



**TOWN OF MOUNT GILEAD
BOARD OF COMMISSIONERS
WORK SESSION MINUTES**

**110 West Allenton Street, Mount Gilead, North Carolina, 27306
February 13, 2024**

The Mount Gilead Board of Commissioners met on Tuesday, February 13, 2024, at 7:00 p.m. at the Highland Community Center, 131 Hoffman Rd, Mt Gilead, NC, for the annexation work session. Present were Mayor Sheldon Morley, Mayor Pro Tem Tim McAuley, Commissioner Paula Covington, Commissioner Mary Lucas, Commissioner Vera Richardson, Town Manager Dylan Haman, and Deputy Clerk Mollie Lee. Others present were Piedmont Triad Regional Council members Ginger Baker (Retired Assistant Director to PTCOG), Jesse Day (Regional Planning Director), and Adam Shull (Assistant Regional Planning Director).

ITEM I. CALL TO ORDER

Mayor Sheldon Morley called the meeting to order at 7:02pm 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 with a second from Commissioner Paula Covington. Motion carried unanimously.

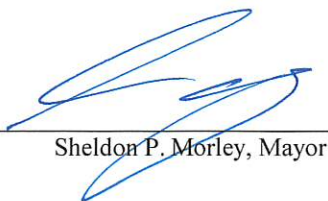
ITEM III. ANNEXATION WORK SESSION

Jesse Day, the Regional Planning Director, provided a comprehensive overview of the Piedmont Triad Regional Council (PTRC) and how we got to where we are now. Two local bills require passage, one for annexation and the other for charter amendment, with a deadline of April 15. Ginger Baker addressed the board with respect to the electoral districts, and explained that four districts would be established, each with an approximately equal population. A review of the map will be conducted every five years, and the Town Board will be responsible for the review and approval process.

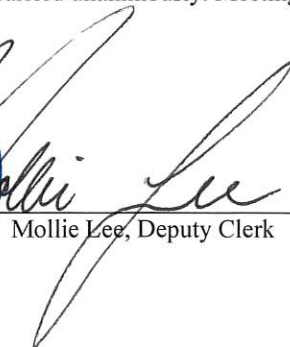
Jesse Day and Adam Shull discussed the timeline of the annexation and the provision of essential services, such as police and fire. Subsequently, the Town Manager, Dylan Haman, discussed the potential consequences of non-annexation. He stated that a significant portion of the Waste Water Treatment Plant would be utilized, and that an expansion of the plant will be required, costing approximately 40 million dollars if they were to replicate their current system. Failure to annex would result in the loss of additional funds that come with annexation, which are necessary to finance the expansion. Even if non-annexation occurs, the board has already committed to providing wastewater services to the development.

ITEM VII. ADJOURNMENT

With no more discussion, Commissioner Vera Richardson made a motion to adjourn the meeting with a second from Commissioner Paula Covington. Motion carried unanimously. Meeting adjourned at 8:09pm.



Sheldon P. Morley, Mayor



Mollie Lee, Deputy Clerk



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|------------------|---|-----------------------|
| ITEM I. | CALL TO ORDER
MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE | (Mayor Morley) |
| ITEM II. | ADOPTION OF THE AGENDA | (Action) |
| ITEM III. | ANNEXATION WORK SESSION | (Action) |
| ITEM VII. | ADJOURNMENT | (Action) |

Town of Mount Gilead
Board of Commissioners
Annexation Work Session
Agenda

🏠 **Location:** 131 Hoffman Road
📅 **Date:** February 13, 2024
🕒 **Time:** 7:00pm



- I. Introduction and Overview of Housing Development Status
 - A. Development Agreement Status
 - Approved June 6, 2023 Modified TBD, 2024
 - B. Interlocal Agreement for Sewer Line Funding
 - Approved, 2023
 - C. Current Development Activities
 - Developer to acquire Real Property in March 2024

NOTES:

- II. Review Proposed Process for Annexation
 - A. Annexation is beyond legislative allowances, requiring a local legislative bill sponsored by local House (Sasser) and Senate (Craven) member.
 - B. Ideally any annexation would be effective July 1, 2025 to simplify any property tax to landowners and collections by Town and County.

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III. Discuss Voting Districts

A. Voting Districts vs. Resident Districts

- 160A-101(6)(b);

https://www.ncleg.gov/enactedlegislation/statutes/html/bysection/chapter_160a/gs_160a-101.html

B. Timing of implementing voting districts

NOTES:

IV. Review Training of Service Provisions in Existing NC General Assembly annexation Law

A. Review 160A Article 4 A- Extension of Corporate Limits

https://www.ncleg.gov/enactedlegislation/statutes/html/byarticle/chapter_160a/article_4a.htm

1

- Review timing of water, sewer, waste, fire and other public services.

- Discuss any deviations from timing for local legislative bill

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V. Next Steps

(Note- Many of these tasks will overlap or take place simultaneously.)

1. **February 13, 2024 Town Commissioners work session with public notice, statement of purpose and proposed action-** Purpose: to receive information on proposed annexation and charter amendment, to agree on key points and to adopt resolutions supporting an annexation local bill and charter amendment local bill.
- **Topics for discussion include:**
 - A. proposed effective date of annexation. Identify certain municipal services to be provided as of effective date; others to be contracted for or phased in.
 - B. Proposed voting districts (G.S. 160A-101(6)(b)); distinguish “voting” districts from “residence” districts; note that Elections Board will commission preparation of a voting districts map required by law; to be adopted by Commissioners. (Ginger to find out recommended time sequence for map adoption)
2. **Continue research and drafting text of bills for annexation and charter amendment. By March 20 (tentative), provide both bill drafts to Representative Sasser** for forwarding to Legislative Bill Drafting Service.
3. **Prepare new official GIS map of the Town with annexation area.**
4. **Contact county Elections Board to provide map of voting districts.**
 - Determine date of adoption of map.
 - Coordinate regarding public availability and date of adoption (To Be Determined).
 - Coordinate with Board of Elections and town attorney re: federal voting rights requirements, if any.
5. **Initiate and maintain communications with rural fire department.**
 - Calculate financial impact of annexation, if any, on rural fire protection district, paying particular attention to phasing of actual development and impact on fire service. Work on agreement for provision of fire services between town and rural fire department – maybe 5-year contract for rural fire services.

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6. **Maintain communications with town engineer.**

- Arrange periodic Board briefings re: sewer upgrades and financing. Keep abreast of capacity needs and how phase 1 (lift station) interfaces with phase 2 (new lines).

7. **Maintain communications with Lennar.**

- Keep abreast of scheduling, expectations to avoid surprised.
- Identify amount and source of funds, if any, Lennar expects to request from legislature for additional infrastructure. If any, will the Town be recipient of funds?

8. **Town Commissioners adopt voting district map (Date and Sequence to be determined)**

9. **Identify annexation filing requirements and responsibilities.**

- Filing and Recording Requirements (G.S. 160A-22, -29, -58.8 and -58.61; G.S. 163-288.1 and 2). File the map of new town boundaries with Montgomery County Register of Deeds and NC Secretary of State.

- Additional notifications e.g. to county tax director, Duke Energy, annual notice to State Office of Management and Budget, any other entities.

10. **Develop Zoning Ordinance text amendments and work out time of adoption for applicability upon annexation area.**

11. **Develop new Zoning Map**

- Provide for notice and public hearings applicable to text amendments and rezoning. Work out time of adoption for applicability upon annexation.

12. **Any other ordinance amendments**

- Review existing subdivision standards. Updates needed?
- Be aware of statutory requirements, timelines, if not mirrored in ordinance, for provision of services.
- What about subdivision road standards?

13. **Commission a Fire and Police study at agreed-upon time to evaluate capital and staffing needs.**

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