



TOWN OF MOUNT GILEAD BOARD OF COMMISSIONERS MINUTES

110 West Allenton Street, Mount Gilead, North Carolina, 27306
October 3, 2017

The Mount Gilead Board of Commissioners met at 7:00 p.m. at Mount Gilead Fire Department, 106 East Allenton Street, Mount Gilead, North Carolina for the regular monthly business meeting.

Present: Mayor Joseph Miller, Jr.; Mayor Pro-Tem Tim McAuley; Commissioners: Paula Covington and Mitch Taylor

Staff: Town Manager Matthew Christian, Town Clerk Mary H. Lucas, Asst. Town Clerk Lessie Jackson, Maintenance Director Daniel Medley, and Police Chief Patrick Preslar

CALL TO ORDER-Mayor Joseph Miller, Jr.
MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE

ITEM I. ADOPTION OF AGENDA:

Commissioner Mitch Taylor made the motion to adopt the agenda as presented. Commissioner Paula Covington seconded and motion was carried.

ITEM II. APPROVAL OF MINUTES

A. September 5, 2017 – Regular Meeting Minutes

Commissioner Paula Covington made the motion to approve minutes as presented. Mayor Pro-Tem Tim McAuley seconded and motion was carried.

ITEM III. PRESENTATIONS, PROCLAMATIONS, RECOGNITIONS, AWARDS

ITEM IV. PUBLIC COMMENT:

Bud Young: 208 West Ingram Street-commented on the old water tower that is could be an opportunity for the town if is safe to remain standing. This could be an icon for advertising and marketing for the town. The town could have rentable areas with the use of vinyl signage which could help the cost of upkeep. This was just his thoughts.

Rodney McRae: McRae Woodtreating-stated that in case there was a natural disaster in area would be in need of the use of the old water tower. Does the town need to keep the water tower like a spare tire.

Shannon Strickland: 102 Sunrise Avenue-presented a petition to the Board members from everyone that lives on Sunrise Avenue for a speed bump. This street is a cut through for many drivers that does not know how to obey the speed limit. Several speeding cars daily are on our street and it is unsafe for the 10 plus kids that live there. All the residents are asking for is a speed bump to slow down speeders and protects our kids.

Keith Byrd: Mt. Gilead Fire Department Chief if there is a problem with any of the firemen speeding on any street it needs to be brought to my attention.

Stephanie Ross: 529 W. Allenton St, stated that their petition for saving the water tower contains 153 original signatures-103 from the Mt. Gilead area and 416 online signatures.

Shawn Welland: 529 W. Allenton St., spoke on the saving of the water tower. Someone has inspected the water tower and stated that from what could be seen the tank is in good condition, but it would still need a full survey. We are concerned about why does the board want to tear it down just for cosmetic reasons, it is a historic land mark. The concerned citizens would like the opportunity of possibly 6 months to raise the money to paint the water tower. Please reverse the decision of the board and look at ways to save and restore.

Tim Patterson: 505 North Pine St, would like the police be more present on Pine Street, due to the speeders, drug action, and trash everywhere. He stated that he was tired of all that goes on and police never patrol that street.

Benjamin Blake: 109 East Haywood St, stated that he did attend the meeting for saving the water tower at the Venue. This subject is nothing new, when I served on the board it was discussed but at the time funds were just not available. Everyone knows that I am the first one to save historic sites within our town and it would be great in an ideal world to save the water tower, but we all have to look at the cost, presently and future. In my opinion, volunteers would have raise all of the money or we would have to look at raising water/sewer rates or the tax rates.

ITEM V. PUBLIC HEARINGS

A. Conditional Use Permit – PD Storage- 455 Julius Chambers Avenue
Commissioner Paula Covington made the motion to open the Public Hearing on the Conditional Use Permit for the PD Storage. Mayor Pro-Tem Tim McAuley seconded and motion was carried.

The Board is required to act in a “quasi-judicial” capacity as it receives evidence and makes a decision. Anyone who intends to testify on a quasi-judicial manner must be sworn in, including town staff. Mr. Rodney McRae of McRae Woodtreating Inc. and Town Manager Matthew Christian were sworn in at time by Mayor Miller.

Town Manager Matthew Christian expanded that this would be an expansion of the Pee Dee Storage facility which would include a vehicle storage area. This would require a change of zoning. All requirements have been met by the owner of this property.

Mr. Rodney McRae expressed appreciation for the consideration of this project by the Town. We assure the board that this will be an improvement to the property.

Commissioner Mitch Taylor made the motion to close the Public Hearing on the Conditional Use Permit at 455 Julius Chambers Avenue. Mayor Pro-Tem Tim McAuley seconded and motion was carried.

Commissioner Paula Covington made the motion that the property at 455 Julius Chambers Avenue be permitted for a Conditional Use. Commissioner Mitch Taylor seconded and motion was carried.

B. Conditional Use Permit – Mt. Gilead Independent & Assisted Living
Mayor Pro-Tem Tim McAuley made the motion to open the Public Hearing for the Conditional Use Permit for the Mt. Gilead Independent & Assisted Living located at 100 Roosevelt Avenue. Commissioner Paula Covington seconded and motion was carried.

The Board is required to act in a “quasi-judicial” capacity as it receives evidence and makes a decision. Anyone who intends to testify on a quasi-judicial manner must be sworn in, including town staff. Mr. Peter Deol, operations manager of the facility and Town Manager Matthew Christian were sworn in by Mayor Miller.

Town Manager Matthew Christian stated that M.E. Willis has submitted a conditional use permit application requesting to operate a Congregate Care Facility at 100 Roosevelt Avenue (Old Evans Rest Home). This property is located in the Office Institutional zone which a Congregate Care Facilities are permitted with a conditional use permit from the Board of Commissioners. The required 6 conditions have been met by the facility, but several other permits will be needed after this in order for full operation. The Planning and Zoning has reviewed and approved.

Operations Manager Peter Deol stated that this facility would an Independent Assisted Living. This means that they would help with medications, grooming, feeding (one meal @ day), bathing, and other needs. We appreciate your consideration for the opening of this needed facility.

The board members asked if the Planning Board was fully satisfied and if all questions were answered. The reply by Town Manager Christian was yes.

The board members asked Mr. Peter Deol several questions about the facility:

- 1) Are the residents free to go and come? Reply: yes they can even have their vehicles
- 2) What is the age limited for this facility? Reply: 55 years of age or older.
- 3) You stated on one meal a day will be provided, what about the other daily meals?
Reply: Our facility plans to have an open kitchen where they can obtain meals.

Commissioner Paula Covington made the motion to close the Public Hearing on the Conditional Use Permit for the Mt. Gilead Independent & Assisted Living Facility located at 100 Roosevelt Avenue. Mayor Pro-Tem Tim McAuley seconded and the motion was carried.

Mayor Joseph Miller, Jr. stated that before the board votes on this Conditional Use Permit, he would like to suggest some stipulations. He suggested that this facility would be reviewed in 6 months and a 1 year evaluation due to the prior experiences with previous facilities. If there are no complaints the facility can continue operation.

Commissioner Paula Covington made the motion to approve the Conditional Use Permit for the Mt. Gilead Independent & Assisted Living Facility located at 100 Roosevelt Avenue, with the stipulations that they are reviewed by the Board of Commissioners at the 6 months and 1 year mark of their operations. Mayor Pro-Tem Tim McAuley seconded and the motion was carried.

ITEM V. OLD BUSINESS

A. Budget Amendment 20170905-02: Water Tower Demolition

The Budget Amendment was tabled due to the petitions and the assessments that was brought before the board at this meeting.

ITEM VI. NEW BUSINESS: None

ITEM VII. REPORTS:

Reports were given by Town Manager Matthew Christian for each department. Mayor Miller stated that the PARTF Grant Committee would be meeting in the month of October.

ITEM VIII. CLOSED SESSION

A. NC General Statute 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.

Commissioner Paula Covington made the motion to go into Closed Session. Mayor Pro-Tem Tim McAuley seconded and motion was carried.

Commissioner Mitch Taylor made the motion to come out of Closed Session. Commissioner Paula Covington seconded and motion was carried.

ITEM IX. ADJOURNMENT:

Commissioner Paula Covington made the motion to adjourn. Mayor Pro-Tem Tim McAuley seconded and motion was carried.

Joseph Miller, Jr., Mayor

Mary H. Lucas, Town Clerk