



TOWN OF MOUNT GILEAD BOARD OF COMMISSIONERS MEETING MINUTES

110 West Allenton Street, Mount Gilead, North Carolina, 27306
May 4, 2021

The Mount Gilead Board of Commissioners met Tuesday, May 4, 2021 at 6:00 p.m. at Mount Gilead Fire Department, 106 East Allenton Street, Mount Gilead, North Carolina for the regular monthly business meeting. Present were Mayor Chip Miller, Mayor Pro Tem Tim McAuley, Commissioners Paula Covington and Vera Richardson, Town Manager Hiram Marziano, Police Chief Pat Preslar, Fire Chief Keith Byrd, Public Works Director, Daniel Medley and Town Clerk Amy Roberts.
Absent: Commissioner Mary Lucas.

CALL TO ORDER

Mayor Miller called the meeting to order at 6:01 p.m. with a welcome, moment of silence and the Pledge of Allegiance.

ITEM I. ADOPTION OF AGENDA – Mayor Miller asked the Board to add an item to the agenda for a brief closed session to discuss a personnel matter. Commissioner Richardson made a motion to adopt the agenda with the addition of ITEM XII. Closed Session – Personnel. Mayor Pro Tem McAuley seconded the motion. Motion carried unanimously.

ITEM II. SPECIAL PRESENTATION
Mount Gilead Moving Ahead, Our Town 2040 - Taylor Broyhill of Mosaic Civic Studios gave a Zoom presentation on the updates to the Mount Gilead Moving Ahead Comprehensive Plan. The updates included all the information gathered during the public workshops and surveys that have been sent out over the last 18 months. After viewing the presentation, a Q&A session was held. Commissioner Richardson asked if they could hold another workshop before a final decision was made.

ITEM III. APPROVAL OF MINUTES

A. April 6, 2021 Regular Meeting Minutes
Commissioner Richardson made a motion to approve the April 6, 2021 minutes as is. Mayor Pro Tem McAuley seconded the motion. Minutes were unanimously approved.

B. April 21, 2021 Special Meeting Minutes
Commissioner Richardson made a motion to approve the April 21, 2021 minutes as is. Mayor Pro Tem McAuley seconded the motion. Minutes were unanimously approved.

ITEM IV. PUBLIC COMMENT
Ms. Patricia Lilly, Pleasant Valley Drive, Mt. Gilead – Ms. Lilly stated that she was glad to be back at the meetings in person. She also told the new Town Manager that she would be around to meet him as well.

ITEM V: PUBLIC HEARING

A. Proposed Land Use 160D Text Amendments

Mayor Pro-Tem McAuley made a motion to open the public hearing at 7:02 p.m. Town Manager Marziano presented an overview of the potential amendments to Proposed Land Use 160D. Once presented, the Mayor asked the Board and the citizens in attendance if they had any questions or comments pertaining to the proposed text amendments. With no questions or comments, Commissioner Richardson made a motion to close the public hearing at 7:07 p.m. Mayor Pro Tem McAuley seconded the motion. Motion carried unanimously and the public hearing was closed.

ITEM VI: PROCLAMATIONS/PRESENTATIONS

A. Resolution Honoring Sandra Miller

A resolution was presented to the Board honoring the life of Ms. Sandra Miller who was the first female Town Commissioner, serving for 12 years, as well as a retired educator for Montgomery County. She was also the wife of Mayor Chip Miller. A signed and framed copy of the resolution was presented to the Miller family.

B. Presentation Honoring Max Joyce

Mayor Chip Miller presented a plaque to Mr. Max Joyce, retiring chairman of the Mount Gilead Planning Board for his many years of service. Mr. Joyce was a founding member of the Board and served on the planning Board for over 24 years, serving from 1997-2021.

ITEM VII. OLD BUSINESS

A. Ordinance-Proposed Land Use 160D Text Amendments

After the closing of the Public Hearing, Commissioner Covington made a motion to adopt the proposed text amendments to the Land Use ordinance (160D). Commissioner Richardson seconded the motion, and the text amendments were unanimously adopted.

ITEM VIII. NEW BUSINESS

A. Public Hearing Request – FYE22 Budget

Town Manager Hiram Marziano requested the Board set a date for a Public Hearing for the FYE22 Budget. After some deliberation, the Board decided to set the date for the public hearing for June 1, 2021 at the regular monthly board meeting.

B. Resolution Opposing HB401 and SB349

Town Manager presented a resolution opposing HB401 and SB349 and asked the Board to please vote to oppose these bills. Both are bills that are being considered by the General Assembly and represents a broad and comprehensive attack on local land-use decision making and the ability of local property owners to weigh in on what is and is not appropriate development in their neighborhoods and is of great concern to the Town of Mount Gilead and other municipalities within North Carolina. Commissioner Covington made a motion opposing HB401 and SB349 with a second from Commissioner Richardson. Motion carried unanimously.

C. Community Banners

Town Manager Marziano asked the Board to consider creating a policy going forward on the procedures for repairing and/or replacing citizen bought banners that hang on the poles throughout town honoring or memorializing family members. This program was originally put in place by the Mount Gilead Community Foundation and after transfer of management in both the foundation and the Town, there has been confusion as to who was supposed to maintain this project. There was not a written policy put into place that anyone has been able to find, so therefore the cost and repair/replacement has become the responsibility of the Town. However, the Town never received any revenue from the sales of these banners. According to Public Works Director, it has always been the verbal agreement that the Town would assume the cost of the hardware to place and/or replace these banners but after a couple of years, these banners are starting to wear and weather and are getting torn and need replacing. Commissioner Richardson asked Manager Marziano if he would ask some of the other towns to see if they have a policy we could mimic or copy. Staff is receiving complaints from citizens who have paid for a community banner that may have fallen or been damaged wanting to know why they have not been replaced.

ITEM IV. STAFF REPORTS

Staff Reports were given by Town Manager Hiram Marziano, Public Works Director Daniel Medley, Police Chief Pat Preslar and Fire Chief Keith Byrd and were attached to the Board packets.

ITEM X. COMMISSIONER REPORTS

Mayor Pro Tem McAuley stated that he has been receiving lots of complaints from citizens about Food King and the general upkeep of the store. Citizens are complaining about the cleanliness and the frequent bad smell in the store that reeks of rotten food and meat. He asked Manager Marziano if there is anything that can be done about it. Marziano stated he would speak to our Code Enforcement officer to see if this could fall under a code enforcement category. Commissioner Covington asked PW Director Medley if he has had any luck finding any part time summer help. He stated that he has had two potential applicants and was pursuing them.

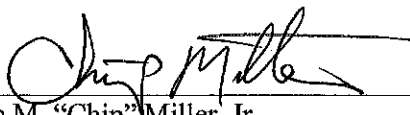
ITEM X II. CLOSED SESSION – (NCGS 143-318.11 (a) (6) – Personnel

Commissioner Richardson made a motion to go into closed session with a second from Mayor Pro Tem McAuley. Motion carried.

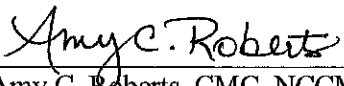
After a personnel discussion, Mayor Pro Tem McAuley made a motion to return to open session. Commissioner Richardson seconded the motion. Motion carried.

ITEM XI. ADJOURNMENT

With no more Board business, Commissioner Richardson made a motion to adjourn the meeting. Commissioner Covington seconded the motion. The meeting was adjourned at 8:25 p.m.



Joseph M. "Chip" Miller, Jr.,
Mayor



Amy C. Roberts, CMC, NCCMC
Town Clerk