

## **TOWN BOARD MEETING – REGULAR MEETING**

June 5, 2023

Present Mayor George Holleman  
Mayor Pro Tem Kenny Poole  
Councilman Ronnie Robinette  
Councilman Jack Simms  
Councilwoman Kim Brown

The regular meeting was opened for business by Mayor Holleman at 5:00 p.m. The invocation was given by Mayor Holleman by reading Psalm 103.

A motion was made by Councilman Simms and seconded by Councilwoman Brown to approve the agenda for the June 5<sup>th</sup>, 2023 meeting and the minutes as presented from May 2<sup>nd</sup>, 2023 regular meeting and the May 10<sup>th</sup>, 2023 budget workshop meeting. The motion was passed unanimously.

Open Forum:

There were no comments in open forum.

A motion was made by Councilman Robinette and seconded by Councilwoman Brown to open the 1<sup>st</sup> public hearing for rezoning 3.17 acres at 966 Liledoun Road from General Residential R-2 to Highway Commercial H-C. The property is owned by Timothy Stikeleather. It is an auto dealership. The owner wants the zoning changed to reflect the current usage. It is consistent with the towns comprehensive plan and staff recommends approval of the rezoning request. No other comments were made and the public hearing was closed.

A motion was made by Councilman Poole and seconded by Councilman Robinette to approve the adoption of Ordinance 23-03 for the rezoning request from Timothy Stikeleather for his property located at 966 Liledoun Road containing 3.17 acres, going from General Residential R-2 to Highway Commercial H-C. The motion was passed unanimously. See attachment A, which is hereby incorporated and made a part of these minutes herein.

A motion was made by Councilman Robinette and seconded by Councilwoman Brown to open the 2<sup>nd</sup> public hearing for rezoning 1.7 acres at 468 6<sup>th</sup> Street SW from Highway Industrial H-I to General Residential R-2. The property is owned by Steve Davidson. He plans future residential development. The owner wants the zoning changed to reflect the current usage. It is consistent with the towns comprehensive plan and staff recommends approval of the rezoning request. No other comments were made and the public hearing was closed.

A motion was made by Councilman Simms and seconded by Councilman Robinette to approve the adoption of Ordinance 23-04 for the rezoning request from Steve Davidson for his property located at 468 6<sup>th</sup> Street SW containing 1.7 acres, going from Highway Industrial H-I to General Residential R-2. The motion was passed unanimously. See attachment B, which is hereby incorporated and made a part of these minutes herein.

A motion was made by Councilman Simms and seconded by Councilman Robinette to open the 3rd public hearing for rezoning .88 acres located between 55 and 123 Galaxy Dr. from General Business B-2 to General Residential R-2. The property is owned by Nelson McCreary. He plans future residential development. The owner wants the zoning changed to reflect the current usage. It is not consistent with the towns comprehensive plan; however, all the adjacent properties are residential and it is unlikely commercial could develop on .88 acres and for it to be developed residential it must not be zoned as commercial. The Alexander County Planning Board approved the petition and staff also recommends approval of the rezoning request. Ricky Hammer spoke regarding the petition stating his concerns over traffic, parking and raised the issue of who owns the street and who will maintain it. Tammy Fenton and Matt Schrum also spoke in opposition of the petition, stating that they all purchased those properties knowing they were zoned commercial with intentions of future commercial sales. They feel that the property should remain zoned commercial to be consistent with all the other properties on the street. Sam Davis, attorney for Mr. McCreary spoke on behalf of Mr. McCreary stating that the owner can't develop the property unless the zoning is changed. No other comments were made and the public hearing was closed.

A motion was made by Councilwoman Brown and seconded by Councilman Poole to approve the adoption of Ordinance 23-05 for the rezoning request from Nelson McCreary for his property containing .88 acres located between 55 and 123 Galaxy Dr. from General Business B-2 to General Residential R-2. The motion was passed 3 to 1 with Commissioner Simms voting nay. See attachment C, which is hereby incorporated and made a part of these minutes herein.

A motion was made by Councilman Simms and seconded by Councilwoman Brown to open the 4th public hearing for rezoning 14.81 acres located at 623 Boston Road #37, #67, #76, #82, & #86 Carolina Lane from Suburban Residential R-3 and Residential R-20 to Residential Agriculture RA-20. The properties are owned by Billy Loudermelk and others. They use the land for residential family homes and agriculture. He/they do not plan to change the current usage and wants the zoning changed to reflect the current usage. The properties are in the Town's ETJ and also Alexander County. It is consistent with the towns and county's comprehensive plan and staff recommends approval of the rezoning request. Some property owners were present and stated they wished the properties to be zoned back like it originally was, which was residential and agriculture. No other comments were made and the public hearing was closed.

A motion was made by Councilman Simms and seconded by Councilwoman Brown to approve the adoption of Ordinance 23-06 for the rezoning request from Billy Loudermelk and others for their properties containing 14.81 acres located at 623 Boston Road #37, #67, #76, #82, & #86 Carolina Lane from Suburban Residential R-3 and Residential R-20 to Residential Agriculture RA-20. The motion was passed unanimously. See attachment D, which is hereby incorporated and made a part of these minutes herein.

A motion was made by Councilwoman Brown and seconded by Councilman Robinette to open

the public hearing for the 1<sup>st</sup> reading of the proposed budget for Fiscal Year 2023/2024 for the Town of Taylorsville. The budget totaling \$5,206,670 (excluding pass thru grant projects) provides for all Town personnel expenses, operations, capital improvements, and debt service requirements. It reflects an increase of 5.8% from the prior year's approved budget due to property reevaluation as well as a tax rate change. With the re-evaluation totals coming in higher than the current values, the revenue neutral tax rate dropped from \$0.40 to \$0.295 per \$100 in value. With an inflation rate exceeding 8% at times over the course of the last year, the Town of Taylorsville could not sustain the services it provides its citizens at the \$0.295 tax rate. The proposed budget would include a property tax rate of \$0.35 per \$100 in value. The General Fund budget totals \$2,575,320 and is balanced with a property tax rate of 35 cents per \$100 valuation. The proposed budget reflects an estimated 5.7% increase. Expenditures for the 2023/2024 General Fund totals \$2,575,320 an increase of 5.6% from the amount budgeted for Fiscal Year 2022/2023. This increase was due partly because of projects in the cemetery as well as Matheson Park and above average inflation. The Town also added an additional position in the Police Department's budget for an SRO at Taylorsville Elementary School. The only General Fund obligation is a lease on 5 patrol cars, no other General Fund debt exists.

The budget for the Water & Sewer Fund totals \$2,631,350, an increase of 6%.

A \$0.10 per 1,000-gallon increase to water and sewer rates will take effect this budget year to help offset the rate increase we incurred from Energy United for water purchase. The average household will see less than \$1.00 increase each month from this increase. Beginning this fiscal year, we will no longer set a fee for water taps over 1". We will begin pricing them per job based on the cost of material, labor, plus 10% due to the ever-changing cost of materials. The rate schedule will no longer be adopted as part of the budget, but will be adopted by a separate resolution outside of the budget. This will allow the Town to change the rate structure at any time, if the need arises. Expenditures for the Water & Sewer Fund total \$2,631,350. Unlike the General Fund, Operations is the largest expense for the Water & Sewer Fund, not Personal Services. Operations is 44.9% of the overall Water and Sewer Budget while Personal Services is only 27.4%. Debt Service is 19.5% at an expense of \$477,197 with an outstanding debt amount just under \$3.3 million. In addition to the current debt service payment, there is \$50,000 set aside in this year's budget for the financing of a sewer vac truck and \$78,011 for future projects. The FY 23/24 budget totaling \$5,206,670.00 is balanced pursuant to Section 159-11 of the N.C. General Statutes. No other comments were made in the public hearing and it was closed.

A motion was made by Councilwoman Brown and seconded by Councilman Poole to approve the funding request from the Central Alexander Fire Department for \$27,595.00. They received a grant from The Office of the Fire Marshall, Department of Insurance for a 2023 Volunteer Fire Department Fund grant. The grant requires a 50/50 matching obligation, which the Town Board agreed to match when applied for last fall. The motion was passed unanimously.

Manager, Aaron Wike updated the Town Board on the Electric Vehicle Charging Station Grant. We advertised for bids for the project and received 2 bids. One from Smart Electric for \$29,799.50 & one from Lock-Lane Construction for \$49,822.00. In talking with representatives, a neighboring Town completed a project for the electric charging stations and in 1 year's time only 3 vehicles used the facility and the Town then disconnected them because the expense of the fees associated with them exceeded the revenues. Mr. Wike states that He thinks the same situation will occur here. Additionally, we were only granted \$10,000.00 for both charging stations and the lowest bid exceeds that by almost \$20,000. It is Manager Wike's

recommendation that the Town Board not pursue the charging stations at this time and to send a letter to the State withdrawing from this project. A motion was made by Councilwoman Brown and seconded by Councilman Robinette to decline the offer of grant funding from the State for the Electric Vehicle Charging Stations. The motion was passed unanimously.

A motion was made by Councilman Robinette and seconded by Councilwoman Brown to adopt the Resolution for the Water Shortage Response Plan for the Town. The motion was passed unanimously. See attachment E, which is hereby incorporated and made a part of these minutes herein.

A motion was made by Councilman Simms and seconded by Councilman Poole to approve the adoption of a Resolution accepting the 100% grant funding for the Asset Inventory and Assessment study for the wastewater system AIA-W-ARP-0167 in the amount of \$155,000.00 from NCDEQ. The motion was passed unanimously. See attachment F, which is hereby incorporated and made a part of these minutes herein.

A motion was made by Councilwoman Brown and seconded by Councilman Simms to approve the adoption of a Resolution accepting the 100% grant funding for the Asset Inventory and Assessment study for the water system AIA-D-ARP-0107 in the amount of \$155,000.00 from NCDEQ. The motion was passed unanimously. See attachment G, which is hereby incorporated and made a part of these minutes herein

Staff Reports: Police Chief, Doug Bowman

He stated that he has had no applicants apply for the School Resource Officer position. It has been advertised on Facebook and had lots of views but no applications have been received. It will be placed on NC Works this week. He feels it has to do with the low starting pay. There will be a job fair at Mitchell Community College on June 22<sup>nd</sup>, 2023. He will also check with the other local Community Colleges. Mayor Holleman stated his hope for continued health improvement for former Sheriff Chris Bowman.

Town Manager/Public Utilities Manager: Aaron Wike

He mentioned that the stop light at the courthouse was out. Will be looking into possible solutions and report back any possibility of doing away with the stoplight and replacing with stop signs. The trucks are being upfitted and hopefully will be placed on the road soon. The question of the purchase of the vac truck was brought before the Town Board. Full approval was granted to go ahead and purchase the vac truck for the Town as soon as possible. He received 3 quotes for the abatement process/removal of the mobile homes at Grover Bowman MHP. There is a tie for the lowest bid. A coin was flipped and John Hayes won the toss. Hopefully that process can start as soon as possible. He will keep the Board informed on the progress. Councilwoman Brown asked if she could get the dates & times of the Land Development meetings.

Town Clerk: Yolanda Prince

She gave an update on the latest upset bid date of May 31, 2023 for the rental properties for sale.  
610 E. Main St. high bid from Marty Pennell for \$110,000.00  
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36 & 46 N. Center Street high bid from Marty Pennell for \$35,000.00  
The upset bid process will continue and be advertised on Wednesday June 7, 2023 & June 14<sup>th</sup>,

2023 and opened on June 21<sup>st</sup>, 2023 at 2:00 pm.

The next scheduled meeting will be Tuesday June 27th, 2023 at 5:30 pm in the Council Chambers.

With no other business, the meeting was unanimously adjourned at 5:50 pm.

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Mayor

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Councilman

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Councilman

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Councilman

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Councilman

Attest: \_\_\_\_\_  
Yolanda T. Prince, Town Clerk