



**TOWN OF MOUNT GILEAD  
BOARD OF COMMISSIONERS  
MEETING MINUTES**

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**110 West Allenton Street, Mount Gilead, North Carolina, 27306  
February 7, 2023**

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The Mount Gilead Board of Commissioners MET on Tuesday, February 7, 2023, 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 Tem Tim McAuley, Commissioners Paula Covington, Mary Lucas and Vera Richardson, Interim Town Manager Ray Allen, Town Clerk Amy Roberts, Police Chief Talmedge Legrand, Public Works Director Daniel Medley and Fire Chief Keith Byrd.

**ITEM I.** Mayor Harris called the meeting to order at 7:00 pm with a moment of silence and the Pledge of Allegiance.

**ITEM II. ADOPTION OF THE AGENDA**  
Commissioner Richardson made a motion to adopt the agenda with the addition of Item VI. NEW BUSINESS: Consider Agreement with Piedmont Triad Regional Council to conduct a Cost Benefit Analysis of potential satellite annexation and ITEM X. CLOSED SESSION: Pursuant to NCGS 143.318.11 (a) (3) to consult with the Town Attorney. Commissioner Lucas seconded the motion. Motion carried unanimously.

**ITEM III. APPROVAL OF THE MINUTES**

- A. January 3, 2023 Regular Meeting Minutes  
Commissioner Lucas made a motion to approve the January 3, 2023 regular meeting minutes with a second from Commissioner Covington. Minutes were unanimously approved.
- B. January 17, 2023 Special Called Meeting Minutes
- C. Commissioner Lucas made a motion to approve the January 17, 2023 special called meeting minutes with a second from Commissioner Covington. Minutes were unanimously approved.

**ITEM IV. PUBLIC COMMENT**  
Reading of the Rules for Public Comment  
Mr. Ray Allen, Interim Town Manager read the Rules for Public Comment. Mayor Harris reminded all speakers that they have three minutes, and she would be timing them.

Ms. Mariella Leake – Forest Hill Village Rd., Mount Gilead  
Ms. Leake asked the Board for assistance with her issue of buying a manufactured home (double wide) for a lot she has on Forest Hill Village Rd. that is not currently zoned to allow for manufactured homes (R15). She said she was told by the past Town Manager that it was okay and now she's being told that she can't do it and she doesn't know what to do.

Mr. George Knight – Hwy. 109 N. Mount Gilead  
Mr. Knight wanted to apologize for the way he spoke to the Board at the previous meeting. He wanted to reiterate that laws are only good if you enforce them. He went on to state about how the Town handled business years ago versus the way they are handled today. Before he could finish his statements, his three minutes were up. He asked the Board if they were really not going to let him finish his comments. Mayor Harris reminded him of the rules and that everyone was allowed three minutes to speak.

Mr. Johnny Greene – Washington Park Rd. Mount Gilead  
Mr. Greene asked the Board if they would consider placing a speed limit in Parkertown. He stated that they have a lot of trouble with cars speeding through this neighborhood.

**ITEM V. OLD BUSINESS**  
None

ITEM VI.

NEW BUSINESS

A. Public Legislative Hearing -- CASE RZ12-2022 -- Zoning Map Amendment for Parcel ID: 6538-00-95-4835 Richardson Road from R15 Residential to Residential Agricultural

- i. Staff Report - Mr. Michael Harvey, a contracted, Certified Planner with N-Focus, gave a staff report to the Board of Commissioners about the re-zoning request being presented to them. He reminded the Board that their only decision at this time should be whether they want to allow for the creation of zone RA within the said area that is being requested. He told them that the applicants who are requesting the rezoning are present and will plead their request to the Board during the Public Hearing. *NOTE: a full copy of the report was attached to the agenda packet and is on file at the Town Hall.*
- ii. Motion, second and vote to open the legislative hearing-  
Commissioner Covington made a motion to open the public hearing. Commissioner Richardson seconded the motion. Motion carried unanimously.
- iii. Presentation of Request by Applicant-  
Applicants John Thomas and David Contoni, aka Sons and Waters LLC, spoke to the Board about their desire to create a 102 acre RV resort on the proposed land at 159 Richardson Road, Mount Gilead, NC. They are requesting that the Board consider this re-zoning request to move the zoning to RA which will allow for this resort. The applicants presented a display board with their request to give a better understanding of exactly what the applicants are proposing on this land. *NOTE: a full copy of the request was attached to the agenda packet and is on file at the Town Hall.*
- iv. Public Comments-  
Ms. Eloise Haithcock – Hydro Road, Mount Gilead – Ms. Haithcock spoke about the concern she had about this RV Resort coming to her neighborhood. She says she has so much trouble already with ATV's and four wheelers and people riding up and down the power lines causing trouble. She's concerned that adding an RV Resort will create even more trouble and chaos in her neighborhood. She stated that the Police can't even handle the crime, the noise and enforcing the law now and asked the Board if they had thought about this.  
Ms. Mary Griggs, Hydro Road, Mount Gilead – Ms. Griggs wanted to commend the Town for embracing our natural beauty and she thinks this RV resort is a great idea but she asked the question "Why this location?" She stated that it is not close to the lake and it's going to create a tremendous amount of traffic in that area. She doesn't want to see another Twin Harbor that causes so much trash, noise and trouble.  
Mr. George Knight, Hwy. 109 North, Mount Gilead -- Mr. Knight spoke to the Board about "poor old Mount Gilead". He asked the Board how they are going to allow people to come in to our Town and create a "trailer park" when we won't even allow elderly residents (referring to Ms. Mariella Leake in the audience) in our own town to put a mobile home on her lot. He told the Board that it is a shame that we would even consider allowing this. He also reminded the Board that the people in the audience were the ones who elected this Board to their seats, and they need to remember they are the ones they are representing and not people coming in from out of town.
- v. Motion to Close the Legislative Hearing-  
Commissioner Richardson made a motion to close the public hearing. Commissioner Covington seconded the motion. Motion carried unanimously and the public hearing was closed.

- vi. Motion, second, and vote to approve or deny request based on Statement of Consistency and Reasonableness with Land Use Plan and if the request is in or not in the public interest -
  - After discussions with the Planner and the applicants, Commissioner Covington made a motion to approve the rezoning request from R15 to RA based on Statement of Consistency and Reasonableness with the Town's Land Use Plan and that the rezoning is in the best interest of the public. Commissioner Lucas seconded the motion. Rezoning request was unanimously approved.

**B. 2023 Sanitary Improvements – WWTP, Lift Station #6, Town Sewer Improvements**

- i. Professional Engineering Services Agreement
  - Mr. Rob McIntyre, Engineer with LKC Engineering Services presented the written agreement for upgrades/improvements to the WWTP and Lift Station #6. Commissioner Richardson made a motion to approve the service(s) agreement. Commissioner Lucas seconded the motion. Motion carried unanimously.

**C. Montgomery County Schools – Presentation**

**Establishing a School Resource Officer Position at MG Elem. School**

- i. Discussion and Approval of SRO Position
  - Dr. Tracy Grit and Mr. Dale Ellis, with Montgomery County Schools spoke to the Board about a grant that has been awarded to the County to place School Resource Officers (SRO) in each elementary school in the County. Mount Gilead will be the first to get this grant if the Town approves this position. The grant is for two years and MCS anticipates that it will be an ongoing position going forward. The school system has already worked with Town staff and estimated the cost(s) associated with this position and MCS will be supplementing the SRO position salary. Commissioner Richardson made a motion to approve establishing a School Resource Officer (SRO) position at Mount Gilead Elementary School. Commissioner Lucas seconded the motion. Motion carried unanimously.

**D. Approval of Agreement with 120 Water for Lead/Copper Compliance Services**

In the January Board meeting, Public Works Director Daniel Medley spoke about a mandatory lead piping inventory that has been mandated to every municipality in North Carolina. A representative from a company named 120Water spoke about the process(es) of completing these inventories and if the Board would like to proceed with this, he would propose a cost estimate to complete. Public Works Director, Daniel Medley presented this agreement to the Board for approval. Commissioner Covington made a motion to approve the agreement from 120Water to compete the lead/copper compliance services. Mayor Pro Tem McAuley seconded the motion. Motion carried unanimously.

**E. Budget Amendment BA2023-02-07-01**

Town Clerk/Finance Officer, Amy Roberts presented BA2023-02-07-01 to the Board for approval. This amendment is needed to reconcile the revenue and expense budgets to account for a reimbursement check of \$47,470.51 from Mohawk, Inc. for upgrades to lift stations #1, 2 and 4 as part of the agreement for the town to start taking their waste. Mayor Pro Tem McAuley made a motion to approve this budget amendment. Commissioner Richardson seconded the motion. BA2023-02-07-01 was unanimously approved.

**F. Budget Amendment BA2023-02-07-02**

Town Clerk/Finance Officer, Amy Roberts presented BA2023-02-07-02 to the Board for approval. This amendment is needed to account for the cost(s) of the mandatory lead/copper compliance services. Commissioner Richardson made a motion to approve this budget amendment. Commissioner Covington seconded the motion. BA2023-02-07-02 was unanimously approved.

**G. Budget Amendment BA2023-02-07-03**

Town Clerk/Finance Officer, Amy Roberts presented BA2023-02-07-03 to the Board for approval. This amendment is needed to pay for the already approved Kitchen/Community Room renovations at the Mount Gilead Fire Department. Mayor Pro Tem McAuley made a motion to approve this budget amendment. Commissioner Richardson seconded the motion. BA2023-02-07-03 was unanimously approved.

**H. Addition of ACH Insufficient Funds Fee to the Fee Schedule**

Town Clerk/Finance Officer explained that with the introduction of online and ACH utility payments and services, the Town is experiencing NSF and insufficient funds fees from Invoice Cloud just as if it were a returned check. This request was for the addition of the words on the fee schedule to "RETURNED CHECK/INSUFFICIENT FUNDS FEE" so that the Town may pass along this fee to the customer when and if this situation arises. Commissioner Lucas made a motion to add this wording to the Fee Schedule. Commissioner Covington seconded the motion. Motion carried unanimously.

**I. Proposal of Cost Benefit Analysis of Potential Satellite Annexation**

Interim Town Manager Ray Allen presented a proposal from the Piedmont Triangle Regional Council (PTRC) to help the Town do a thorough analysis of the potential satellite annexation of the future development site at Lake Tillery. He feels this is a necessary procedure that needs to happen sooner rather than later so that we, as a Town, will have a better understanding on how to proceed with this development. Commissioner Covington made a motion to adopt this agreement from the PTRC. Commissioner Richardson seconded the motion. Motion carried unanimously.

**ITEM VII. COMMITTEE REPORTS**

**A. Community Appearance Tree Board**

Ms. Patsi Laracuate, Chairman of the CATb presented her monthly report to the Board. She presented pictures of several area sidewalks in town that are in need of repair. The committee recommended that the Board address these issues and consider budgeting towards repairing these issues. She also stated that one of the topics of discussion among the group was revamping or possibly exploring purchasing new signage for the Town entryways. She asked the Board about their feelings concerning this because she was aware that there was some history about the Town's current signs and she didn't want to create an issue. She proposed that the committee create a survey that can provide some feedback about this from the towns people.

Recommendations were also made for the Town to send out information about the Façade grant as funds are still available. She also noted that Mr. Shaun Welland has resigned from the committee because of lack of time and availability to commit.

*NOTE: The full report is available on file at Town Hall and was attached to the agenda packet.*

Commissioner Covington stated that the Board had worked with Public Works Director, Daniel Medley previously and created a priority list for the Public Works Department to work on. She stated that the repair(s) to the sidewalks were on this list. Medley spoke up and said that they are currently working through this list as time and finances allow.

**B. Parks and Rec Committee**

**i. Approval of Member Application – Laracuate**

Ms. Patsi Laracuate has requested to become a member of the Parks and Recreation Committee and submitted her application for approval. Commissioner Covington made a motion to approve the application. Commissioner Richardson seconded the motion. The application was unanimously approved.

**ITEM VIII. STAFF REPORTS**

Staff reports were presented by Police Chief Talmedge Legrand, Public Works Director Daniel Medley, Fire Chief Keith Byrd and Interim Town Manager Ray Allen 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 IX. MAYOR AND COMMISSIONERS REPORT**

Commissioner Richardson told about a Black History Program that will be held February 25 at 5 p.m. at Highland Community Center. The program will include a play and a meal.

**ITEM X.**

**CLOSED SESSION – (Pursuant to NCGS 143-318.11 (a) (3) – Attorney Client Privilege)**

Commissioner Richardson made a motion to go into Closed Session. Commissioner Covington seconded the motion. Motion carried unanimously.


Commissioner Richardson made a motion to return to open session. Mayor Pro Tem McAuley seconded the motion. Motion carried unanimously.

At the suggestion of the contracted Planner Mr. Michael Harvey, the Board requested that he explore options for adding an overlay district within zone (R15) to allow for manufactured homes to be placed within the area of Forest Hill Village Road.

**ITEM XI.**

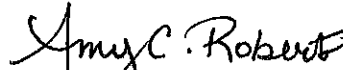
**ADJOURNMENT**

With no more Board business, Commissioner Richardson made a motion to adjourn the meeting. Commissioner Covington seconded the motion. The meeting was unanimously adjourned at 9:15 p.m.



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Beverly A. Harris, Mayor



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Amy C. Roberts, CMC, Town Clerk