



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

110 West Allenton Street, Mount Gilead, North Carolina, 27306  
October 3, 2023

The Mount Gilead Board of Commissioners met on Tuesday, October 3, 2023, at 7:00 p.m. at Highland Community Center, 131 Hoffman Road., Mt Gilead, NC, for the regular monthly business meeting. Present were Mayor Beverly Harris, Mayor Pro Tem Tim McAuley, Commissioner Paula Covington, Commissioner Mary Lucas, Commissioner Vera Richardson, Town Manager Dylan Haman, Town Clerk Lessie Jackson, Public Work Supervisor Daniel Medley, and Police Chief Talmedge LeGrand. Absentee was Fire Chief Keith Byrd.

**ITEM I. CALL TO ORDER**

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 Paula Covington made a motion to adopt the agenda, Commissioner Mary Lucas second the motion and the motion carried.

**ITEM III. APPROVAL OF THE MINUTES**

Commissioner Vera Richardson made a motion to adopt the minutes, Mayor Pro-Tem Tim McAuley second the motion and the motion carried.

**ITEM IV. PUBLIC COMMENT**

(Town Manager Dylan Haman)

**-Patsi Laracuate**-300 Stanback St. would like to point out that at the last board meeting Commissioner Paula Covington ask that the Stanback Park sidewalk extension to be tabled until the next month meeting and it be not on the agenda again, not even for discussing again. This project has gotten progressively more expensive and more likely to grow in cost as our Board puts off making a decision. Mrs. Laracuate request all communication about this project, as well as all agendas and board minutes where the Stanback Park sidewalk project was discussed; will forward an email request soon for that information. I submitted an email to the Town Manager Dylan Haman, Mayor Beverly Harris, Town Clerk Lessie Jackson about people listening to the meeting on line is stating the microphones was not loud enough, and I have not heard back from any of them, but they sound better. I tried to donate a refrigerator to the town for the pool, specifically for the park program kids. Did the Board know that my kids had warm water all summer and warm watermelon? Mrs. Laracuate stated that she had went in person to the Town Manager Dylan Haman and sent two emails, so she donated the refrigerator elsewhere. That leaves the question of how many missed opportunities have the town missed out on. I have requested and read through all 140 pages about Amy Roberts and what happen with the IRS, and one of the things I notice is there is ten plus letters from the IRS request 60 days, you add them together that is 600 days all the while the IRS is charging us interest. The question I asked of the Town Manager Dylan Haman and felt dismissed, so I am bringing it to the Board why are we being charge interest by the IRS who has repeatedly said to us that they need 60 more days in writing, so I would really like an answer to that question. Publicly the Board tell us to come to them if you have any thing, but when we do, I feel often feel ignored or dismissed, Mayor Pro-Tem you said after a Concern Citizens meeting we all need to work together in this community, where is that energy from you and the rest of the Board?

**-Jones Almond**-210 E. Allenton St.-I am basing my entire questions on one statement that was in an article in the Montgomery Herald. First, did J.B. Watson receive a letter from the IRS, or whoever sent the letter? Did anyone from the town think to call, send an email, or a copy of the letter to J.B. Watson? Were there any accounting procedures that J.B. Watson should have notice in their oversight and audit as the towns' accountants, and who caught the error? BB and T merge with SunTrust to become Truist; the question here is was there an error in the conversion. Does the state share any responsibility by not noticing a balance that was increasing in an account that should not have had extra payments? My statement is there are four organizations involved in this issue; I feel that anyone or all should be shared in the fault or error of this issue should pay the final amount due after negotiation is complete. Mr.



Almond think some heads should roll with J.B. Watson, and maybe we should consider changing accountants, based on old information and have not heard anything up to date on the IRS situation.

~~-Mary Poplin-201 S. Main St.~~ Mrs. Poplin stated that I have been here off and on in this town from the last 40 years of so, and have been living here the last several. Over the years, I have notice we went from a close knit community with a nice vibe where people work together, neighborhoods mixing and people mixing more, and she notice the political divide to be less. I do not know if it is an artifact of national politics twinkling down and top down leadership hurting us this way; but I have notice in town we have a spirit problem, a nastiness problem. I do not know what we can do as leaders in our community to reach out to our neighbors and connect with them and connect with them in a real way. We are a town of 1100 people who are human beings who are all trying our best to best to make a difference. I know that you all work hard for the community and you are leaders here, so I am asking the you that in your constituents and in your neighborhoods, and I know that there is so much the Board of Commissioner and a Mayor can do in a town that you have limited control. However, I am wondering if there is anything that we can do as a town to try to help improve the unity of the people in the town.

~~-Johnny Greene-567 Parkertown Rd.~~ - Mr. Johnny Green who is over Concern Citizens, and Community watch; on the October 12, 2023 at 7:00 p.m. at Leah Levine Auditorium for the Mayor Candidates Debate. This little town should try to pull together, he have been here a long time and as Mrs. Poplin stated this little town need to try to pull together. Mr. Greene states that he see people still parking alongside the road in Parkertown.

#### ITEM V.

##### OLD BUSINESS

- A. Ordinance to Abate 500 West Allenton Street  
Brandon Emory President of Alliance Code Enforcement-Brandon went into details about the Ordinance for the structure at 500 W. Allenton St., and why the Board should approved the Ordinance. Commissioner Paula Covington thanked the President of Alliance Code Enforcement Brandon Emory and Town Manager Dylan Haman for playing an active role to educate the Board on the Ordinance for 500 W. Allenton St. Brandon Emory, President of Alliance Code Enforcement also continued explain the code enforcement report for the month of September 2023. Motion made by Commissioner Mary Lucas to adopt the Ordinance ordering the Town of Mt. Gilead Code Enforcement to proceed to activate purpose to act according to the NC Housing Code and the General Statute, Mayor Pro-Tem Tim McAuley second the motion, and the motion carried.

#### ITEM VI.

##### NEW BUSINESS

- A. Sanitary Sewer Project Ordinance Amendment  
This Ordinance has already been adopted from a grant we received last year through the State Appropriation Process it is the exact same Ordinance, but over the past few months we have been cleaning up some old project Ordinances. This is another one and the only change is in section 6 it now says that funds maybe advance from the water/sewer fund for the purpose of this, and before it says funds maybe advance from our general fund. There is a difference and we need to make that amendment for our auditors. Commissioner Paula Covington made a motion to adapt the Sanitary Sewer Project Ordinance Amendment, Commissioner Vera Richardson second the motion and the motion carried.
- B. Yellow Book Audit  
This is another part of the auditing process. This is to review the Grant portion of our audit; it is a secondary auditing firm. This company reviewed the audit last year. The Yellow Book Audit is the second review of the state and federal grant portion of the audit. We just need to approve giving this company the ability to review this aspect of our audit. Commissioner Paula Covington made a motion to adapt the Yellow Book Audit to continue reviewing the audit, Commissioner Vera Richardson second the motion and the motion carried.
- C. Update on Agreement with Lennar  
The agreement with Lennar, which is the lake project. Money was appropriated through the state appropriation process, and that money was appropriated to the County so we are in conversation with the County about how we are going to moving forward. We are working on some new language, and we will have to come back together with the Board to review that language. Once the agreement is approved with the new language, Town Manager Dylan Haman think the project will move forward. We are already in the first part of the project, which is the improvements on the lift station, which the Board knows is a two-phase project. First phase is the lift station, and the second phase is the force main, running from the lift station back to the wastewater treatment plant.



This second aspect is what we will be discussing moving forward. Town Manager Dylan Haman will send out an email to the Board to set up a date and a time, once we have the language for the updated amendment. We will move forward from there.

D. Mount Gilead Fund Balance Policy Resolution

Town Manager Dylan Haman met with Perry James from the NC League of Municipalities, we discussed the town finances, and some of the financial policies that the town has. Perry James is formally the financial officer for the City of Raleigh; he recommends that many small towns have a fund balance policy. It is essentially a minimum amount of money maintain in our bank accounts at all time, both in order to ensure liquidity, and also it is just generally good practice. This policy has provision for example if you get above a sudden threshold what you do with that money, and simply put that money back into a capital project ordinance where we can do some more fund projects. This policy is the first step moving in a proper direction. Mayor Pro Tem Tim McAuley made a motion to adopt the Fund Balance Policy Resolution, Commissioner Vera Richardson second the motion and the motion carried.

E. Cotton Gin Drive Update

Town Manager Dylan Haman gave an update on Cotton Gin Dr., he explain the agreement and that the town is seeking bids at the time.

F. Local Water Supply Plan Resolution

A plan every five years, just stating what will happen in case of a shortage, and what steps the town will take to fix the problem. Mayor Pro Tem Tim McAuley made a motion to adopt the Local Water Supply Plan Resolution, Commissioner Paula Covington second and the motion carried.

G. Christmas Party for Employees and Board

Town Manager Dylan Haman shared with the Board the employees of the town will be hosting their Annual Christmas Party December 14, 2023 at 6:30p.m., at Riverwild.

**ITEM VII.**

**COMMITTEE REPORTS**

A. Community Garden

(Mary Poplin)

The Community Garden will be doing tours during fall festival this year; the tours are scheduled for 11a.m. and 4p.m. during the fall festival. Master gardeners will be onsite during the tours, if you would like to discuss gardening. Mary Poplin continue to inform the Board on what they are planting at the garden.

**ITEM VIII.**

**STAFF REPORTS**

A. Public Works – Public Works Director Daniel Medley

During the month of September most of the work happened out at the lake, we had a lot of sewer leaks; due to the storms. We also, clean town entrances, and did some mowing at the walking trail, mowed all Town buildings, mowed sewer plant, and mowed park along with ballfields. Things still in progress Cotton Gin Dr., AIA Study, and Grant study for the park.

B. Police Department – Chief Talmadge Legrand

During the month of September, our department participated in two Governor's Highway Safety Events. One was The Labor Day Booze It & Lose It, and Child Passenger Safety Week campaigns. The Mt. Gilead Police Department continue to patrol and initiate traffic stops to show officer presence to avert criminal activity, and to provide a safer environment for our community. Mayor Beverly Harris and Chief Talmadge Legrand recognize Sgt. Hunter Stone and Mr. Liam Lamonds for saving a life of a person who had overdosed.

C. Fire Department – Chief Keith Byrd

Information in packet, Town Manager gave a brief summary about the annual fire department BBQ fundraiser.

D. Town Manager- Dylan Haman

Town Manager Dylan Haman stated that we are continuing to work on our 22-23 audit. Deneal Bennett who is the town auditor was in Town Hall, had work through some of 22-23, and will continue working on it. Town Manager Dylan Haman responded to a question that was asked earlier by Mr. Jones Almond. Town Manager Dylan Haman stated in our General Ledger which is our accounting system, the way that it was shown was that the money had been disbursed to the IRS, unless someone would shown the letter the town hall received, there would be almost no way for any CPA to have found what was happen with the IRS. Town Manager Dylan Haman shared

that he is taking some classes, and that we had signed up Lessie Jackson for her Municipal Clerk class. Town Manager Dylan Haman will be out of the office November 14-17, 2023 for a budgeting course, and then on November 29-30, 2023 for an internal control course. Internal control are just ways to prevent fraud. The state budget was released and passed this month, there is several programs being funded in Montgomery County one is a dental hygienists program at the Montgomery Community College as well as several other programs at the high school. There also was some money appropriated for a water/sewer project and Town Manager Dylan Haman is discussing with the County whether the money can be used for the water/sewer project. Glenn Dunn, the attorney at Pointer Spruill will continue to represent the town in our negotiation with Lennar I think that is getting close to being completed, as I said early we would have to come back and have a separate meeting for that. The town Planning Board met last Thursday and they want to move forward with two items, one the rezoning of Washington Park Rd., and the second is zoning text amendment to allow for mix use in the central business district allowing people to live in their business downtown. Mollie is continuing to work on fall festival 2023, she has received a number of applicants as vendors we have over 60 now and we are doing well. Last year we had about 52, this year as you can see the number has increased. Town Manager Dylan Haman reiterated what Mary Poplin had stated earlier about the community garden. Town Manager Dylan Haman also updated the Board with information about a meeting with DOT about the Stanback Park Side walk extension. Commissioner Mary Lucas asked the next board meeting to be change because of election instead of meeting on November 7, 2023 change the meeting to November 6, 2023 at 7:00 p.m. location will be determine.

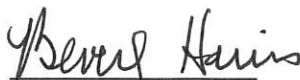
E. Code Enforcement Report-(Information in Packet)


**ITEM IX. MAYOR AND COMMISSIONERS REPORT**

- \*Mayor Beverly Harris said that she would be getting plaques for Sgt. Hunter Stone, and Mr. Liam Lamonds. She also wanted to thank everyone for his or her support as she finish up her term as mayor.
- \*Commissioner Vera Richardson also gave a big thank you to everyone that came out and supported Highland Community Center Breakfast.
- \*Commissioner Paula Covington gave a thank you to everyone that came and supported the fundraiser for Madison Grace, and gave an update on Madison progress.
- \*Mayor Pro Tem Tim McAuley gave a speech on the town coming together and supporting each other events.

**ITEM X. ADJOURNMENT**

Commissioner Vera Richardson made the motion to adjourn the meeting and Mayor Pro Tem Tim McAuley second the motion and the motion carried. The meeting adjourned at 8:10 p.m.

  
Beverly Harris, Mayor

  
Lessie D. Jackson, Town Clerk

