



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

110 West Allenton Street, Mount Gilead, North Carolina, 27306
June 6, 2023

The Mount Gilead Board of Commissioners met on Tuesday, June 6, 2023, at 7:00 p.m. at the Mount Gilead Fire Department, 106 East Allenton St, Mount Gilead, NC 27306, for the regular monthly business meeting. Present were Mayor Beverly Harris, Mayor Pro Tem Time McAuley, Commissioners Mary Lucas, Vera Richardson, and Paula Covington, Town Manager Dylan Haman, Assistant Secretary Mollie Lee in Absence of Town Clerk, Police Chief Talmadge Legrand, Public Works Director Daniel Medley and Fire Chief Keith Byrd. Others Present were N-Focus Michael Harvey, and First Health Speaker Josh Barns.

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

ITEM II. ADOPTION OF THE AGENDA

Commissioner Vera Richardson made a motion to adopt the agenda as is with a second from Commissioner Mary Lucas. Motion carried unanimously.

ITEM III. APPROVAL OF THE MINUTES

A. May 2, 2023, Regular Meeting Minutes

Commissioner Paula Covington made a motion to approve the May 2, 2023 regular meeting minutes with a second from Commissioner Vera Richardson. Minutes carried unanimously.

B. May 26, 2023, Special Called Meeting Minutes

Commissioner Vera Richardson made a motion to approve the May 26, 2023 special called meeting minutes with a second from Commissioner Paula Covington. Minutes carried unanimously.

STATEMENT FROM THE TOWN MANAGER

Town Manager Dylan Haman spoke up about the incident with the Mayor and the fox. Mr. Haman clearly states that The Town of Mount Gilead has no jurisdiction over wild life issues. The Chief Talmadge Legrand has forwarded relevant information to NC Wild Life. The Mount Gilead Police department has given the Mayor Beverly Harris a warning for shooting in city limits. This is standard for first time violations according to Chief of Police Talmadge Legrand. This statement was to let the public know that The Town of Mount Gilead is doing something about the situation.

ITEM IV. FIRST HEALTH PRESENTATION

The First Health presentation was given by their representative Josh Barns. He goes to tell us about the primary care doctors that will be coming to Troy to help out and also the new hospital coming to Montgomery County. First Health is aware that the clinic in Mount Gilead is closing (Atrium Health) they are always looking for places that are in need. This being said they are keeping a look out on Mount Gilead to see how they can assist.

ITEM V. PUBLIC COMMENT

Jack Jordan- 117 E Allenton St. Mount Gilead- Mr. Jordan explains to the Board and the public that he loves Mount Gilead and wants to see it thrive. Mr. Jordan also says he is wanting to make sure that Mount Gilead does not go without a health service. Mr. Jordan also goes to state that he has been looking at the Atrium Health building and found out that they are wanting over \$ 600,000 for the building. Mr. Jordan has talked with the owner of C&R Drug and he is wanting a drive thru window. Mr. Jordan wants to combine C&R Drug with the health service to help the community. Mr. Jordan says he is going to continue looking into this for the better of the town.

Patsi Laracuate- 305 Stanback St, Mount Gilead- Ms. Laracuate goes to tell the Board and the public that she has been looking for the budget online for a while. Ms. Laracuate has not been able to find it on the website until the agenda packet was posted on the website. This being said she hasn't had the proper time to analyze the budget. Ms. Laracuate submits pictures that she has taken of the fox in the cage and goes to tell the Board that seeing the pictures makes a different impact. She also goes to say that the red fox is a benefit to us and that they keep critters away and that they are easy to shoo away to relocate. She goes to say that the Mayor does a lot for the town and gives unconditionally all the time.

Ms. Laracuento goes to say that the warning that the Police Department gave to Mayor Harris was not enough. She continues to say that the Mayor should take a gun safety course and the gun safety source should be offered to the community. She also states that she is not only holding the Mayor accountable but also the Board of Commissioners if they stand by her. Ms. Laracuento wants the Mayor to step up and be the leader we all expect.

Erin Cloutier- 113 Loblolly Drive, Mount Gilead- Ms. Cloutier moved to the town 7 years ago to Mount Gilead because it was nice and quiet with hardly no crimes. Now it seems like every day there is something happening. Ms. Cloutier goes to say she lives in city limits and is fearful. She also states that we need to do better. She also states that no one is above the law.

George Knight- 2773 Hwy 109 S, Mount Gilead- Mr. Knight goes to say that he is use to us sitting down and talking when we have a problem. He also states that it is hard on a new manager to come into a situation like we have in our town. Mr. Knight said that it has been so long since he has seen someone stopped on the side of the road. He says that he always sees people flying through town and no one does anything about it. This town needs to be served the way it should be served.

Erica Ford- 147 Warrior Drive, Mount Gilead- Ms. Ford is the owner of what use to be West Montgomery High School now called Ford Transportation Academy. She is asking the town if they would be the recipient for funds to help them make repairs to the school. As of right now they have Class A CDL Classes and Tire Technician Classes. They are just looking for the town and the community to be a part of their support.

Rodney Turner- 147 Warrior Drive, Mount Gilead- Mr. Turner is on behalf of Ford Transportation Academy. He is looking for support from the community because as of now they are getting more support from out of town places. Mr. Turner goes to say they want to add housing to the school so they can bring people in from out of town. Without the support of the community they will not be able to do so.

ITEM VI.

OLD BUSINESS

Water Shortage Response Plan- Every five years the state has our Public Works Director Daniel Medley submit a plan just in case the town runs out of water. The town buys its water from Montgomery County we do not have our own water. In event that Montgomery County goes under the shortage plan Mount Gilead will also have to go under it as well. This is just a plan that is submitted to the state telling them what we will do if this was to happen. A motion was made by Mayor Pro Tem Tim McAuley to approve the water shortage response plan. A second from Commissioner Vera Richardson. Motion carried unanimously.

ITEM VII.

NEW BUSINESS

- A. Town Manager Dylan Haman states the town has submitted the budget prior to May 26th. The Budget was filed in Town Hall with the Clerk, a copy was at Highland Community Center, and Tammy Dunn was copied on the submittal to council. While making the new budget Mr. Haman goes to say that they were budgeting conservatively. A motion to adopt the 2023-2024 budget was made by Commissioner Vera Richardson and a second from Commissioner Paula Covington. Motion carried unanimously.
- B. Public Works Director Daniel Medley tells us that DOT is widen the roads around Jordan Lumber and Mohawk area. DOT is asking for the towns' approval to relocate a few 100ft of sewer line. The cost will be reimbursed to the town. A motion was made by Commissioner Paula Covington to approve the sewer relocation on Hwy 109. A second by Commissioner Mary Lucas. Motion carried unanimously.
- C. Michael Harvey with N-Focus goes to tell everyone that this started when a zoning permit was issued in error. This was a property located on Forest Hill Village Road that is zoned R-15. Within the R-15 zoning district manufactured housing are not permitted. The Planning Board met and discussed the matter and came to an agreement on making a text amendment called R-15M. This allows manufactured housing as a housing option. This zoning amendment also helps fix existing errors in the Zoning Ordinance.

Public Hearing for Zoning District R-15M

John Hall- P.O. Box 1233 Mount Gilead- Mr. Hall came on the behalf of Mariella Leake. Mr. Hall has helped them clean off the land. He goes to tell that not everyone can afford nice homes and things of such a high price. He also states that she hasn't had a place to stay she has been staying with her relatives. In closing he says that everyone deserves a home and that he really hopes that they consider

rezoning for her.

Jonathan Robinson-146 Forest Hill Village Rd, Mount Gilead- Mr. Roberts states that in the past the people on Forest Hill Village Rd didn't receive letters of previous rezoning. No one knew the land had been rezoned. He wants the board to consider rezoning to R-15M so that their homes can be saved if things were to happen.

Patsi Laracuate- 305 Stanback Street, Mount Gilead- Ms. Laracuate states that the community needs to step behind Ms. Leake to make sure she gets her home due to all the promises that were made to her.

George Knight- 2773 NC Hwy 109 S, Mount Gilead- Mr. Knight wants the Board to make sure that they understand what they are going to approve.

- D. Michael Harvey with N-Focus goes to explain the recommendation the Planning Board come to an agreement with. He also explains everything that has changed in the ordinance for the R-15M. It is still the same just allowing manufactured homes. The Planning Board found that it was consistent with the Comprehensive Plan and found that it furthered the goal of the Comprehensive plan. They came to this recommendation due to the amendment addressing issues in the current ordinance. Commissioner Paula Covington made a motion to adopt the Planning Board recommendation that is consistent with the Comprehensive plan as articulated by the staff. A second from Mayor Pro Tem Tim McAuley. The motion carried unanimously.
- Commissioner Mary Lucas made a motion to refer the Planning Board recommendation to rezone the parcels of Forest Hill Village Road as reviewed by the staff. A second was made by Commissioner Vera Richardson. The motion carried unanimously.
- E. The Dog Ordinance was put in the agenda packet for public knowledge due to there being a lot of questions about the dogs around town. You may request a copy from Town Hall if needed and all ordinances are on the town website mtgileadnc.com.

ITEM VII. COMMITTEE REPORTS

- A. Ms. Mary Poplin gave her Community Garden report. She goes to explain their continued work they do to make this garden successful for the community. Ms. Poplin goes to tell us that she want to make the garden accessible to everyone no matter if they are disable or not. This being said there is always work that needs to be done and ask for anyone that wants to help to come volunteer their time to help make the garden a success.

ITEM VIII. STAFF REPORTS

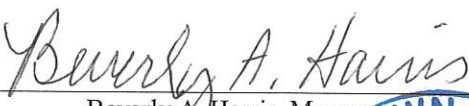
Staff reports were given by Public Works Director Daniel Medley, Police Chief Talmedge Legrand, Fire Chief Keith Byrd and Town Manager Dylan Haman and were attached to the Board Agenda Packet. A copy of their complete report is available in the Town Clerk's office for public review.

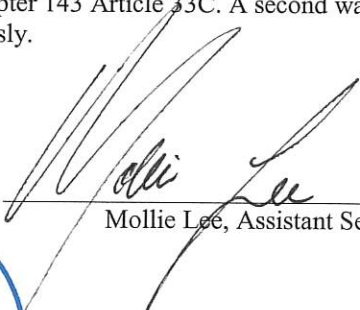
ITEM IX. MAYOR AND COMMISSIONERS REPORT

Commissioner Vera Richardson wanted to say thanks to all the people that came out to make May Day such a success. Town Manager Dylan Haman expresses his thanks to the Highland Board and Commissioner Paula Covington for allowing him to be a part of the event. Also allowing him to wrap the May Day pole. Mayor Beverly Harris goes to apologize for the incident that she had with the fox. She knows that it was wrong and that from the bottom of her heart it will not happen again. She says she is truly sorry for the problem she has caused the community.

ITEM X. ADJOURNMENT

With no further public business Commissioner Paula Covington made a motion to go into closed session persistent to NC General Statue Chapter 143 Article 33C. A second was made by Commissioner Vera Richardson. Motion Carried unanimously.


Beverly A. Harris, Mayor


Mollie Lee, Assistant Secretary

