

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

**NOVEMBER 28, 2022
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. The meeting was streamed live via the Town's YouTube channel.

INVOCATION

A moment of silence was observed.

PLEDGE OF ALLEGIANCE

Mayor Hildebrand 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, 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 and Town Planner Rachel Wooster. No legal counsel was in attendance.

CITIZENS & MEDIA

See attached sheet.

APPROVAL OF AGENDA

Council Member York 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 October 24, 2022 regular meeting minutes as presented. All voted in favor.

PUBLIC COMMENTS

Ricky Barnes, EBYAO President, presented a handout to Council and stated that he met with Town Manager Shook regarding rent reduction and provided his opinion about charges to EBYAO to use the gym. He also stated that an invoice he submitted had not been addressed.

**PUBLIC HEARING
ZTA 2022-8**

Mayor Hildebrand opened the public hearing regarding ZTA 2022-8 at 7:05 p.m.

Town Planner Wooster reported that Town staff requested a text amendment regarding the Zoning Map Amendment application process. This text amendment will prohibit any application for the same zoning district to be filed until the expiration of one year from the date of the Town Council's final decision.

Ms. Wooster stated that the Town Council is expected to maintain an orderly process for land development that is consistent with standard development practices that are fair and equitable to applicants, affected neighbors, city staff, and any related agencies. This text amendment will allow the Town of Hildebran to maintain a fair and efficient legislative process for decision making.

Staff believes that the request is reasonable and in the best interest of the public due to it allowing Town Council to best carry out the legislative decision making process in the most fair, equitable and efficient way possible. In order to ensure that the Town Council is allowed adequate time to provide thorough and fair decisions, a timeframe limiting the continued reapplication of the same zoning district would be in the best interest of the Town's safety and welfare.

Due to the Hildebran Town Council being a legislative process, a new application for the same request is not in the best interest of the Town of Hildebran until there has been a modification of the elected officials within the year time period.

Furthermore, this request is reasonable as it is consistent with many municipalities across the state of North Carolina.

The Planning Board met on November 1, 2022 and voted to recommend approval of the request due to the consistency with other North Carolina municipal zoning ordinances.

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

**OLD BUSINESS:
CONSIDER APPROVAL OF
ZTA 2022-8 REGARDING
HILDEBRAN TOWN
COUNCIL DECISION
AUTHORITY FOLLOWING
DENIAL OF ZONING MAP
AMENDMENT REQUEST**

Mayor Hildebrand asked if there were any concerns or discussion from Council. There being none, Council Member Honeycutt made a motion to approve the Ordinance and Zoning Text Amendment 2022-8, after the denial of a Zoning Map application it is not to be refiled until one year post council decision. He finds that the proposed text amendment is consistent with other North Carolina municipal zoning ordinances. The request is reasonable and in the public interest, due to it allowing an appropriate amount of time to take into account any legislative or property changes. All voted in favor. A copy

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

NEW BUSINESS:
PRESENTATION
REGARDING THE ENOLA
GROUP AND BUSTER BUS
(NANCY WOOD)

Nancy Wood provided an overview of the Buster Bus since the beginning of its operation in the Town Hall parking lot in September 2022. She stated that they are fully enrolled and have a waiting list. She thanked Council for allowing them to lease the use of the parking lot spaces.

PRESENTATION
REGARDING BURKE
COUNTY TAX
DEPARTMENT (JOHN
BRIDGERS)

Town Manager Shook stated that Mr. Bridgers was not in attendance and Council can table this topic until the next meeting. Council was in agreement.

DISCUSSION OF EBYAO
GYM RENT REDUCTION
REQUEST

Town Manager Shook stated that he had met with a couple of the EBYAO board members and discussed a few requests that EBYAO would like to bring to Council. He stated that EBYAO is requesting 1) to move from the girls locker room to the boys locker room for more storage space, 2) to have more storage area in the maintenance building currently being used by Burke County, 3) to remove the fire exit at the girls locker room area to give them room to store their indoor soccer goals and 4) reduced gym rent.

He stated that since there was no legal counsel at this meeting, he recommended that Council table this agenda item until next month. Council was in agreement.

Town Manager Shook stated that the new lockers have now been installed into the walls and that an electrical company is scheduled to come out next week to look over the electrical issues.

Council Member Honeycutt asked how much the Town pays for utilities in the gym. Town Manager Shook stated that the Town pays approximately \$17,000 a year for basic maintenance expenses. When other repairs are needed, such as A/C, roof, flooring, etc., those expenses increase to \$32,000 to \$38,000 a year. Finance Officer Rankins stated that he would provide more information about gym expenses to Council.

There was further discussions regarding the property beside Town Hall that is owned by EBYAO. Mr. Barnes stated that maintenance and repairs on that property will have to

wait until EBYAO has funding if their rent is not eliminated.

Council Member Stroupe asked if there were any negotiations in writing and asked if there could be an informal meeting with staff and a council member before the next regular meeting to speed up resolution. Council Members Honeycutt and Stroupe agreed to meet informally with staff and EBYAO regarding all requests by EBYAO.

NOVEMBER FACILITIES

The November Facilities Report is provided for review.

OCTOBER DELINQUENT TAX REPORT

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

OCTOBER DEPUTY REPORT

The October Deputy report was provided for review. Deputy Tower reported that locations for the two flock cameras had been determined and approvals will be completed by next week.

COMMITTEE REPORTS

Transportation Advisory Committee (TAC) and Technical Coordinating Committee (TCC) – Town Manager Shook stated that the DOT held a public input meeting regarding the bridge and interchange at exit 118. There are concerns that the elimination of access to I-40 from Curley’s Fish Camp Road will send most of the transfer trucks from the trucking companies on Curley’s Fish Camp Road to S. Center St. as their new route to and from I-40. Council asked that staff communicate these traffic concerns to DOT.

WPCOG Policy Board – Council Member Honeycutt stated that the COG received a few national awards. The board also discussed ARPA funds and how they intend to use the funds to help the homeless in the area.

Burke Economic Development – No report.

Recreation and Tourism Committee – No report.

Water Resource Committee – Town Planner Wooster provided the following update:

High Rock Lake Nutrient Study & Regulations Update

- Goal is to reduce nutrient loading in a fair, reasonable, proportionate manner
- Make High Rock Lake fishable and swimmable
- Protect the Yadkin River Drinking Supply

- 2022-2023 will engage in stakeholder outreach, engagement, and begin drafting stage
- 2023-2026 will begin the proposals, feedback, submission, public comment, and approval phase

Existing Water Resources Projects

- The River Trail of Burke County project is beginning the public meeting process with municipalities in January and February. This will then lead to feasibility studies.

VEDIC – Financial and delinquent reports were reviewed. One loan was paid off and one loan was transferred to a traditional bank loan. One new loan was approved. Multiple client testimonials are on VEDIC’s website.

Library Board – No report.

Comprehensive Master Plan Steering Committee – Council Member Stroupe stated that the committee will be holding a public hearing on January 11, 2023 and the final committee meeting will be held on January 30, 2023.

Festival Committee – The parade will be held this Saturday, December 3rd, at 1:00 p.m. Council Member Stroupe stated that he would not be able to attend the parade. Town Manager Shook stated that Randy Marion will provide a car for Council to ride in. Council Member Weaver suggested that those handing out candy can ride in his golf cart instead of walking. Council was in agreement.

Council Member Honeycutt stated that he was approached by someone who wanted to be in the parade and did not know there was a deadline. Council was in agreement to allow more participants in the parade after the deadline.

**OTHER BUSINESS:
SECURITY COMPANY**

Council Member Weaver stated that he would like staff to research other security companies to monitor the park. He stated that he routinely sees Griffin Security opening the park at 4:30 a.m. and closing the park as late as 10:00 p.m. These hours are outside the normal park hours. Council Member Stroupe asked if the Town was in a contract with Griffin Security. Finance Officer Rankins stated that there is not a contract and that the Town is invoiced monthly. He stated that they monitor the park four times a night.

Council Member Weaver made a motion to direct staff to research other security companies to open, close, and monitor the park throughout the night. All voted in favor.

KUDZU Council Member Weaver stated that he wanted to have the kudzu bush hogged and sprayed at the area behind Food Lion and Town Hall. After a brief discussion, Council Member Weaver made a motion to direct staff to contract with a landscaper to control the kudzu behind Food Lion and Town Hall by spraying and bush hogging twice a year. All voted in favor.

PARK ENGINEERING COMPANY Town Manager Shook stated that he has communicated the revisions to the contract with West Consultants for engineering services and they are in the process of updating the contract. He stated that the revised contract should be available for the next regular meeting.

AUDITORIUM RENOVATION Town Manager Shook stated that he had not received any new information from Bakh regarding auditorium renovations. Council Member Stroupe stated that Bakh was waiting to hear back from an engineer.

VETERAN/EDUCATION WALL Town Manager Shook stated that he had discussed a veteran/educator wall with West Consultants who completed the veterans' wall for Sawmills. The cost for the Sawmills' wall was \$120,000. Town Manager Shook asked what Council's expectations were and if anyone had a list of people to go on the wall. The size of the project will be determined by the list of names. He stated that slabs of marble could be placed inside the new tower to help reduce costs.

There was a discussion about how to obtain names and possible criteria for educator names. It was suggested that staff reach out to HHDA to see if they could compile a list of educators from the annuals in the museum.

ANNOUNCEMENTS Mayor Hildebrand announced that Mabel Lowman's retirement ceremony will be held on December 12th from 11:30 a.m. to 3:30 p.m. and everyone is invited.

ADJOURN All business being concluded, Council Member Honeycutt made a motion at 7:57 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