



TOWN OF MOUNT GILEAD BOARD OF COMMISSIONERS MEETING MINUTES

110 West Allenton Street, Mount Gilead, North Carolina, 27306
December 6, 2022

The Mount Gilead Board of Commissioners met on Tuesday, December 6, 2022, at 7:00 p.m. at the Highland Community Center, 131 Hoffman Rd, Mt. Gilead, NC, for the regular monthly business meeting. Present were Mayor Beverly Harris, Mayor Pro Tern Tim McAuley, Commissioners Paula Covington, Mary Lucas and Vera Richardson, Interim Manager Bill Zell, Police Chief Talmedge Legrand, Public Works Director Daniel Medley and Fire Chief Keith Byrd. Absent: Amy Roberts, Town Clerk.

Mayor Harris called the meeting to order at 7:00 p.m. with a moment of silence and the Pledge of Allegiance.

ITEM I. ADOPTION OF THE AGENDA

Commissioner Richardson made a motion to adopt the agenda as is. Commissioner Lucas seconded the motion. The agenda was unanimously adopted.

ITEM II. APPROVAL OF THE MINUTES

Commissioner Covington made a motion to adopt the regular meeting minutes from November 1, 2022, the Special Meeting Minutes from November 14, 2022, and the Board Workshop Minutes from November 16, 2022. Commissioner Richardson seconded the motion, and all minutes were adopted unaninlously.

ITEM III. PUBLIC COMMENT and FORUM

Mayor Harris addressed the audience about her concern with citizens posting negative comments on social media that hurt our Town, it's citizens and merchants. She understands that social media is freedom of speech, but she hopes people will consider what they are doing to hurt our town. She was disheartened by some of the comments she has seen and heard and stressed to the audience that if anyone had something that needs to be discussed with the Town Board of Commissioners, she felt sure any of them would be glad to meet with citizens one and one and discuss their issues and/or concerns. She once again stressed to please be careful what you post because making our town look bad is not going to help us bring citizens into our Town. She thanked everyone for listening.

A. **Reading of the Rules for Public Comment** - Interim Town Manager Bill Zell read the rules for public comment before the session opened.

1. Mr. Chuck Routh - 307 E. Allenton St., Mt. Gilead - Mr. Routh commented on the Town Manager job posting that had been placed on the North Carolina League of Municipalities website. He compared the advertisement to the job posting for a Town Manager in Montreat, NC. He hopes the Town has success in their job search.
2. Mr. George Knight, 2773 NC Hwy. 109 S., Mt. Gilead - Does not agree with the Town's Public comment policy. He thinks that three minutes is not long enough for citizens to address the Board. He stated that not all citizens get to attend the Board workshops. He also addressed the mayor ' s earlier comments about social media postings that hurt our town. He stated that it is a shame that we, as a Town, can't all get along better. We need to come together.

PUBLIC FORUM - Lake Tillery Development Project

Mr. Kevin Pressley, President, Pressley Development, Union County- Mr. Pressley stressed to the Board that his group has a great project to be developed at Lake Tillery that can be a great benefit for the County and the Town. He is making himself available to answer any questions from the citizens. Mr. Pressley has contacts with legislature that is on board with this project and wants to help fund this project. He stated that there is money out there, we just need to go after it. The potential funds are available to the Town to help fund the sewer upgrades required by this

Project at Lake Tillery. He understands the hesitation and wants the Board to know he is always available to answer any questions they may have. Mr. Pressley stated that he has had several meetings with Montgomery County and Mt. Gilead, and he is confident that in May we will have an additional six million on top of the 3.5 million to help fund the sewer upgrades for this project. Currently, the sewer is the most important part of this project. This project CAN move forward with or without annexation from the Town. He understands the concerns, but he says at our current tax rate of .57 and the scope of this project, we are looking at an additional potential three million dollars in revenue each year for the Town. He also wanted the Board to know that he is confident that the legislature understands and is on board with this project. He has no issues going before the legislature and feels sure there would be no issue with creating districts that will prevent this development from "coming in and taking over" the town.

*****The complete recording of Mr. Pressley's report is available to the public in the Clerk's office and can be heard upon request.***

Mr. Rob McIntyre, LKC Engineering- Rob spoke about how much capacity will be needed to upgrade the treatment plant. Lift station #6 on Lily's Bridge Road has enough capacity currently to allow for about 50 homes to be built without interfering creating any issues with the force main. Currently there is an 8" Force Main that pumps about 22,000 feet to the treatment plant. To increase capacity to that lift station, LKC is researching the best way to efficiently do this. To start this 3-million-dollar project rolling, they had dedicated about one million of this to increase the capacity to Lift Station #6 on Lily's Bridge Road. This includes upgrading the pumps so that in the future if they need to increase the size of the Force Main they can come in seamlessly and do this. There are funds currently included for lift stations upgrades within the 3.5 million dollars that will upgrade the capacity to be able to handle another 200 homes bringing the total to 250 homes. By doing this, that will get us through approximately year 2025 before any more sewer upgrades would be needed. The first homes at this development are not slated to be built until 2024. Somewhere in the time frame of 25-26, we need to start looking into another WWTP upgrade.

*****The complete recording of Mr. McIntyre's report is available to the public in the Clerk's office and can be heard upon request.***

Mr. Frankie Maness, Montgomery County Manager- Mr. Maness addressed the proposed Interlocal agreement between Montgomery County, Town of Mount Gilead, and Pressley Development. He stated that, as it currently stands, the County would have jurisdictional authority over the land(s). Future discussion can be had later about zoning and annexation with the Town if and when it is needed. The County is also the provider of the water for this site as well as the entire County. The County has conducted an independent study, in addition to the studies conducted by LKC, and water is not a concern for this project. Sewer is a concern for this project. The impact(s) on the Town's systems can be a risk. The most critical aspect of this project is capacity and expansion upgrades that will need to be done and how it needs to be handled. His recommendation is a three-part interlocal agreement between the County, the Town, and the developers. That agreement is not quite complete but is being drafted currently. Mr. Maness stressed that he is available to answer any questions from the citizens, the Board, or the staff.

*****The complete recording of Mr. Maness' report is available to the public in the Clerk's office and can be heard upon request.***

Public Forum Comment:

Mr. John Hall, Cedar St. Mt. Gilead - Years ago there was a study done about Twin Harbor. He hopes the engineers will consider the study that was done for this project and compare it to what it has cost the Town in the long run. He's concerned that this new development could potentially be the same problem Twin Harbor has become.

Mr. George Knight, Hwy. 109 South, Mt. Gilead- Wants to make sure the citizens understand what these developers are proposing. He says not to listen to them "blowing smoke" and making promises about what they plan to do. He's concerned that the local citizens can't annex and tap on to the current sewer system and we're allowing this development to come into our town when our own citizens are struggling to make it.

*****The complete recording of Mr. Knight's comment is quite lengthy and is available to the public in the Clerk's office and can be heard upon request.***

Ms. Shelton Johnson, The Landing, Mt. Gilead - Lives right beside this future project and right behind Twin Harbor. Her question is the timing of this project and when it will begin. Mr. Pressley stressed that this project will be a 10-year project that will begin in the 2024-2025 timeframe. There will be around 25 homes being built in the beginning and then it will wrap up for a while before beginning again. The project will not exceed 100-125 homes per year. A traffic impact analysis has been done and there will be three traffic lights built in the much-needed areas along the lake and the Hwy. 24/27 area to help with traffic flow as well as lots of businesses, grocery stores and urgent care/doctor's offices and lots of good things coming with this project. There will be a projection and study done to determine what will be needed for fire and police.

*****The complete recording of Ms. Johnson's comment is available to the public in the Clerk's office and can be heard upon request.***

Mr. Shaun Welland, Main St., Mt. Gilead - Mr. Welland asked if the development could go ahead with the capacity currently available at the treatment plant now? What the developers are looking for now is just the interlocal agreement between the developer, town, and county to be able to build out and up to capacity as needed. The commitment needs to be figured out amongst everyone before things move forward any further.

*****The complete recording of Mr. Welland's comment is available to the public in the Clerk's office and can be heard upon request.***

Mr. Rob McIntyre and Mr. Pressley ended the Public Forum by addressing questions that had been emailed prior to the meeting from the public.

ITEM IV.

OLD BUSINESS

- A.** Approval of the Fire Department Kitchen/Community Room Renovations
Mayor Pro Tern McAuley made a motion to approve the Fire Department renovations with a second from Commissioner Richardson. The renovations were unanimously approved. Commissioner Richardson asked Fire Chief Byrd if there was only one quote for this project. Chief Byrd stated that he was only asked to get one quote from former Town Manager David Smith. Ms. Richardson stated that normally we should get three quotes and choose the best quote from the three but since the former Town manager was no longer here to defend this, we will approve this project.

ITEM V.

NEW BUSINESS

- A.** Budget Amendment BA22-1206-01
B. Budget Amendment BA22-1206-02

Commissioner Lucas made a motion to approve both budget amendments with a second from Commissioner Richardson. Budget amendments were unanimously approved.

ITEM VI.

COMMITTEE REPORTS

- A.** Community Appearance Tree Board
B. Update on Parks and Recreation Committee

**No one from these committees were available to report.

ITEM VII.

STAFF REPORTS

Staff reports were presented by Police Chief Talmedge Legrand, Public Works Director Daniel Medley, Fire Chief Keith Byrd and Interim Town Manager Bill Zell and were attached to the Board packets. These reports are available for public inspection in the Town Clerk's office and on the Town website.

ITEM VIII.

MAYOR AND COMMISSIONERS REPORT

Speckled Paw Coffee was named NC Small Business of the Year. The mayor wanted to say kudos to Kyle and Myra Poplin for this accomplishment.
The mayor also wanted to thank Mitchell and Mary Lucas for donating a US and NC Flag to the Highland Community Center.
Mayor Harris stressed again that she wants the town to come together and be better as a community. She wished everyone a Merry Christmas and a prosperous New Year.
Mayor Pro Tem McAuley also stressed that he remembers the time when our Town was great, and everyone got along. He hopes we can get back to that again.
Commissioner Covington state that Highland Community Center will be holding their annual Gala on Saturday, December 17.
Coats for Kids is happening now through January and there are drop offs at Mt. Gilead Police Department and Town Hall.

ITEM IX.

ADJOURNMENT

With no more Board business, Mayor Pro Tem McAuley made a motion to adjourn the meeting with a second from Commissioner Richardson. Meeting was unanimously adjourned at 9:00 p.m.

Beverly A. Harris

Beverly A. Harris, Mayor

Amy C. Roberts

Amy C. Roberts, Town Clerk

