendell Hildebrand was absent.
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 Town Attorney Jared Amos.
CITIZENS & MEDIA	See attached sheet.
INVOCATION	A moment of silence was observed.
PLEDGE OF ALLEGIANCE	Ms. Ward 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 Smith made a motion to approve the April 15, 2026 special meeting minutes and the April 27, 2026 regular meeting minutes, as presented. All voted in favor.
PUBLIC COMMENTS	<p>James Boggess – spoke against data centers stating that they are damaging to the environment and they don't have to pay taxes.</p> <p>Aubrey Sanders – provided an overview of the Storybook Trail stating that the project has been completed. She was able to raise \$5,600 which was \$600 over the goal that will go towards buying books. Ten people volunteered to help install the pedestals. The project won the “Visionary Award” from the BIG Challenge from the Burke County Chamber of Commerce and the project was recognized at the Burke County Commissioners May meeting.</p> <p>Bill Jones – had two requests for Council. He asked that Council consider adding a dance area in front of the</p>

stage. He also asked that HHDA be allowed to erect their tents and keep them up for the entire Cruise In season.

Thomas Fanizza – spoke against data centers stating that a special use permit could be required that put the burden of proof on the business regarding water and power usage that states that the business will stop operating immediately until they comply if there is an issue.

Patricia Fanizza – spoke against data centers.

Jim Rubel – spoke against data centers.

Mayor Pro Tem Stroupe stated that the Town has updated its zoning ordinances to regulate data centers and suggested citizens read the ordinance.

Council Member Honeycutt stated that citizens should contact their local representatives to voice their concerns. He stated that HB 382 made it illegal for the Town to prevent data centers.

Attorney Amos stated that informing citizens on what they can do is not part of the public comment forum.

Kurt Schroeder – spoke against data centers stating that they are harmful to bees. He is a bee keeper.

PUBLIC HEARING
ZMA 26-1 REZONING
PROPERTY FROM CBD TO
CD

Mayor Pro Tem Stroupe opened the public hearing at 7:21 p.m. The Town received 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.

Town Manager Shook stated that the applicants withdrew their application today. No action will be taken, but since the Town advertised the public hearing, the Town will hear comments from the public.

Karin O'Donnell was in attendance and spoke in favor of the rezoning. She stated that the property for the apartments was donated and will be run by Lutheran Services Carolina. Her church would be willing to help with overflow parking.

Charles Yoder, one of the property owners, spoke in favor of the rezoning. He stated that the goal was to have lower cost apartments for seniors who can take advantage of the senior center, library, grocery stores, and pharmacy without over burdening the Town's infrastructure.

There being no other comments, Mayor Pro Tem Stroupe closed the public hearing at 7:30 p.m.

No action was taken.

**OLD BUSINESS:
CONSIDER APPROVAL OF
QUOTE FOR PAVILION**

Town Manager Shook stated that staff put out to bid a pavilion at Royal Park. There were no bidders. He will reach out to additional contractors. It was asked if there was something in the bid packet that prevented people from bidding. Mr. Shook stated that he asked the potential bidders and informed them that he would work with the bidders, but no one bid.

**NEW BUSINESS:
SPECIAL PRESENTATION
– BRANDON RUPPE, CEO
OF BURKE
DEVELOPMENT INC.**

Town Manager Shook stated that Mr. Ruppe from BDI had a conflict and will not be presenting today. He will present at the June meeting.

**FIRST READING OF THE
FY 26-27 BUDGET
/SCHEDULE OF FEES**

The first reading of the FY 26-27 budget and schedule of fees were presented. Council Member Honeycutt asked about the increase in health insurance. Town Manager Shook stated that he was surprised by the large increase but stated that all insurance costs are rising. The Town also hired two full-time employees that are now on the Town's insurance plan. It was also pointed out that last year, the Town researched new insurance companies and saved a large amount from the previous year. Even though the increase was significant this year, it isn't as big of an increase from what the Town was paying two years ago. Council had no revisions to the presented budget.

**CALL A PUBLIC HEARING
FOR THE FY 26-27
BUDGET/SCHEDULE OF
FEES**

Council Member Honeycutt made a motion to call a public hearing on Monday, June 22, 2026 at 7:00 p.m. in the Council's Chamber to hear comments from the public regarding the proposed FY 26-27 Budget and Schedule of Fees. All voted in favor.

CONSIDER APPROVAL OF
AUDIT CONTRACT FOR
FY 25-26

Town Manager Shook stated that a contract to audit the Town for FY 25-26 was presented. The audit will be done by Lowdermilk Church & Co., LLP. Council Member York made a motion to approve the contract to audit accounts for year ending June 30, 2026 with Lowdermilk Church & Co., LLP not to exceed \$16,300. All voted in favor.

CONSIDER APPROVAL OF
RESOLUTIONS LEASING
PROPERTY FOR ONE
YEAR OR LESS

Council Member Honeycutt made a motion to approve the resolutions as presented leasing property for one year or less, with the following organizations:

- Carolina Police K9 LLC – the old Town Hall Administrative Offices, Room #216, along with other vacant rooms located in the same building at the Albert Parkhurst Municipal Complex, as well as the showers in the gymnasium. (Resolution #05-18-26)
- East Burke Christian Ministries – house located at 103 Third Ave., SE (Resolution #05-18-26A)
- Family Support Network/HOPE – room #233 in the Albert Parkhurst Municipal Complex (Resolution #05-18-26B)
- Hildebran-Icard Community Development Council – concession stand, office, and boys locker room in the gymnasium located at 208 S. Center St. (Resolution #05-18-26C)
- Hildebran-Icard Little League – building located at 207 First Street, SW and one bay in the maintenance building located at 209 First Street, SW (Resolution #05-18-26D)
- His Words His Ways Fellowship – meeting room (#245) in the Albert Parkhurst Municipal Complex located at 202 S. Center St. (Resolution #05-18-26E)
- The Enola Group, Inc – 4 Parking spaces at the North-East corner of Town Hall parking lot (Resolution #05-18-26F)
- Walkin’ Roll Activities League, Inc. – Community Center in the basement of the Albert Parkhurst Municipal Complex (Resolution #05-18-26G)

All voted in favor. A copy of the resolutions are hereby incorporated by reference and made a part of these minutes (Attachments A, B, C, D, E, F, G, and H).

CONSIDER APPROVAL OF
ORDINANCES
DECLARING NCDOT
ROAD CLOSURES FOR
TOWN EVENTS

Town Clerk Sanders stated that the May Cruise In road closure ordinance was the only closure that the Town has received approval from the NC DOT to date. Council Member Honeycutt made a motion to approve the ordinance declaring a road closure for the May 23, 2026 Hildebran Cruise In as presented. All voted in

favor. A copy of the ordinance is hereby incorporated by reference and made a part of these minutes (Attachment I).

CONSIDER APPROVAL OF
TEMPORARY NON-NCDOT
ROAD CLOSURE PERMIT
APPLICATION FOR
HILDEBRAN-ICARD
LITTLE LEAGUE

Hildebran-Icard Little League applied for a permit to temporarily close First St SW for baseball practice and games for FY 26-27. The dates and times for the closure, as well as a map of the closure, are attached. There being no discussion, Council Member York made a motion to approve the temporary Non-NCDOT road closure permit application as presented from Hildebran-Icard Little League for temporary closure of First St SW for FY 26-27 for baseball practices and games. All voted in favor.

FACILITIES REPORT

The May facilities report was provided for review.

DELINQUENT TAX
REPORT

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

DEPUTY REPORT

The April 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 – No report.

Burke Development Inc. – Town Manager Shook stated that BDI reviewed its strategic plan.

Recreation and Tourism Committee – No report.

Water Resource Committee – No report.

VEDIC – No report.

Library Board – No report.

OTHER BUSINESS:
CRUISE IN TENTS

Council was in agreement to allow HHDA to put up their tents for the Cruise Ins and leave them up for the season.

DANCE AREA AT ROYAL PARK

Council was in agreement to get an alternate bid for a dance area when bidding out the pavilion.

AUDITORIUM RIBBON CUTTING

Town Manager Shook stated that he is waiting until everything in the auditorium is completed before doing the ribbon cutting. The electrical lift is the last thing to be completed.

FOOD TRUCKS AT CRUISE INS

Council Member Smith brought up the topic of allowing food trucks at the Cruise Ins. Bill Jones from HHDA stated that if the Town allows them, HHDA would not make any money and according to bylaws, a 501c3 cannot get donations from food trucks.

There was some discussion about the current Cruise In flyer not having HHDA on it and instead it mentioning Billy Bob's Hotdog/Hamburger cart. Bill stated that he was Billy Bob. Town Manager Shook stated that HHDA could redo the flyers and have HHDA listed on the flyer.

Council Member Smith opined that the Events Coordinator should be allowed to make the decision regarding allowing food trucks at the Cruise Ins. Town Manager Shook stated that staff would like guidance from Council.

There was discussion about only doing food trucks that did not compete with hot dogs, hamburgers, or ice cream. Also, the location of the food trucks would be in the Town Hall parking lot.

Town Manager Shook stated that the current plan is to display items from the time capsule under plexiglass under a tent. Ms. Ward will be contacting the groups that had placed items in the time capsule.

Council Member Smith made a motion that the Events Coordinator will make the decision to have food trucks at the Cruise Ins moving forward. Council Members Smith, Stroupe, Weaver, and York voted in favor. Council Member Honeycutt was opposed. The motion passed.

CLOSED SESSION 1

Council Member Honeycutt made a motion at 7:58 p.m. to enter into a closed session according to NCGS 143-318.11(a) (6) To consider the qualifications, competence, performance, character, fitness, conditions

of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee. All voted in favor.

Council Member Honeycutt made a motion to return to open session at 8:04 p.m.

Council Member Honeycutt made a motion to approve the Town Manager Performance Evaluation for FY 25-26 as presented. All voted in favor.

CLOSED SESSION 2

Council Member Honeycutt made a motion at 8:05 p.m. to enter into a closed session according to NCGS 143-318.11(a) (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

Council Member York made a motion to return to open session at 8:16 p.m. All voted in favor.

ANNOUNCEMENTS

Council asked who will be running the sound board in the auditorium during rentals. Town Manager Shook stated that Ms. Ward will familiarize renters, but the Town will not be running the board. Staff can refer them to Tony Bova if they need more assistance.

ADJOURN

All business being concluded, Council Member Honeycutt made a motion at 8:19 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