



**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 Talmedge 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 Talmedge 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 Talmedge 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. Laracuate 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. Laracuate 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

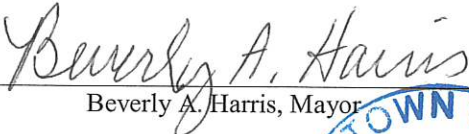
Staff reports were given by Public Works Director Daniel Medley, Police Chief Talmedge Legrand, Fire Chief Keith Byrd and Town Manager Dylan Haman and were attached to the Board Agenda Packet. A copy of their complete report is available in the Town Clerk's office for public review.


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





**TOWN OF MOUNT GILEAD
BOARD OF COMMISSIONERS
AGENDA**

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

The Mount Gilead Board of Commissioners will meet on Tuesday, June 6, 2023, at 7:00 p.m. at Mount Gilead Fire Department, 106 E. Allenton St., Mt Gilead, NC, for the regular monthly business meeting.

- ITEM I. CALL TO ORDER (Mayor Harris)**
MOMENT OF SILENCE
PLEDGE OF ALLEGIANCE
- ITEM II. ADOPTION OF THE AGENDA (Action)**
- ITEM III. APPROVAL OF THE MINUTES (Action)**
A. May 2, 2023 Regular Meeting Minutes
B. May 26, 2023 Special Called Meeting Minutes
- ITEM IV. FIRST HEALTH PRESENTATION (Information)**
- ITEM V. PUBLIC COMMENT (Town Manager Dylan Haman)**
Reading of the Rules for Public Comment
- ITEM VI. OLD BUSINESS**
A. Water Shortage Response Plan Supporting Documents **(Information)**
B. Water Shortage Response Plan Resolution **(Action)**
- ITEM VII. NEW BUSINESS**
A. Public Hearing 2023-2024 Proposed Budget **(Dylan Haman)**
B. Approval of Project Ordinance R-5826B – Hwy. 109 Sewer Relocation Project **(Action)**
C. R15-M Supporting Documents **(Information)**
D. Recommendation from Planning Board – Proposed Overlay R15-M **(Action)**
E. Dog Ordinance
- ITEM VIII. COMMITTEE REPORTS (Mary Poplin)**
A. Community Garden
- ITEM IX. STAFF REPORTS (Information)**
A. Public Works – Public Works Director Daniel Medley
B. Police Department – Chief Talmedge Legrand
C. Fire Department – Chief Keith Byrd
D. Town Manager Dylan Haman
E. Code Enforcement Report (Information in Packet)
- ITEM X. MAYOR AND COMMISSIONERS REPORT (Information)**
- ITEM XI. CLOSED SESSION (Personnel)**
-Pursuant to NC GS CH. 143 Article 33C-
- ITEM XII. ADJOURNMENT (Action)**



**TOWN OF MOUNT GILEAD
BOARD OF COMMISSIONERS
AGENDA**

**110 West Allenton Street, Mount Gilead, North Carolina, 27306
May 2, 2023**

The Mount Gilead Board of Commissioners met on Tuesday, May 2, 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 Bill Zell, Incoming Town Manager Dylan Haman, 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 7:01 p.m. with a moment of silence and the Pledge of Allegiance.

ITEM II. ADOPTION OF THE AGENDA

Interim Manager Zell asked the Board if we could re-arrange the agenda by moving Item VII – Committee Reports to Item IV and vice versa. The Chairman of the Community Garden had another engagement and needed to leave. Commissioner Covington made a motion to adopt the agenda with noted changes. Commissioner Richardson seconded the motion. Motion carried unanimously.

ITEM III. APPROVAL OF THE MINUTES

- A. April 4, 2023 Regular Meeting Minutes
- B. April 19, 2023 Special Joint Meeting Minutes
- C. April 21, April 22, 2023 Budget Retreat Minutes

Mayor Pro Tem McAuley made ONR motion to adopt all three sets of minutes. Commissioner Richardson seconded the motion. Minutes from April 4, 19, 21 and 22 were all unanimously approved.

ITEM IV. PUBLIC COMMENT

Tim Patterson, 501 N. Pine Street – Mr. Patterson wanted to address the gun issues going on around town. He feels like no one is communicating with the Police Department. He stressed that he heard a large explosion a few nights prior to the meeting. He said no one came out to do anything about it. He and his neighbors hear gunshots all the time and nothing is being done about it. He says we all must start communicating with each other and we have to do better. He is very concerned with the number of guns being held by young adults and teenagers. He said he's scared of living in his neighborhood.

ITEM VI. OLD BUSINESS

None

ITEM VII. NEW BUSINESS

- A. Water Shortage Response Plan Supporting Documents
- B. Water Shortage Response Plan Resolution

Interim Manager Zell asked that Items A and B be tabled until the June 7 meeting because there was a lot of prerequisite work that needed to be done before these items could be voted on.

C. New Water/Sewer Rates for The Next Fiscal Year

Incoming Town Manager Haman and Interim Manager Zell presented two options to the Board that showed the difference in base water rates using a 5% increase and also showed them a 10% increase. The amount of difference was low enough that the Board felt we should go ahead and raise the rates by 10% effective July 1, 2023. This increase stemmed from the 21-22 Financial Report from JB Watson and Co., Inc. that showed a loss in our Enterprise Fund that has been steadily getting worse over the last few years. The auditors recommended that we increase rates to help with the loss. Interim Manager Zell stressed that we may possibly need to do small increases over the next few years to get us on a break even basis. Commissioner Richardson made a motion to approve a 10% water increase across the Board for residential and industrial users.

Commissioner Covington seconded the motion. The vote was not unanimous. Commissioner Lucas voted in opposition of the increase. Motion carried 3-1.

- D. Donation For Montgomery County Babe Ruth Baseball
Incoming Manager Haman presented a letter that was received by Mr. Chris Lucas, Chairman of Babe Ruth Baseball for Montgomery County. The league was asking for a \$500 donation. Even though the Board had approved this annual donation for the current FY 22-23 budget, Haman wanted to bring this to the Board because we had also approved a \$500 donation to the Mount Gilead Dixie Youth league as well. Since we don't have a local Dixie Youth league this year, Haman suggested we use that donation to give a one-time donation of \$1,000 to Babe Ruth rather than the allotted \$500. Commissioner Lucas made a motion to approve the one-time donation. Commissioner Richardson seconded the motion. Motion carried unanimously.

ITEM VII. COMMITTEE REPORTS

- A. Community Garden
Chairman Mary Poplin gave a report of the status of the Community Garden. She says they have done a lot of garden maintenance. Their bean test failed unfortunately but they are hoping for tomatoes, cucumbers, squash, and okra as well as other stuff. They have several workdays coming up if anyone is interested in volunteering. The full report was attached to the Board packet and is available for public viewing at Town Hall.

ITEM VIII. STAFF REPORTS

- A. Staff reports were given by Public Works Director Daniel Medley, Police Chief Talmedge Legrand, Fire Chief Keith Byrd and Interim Manager Bill Zell and were attached to the Board packets. All reports are available at Town Hall for public viewing.

ITEM IX. MAYOR AND COMMISSIONERS REPORT

Commissioner Richardson reminded everyone of May Day coming up on Saturday, May 6. The parade begins at 10 am and the festivities will begin immediately afterward at Highland Community Center until 5 p.m.

ITEM X. ADJOURNMENT

With no more Board business Commissioner Covington made a motion to adjourn the meeting. Commissioner Richardson seconded the motion. The meeting was unanimously adjourned at 8:05 p.m.

Beverly S. Harris, Mayor

Amy C. Roberts, Town Clerk, CMC



TOWN OF MOUNT GILEAD BOARD OF COMMISSIONERS SPECIAL CALLED MEETING MINUTES

110 West Allenton Street, Mount Gilead, North Carolina, 27306
May 26, 2023

The Mount Gilead Board of Commissioners met on Friday, May 26, 2023, at 7:00 p.m. at the Mount Gilead Town Hall, 110 West Allenton St., Mt. Gilead, NC, for a brief Special Called Meeting to approve a Budget Amendment for Parks and Recreation and Water Operations. Present were Mayor Beverly Harris, Mayor Pro Tem Tim McAuley, Commissioners Paula Covington, and Mary Lucas, Town Manager Dylan Haman and Assistant Secretary Mollie Lee in absence of 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 II. ADOPTION OF THE AGENDA

Commissioner Paula Covington made a motion to adopt the agenda with a second from Commissioner Mary Lucas. The agenda was unanimously adopted.

ITEM III. APPROVAL OF THE TOWN MANAGER EMPLOYMENT AGREEMENT

Town Manager Dylan Haman presented the documents showing the Budget VS Actual of both Parks and Recreation and Water Operations. Mr. Haman goes to explain that in Parks and recreation we have gone over in two separate line items. Mr. Haman also states that in order for us to open the pool and be able to have our park program we will have to accept the budget amendment. We went over in water operations with still two months of water payments to make. With knowing we need water Mr. Haman asked the Town Board if they would accept the budget amendment that he is recommending. Commissioner Mary Lucas made a motion to accept the budget amendment as it is written with a second from Commissioner Paula Covington. The motion carried unanimously.

ITEM IV. ADJOURNMENT

With no more Board business, Town Manager Dylan Haman asked the Town Board if they would enter a closed session to talk about a budget issue immediately after the meeting. Commissioner Mary Lucas made a motion that we enter closed session with a second from Commissioner Paula Covington. Motion carried unanimously and closed session started at 7:15 p.m.

Beverly S. Harris, Mayor

Mollie Lee, Assistant Secretary

**Water Shortage Response Plan
Town of Mount Gilead, North Carolina
March 20, 2023**

The procedures herein are written to reduce potable water demand and supplement existing drinking water supplies whenever existing water supply sources are inadequate to meet current demands for potable water.

I. Authorization

The Mount Gilead Town Manager shall enact the following water shortage response provisions whenever the trigger conditions outlined in Section IV are met. In his absence, the Public Works Director will assume this role.

Mr. Dylan Haman
Town Manager
Phone: (910) 439-6687
E-mail: dhaman@mtgileadnc.com

Mr. Daniel Medley
Public Works Director
Phone: (704) 438-8988
E-mail: dmedley@mtgileadnc.com

II. Notification

The following notification methods will be used to inform water system employees and customers of a water shortage declaration: employee e-mail announcements, notices at municipal buildings, notices in water bills and on the Town of Mount Gilead website (<http://www.mtgileadnc.com/>). Required water shortage response measures will be communicated through *The Montgomery Herald*, PSA announcements on local radio and cable stations, and on the Town of Mount Gilead website. Declaration of emergency water restrictions or water rationing will be communicated to all customers by utility bill notification.

III. Levels of Response

Five levels of water shortage response are outlined in the table below. The five levels of water shortage response are: voluntary reductions, mandatory reductions I and II, emergency reductions and water rationing. A detailed description of each response level and corresponding water reduction measures follow below.

Stage	Response	Description
1	Voluntary Reductions	Water users are encouraged to reduce their water use and improve water use efficiency; however, no penalties apply for noncompliance. Water supply conditions indicate a potential for shortage.
2	Mandatory Reductions I	Water users must abide by required water use reduction and efficiency measures; penalties apply for noncompliance. Water supply conditions are significantly lower than the seasonal norm and water shortage conditions are expected to persist.
3	Mandatory Reductions II	Same as in Stage 2
4	Emergency Reductions	Water supply conditions are substantially diminished and pose an imminent threat to human health or environmental integrity.
5	Water Rationing	Water supply conditions are substantially diminished and remaining supplies must be allocated to preserve human health and environmental integrity.

In Stage 1, Voluntary Reductions, all water users will be asked to reduce their normal water use by 5%. Customer education and outreach programs will encourage water conservation and efficiency measures including: irrigating landscapes a maximum of one inch per week; preventing water waste, runoff and watering impervious surfaces; watering plants deeply to encourage root growth; washing only full loads in clothes and dishwashers; using spring-loaded nozzles on garden hoses; and identifying and repairing all water leaks.

In Stage 2, Mandatory Reductions I, all customers are expected to reduce their water use by 10% in comparison to their previous month's water bill. In addition to continuing to encourage all voluntary reduction actions, the following restrictions apply: irrigation is limited to a half inch per week between 8PM and 8AM; outdoor use of drinking water for washing impervious surfaces is prohibited; and all testing and training purposes requiring drinking water (e.g. fire protection) will be limited.

In Stage 3, Mandatory Reductions II, customers must continue actions from all previous stages and further reduce water use by 20% compared to their previous month's water bill. All non-essential uses of drinking water are banned and garden and landscape irrigation must be reduced to the minimum amount necessary for survival. Additionally, in Stage 3, a drought surcharge of 1.5 times the normal water rate applies.

In Stage 4, Emergency Reductions, customers must continue all actions from previous stages and further reduce their water use by 25% compared to their previous months

Water bill. A ban on all use of drinking water except to protect public health and safety is implemented and drought surcharges increase to 2 times the normal water rate.

The goal of Stage 5, Water Rationing, is to provide drinking water to protect public health (e.g. residences, residential health care facilities and correctional facilities). In Stage 5, all customers are only permitted to use water at the minimum required for public health protection. Firefighting is the only allowable outdoor water use and pickup locations for distributing potable water will be announced according to Mount Gilead's Emergency Response Plan. Drought surcharges increase to 5 times the normal water rate.

IV. Triggers

Mount Gilead is provided water solely by purchase from Montgomery County. When Montgomery County declares a water shortage Mount Gilead is required to do so as well. During this time Mount Gilead Utilities Director will stay in close contact with Montgomery County and follow their triggers.

Return to Normal

When water shortage conditions have abated and the situation is returning to normal, water conservation measures employed during each phase should be decreased in reverse order of implementation. Permanent measures directed toward long-term monitoring and conservation should be implemented or continued so that the community will be in a better position to prevent shortages and respond to recurring water shortage conditions.

V. Enforcement

The provisions of the water shortage response plan will be enforced by Town of Mount Gilead personnel and local law enforcement. Violators may be reported to the Town's phone line or the e-mail contact listed on the town's website. Citations are assessed according to the following schedule depending on the number of prior violations and current level of water shortage.

Water Shortage Level	First Violation	Second Violation	Third Violation
Voluntary Reductions	N/A	N/A	N/A
Mandatory Reductions (Stages 2 and 3)	Warning	\$250	Discontinuation of Service
Emergency Reductions	\$250	Discontinuation of Service	No Service Provided After Second Violation.
Water Rationing	\$500	Discontinuation of Service	No Service Provided After Second Violation

Drought surcharge rates are effective in Stages 3, 4 and 5.

VI. Public Comment

Customers will have multiple opportunities to comment on the provisions of the water shortage response plan. First, a draft plan will be available at Town Hall for customers to view. A notice will be included in customer water bill notifying them of such. Also a notice of a draft plan will be published in *The Montgomery Herald* and on the Town of Mount Gilead website. All subsequent revisions to the draft plan will be published at least 30 days prior to an adoption vote by Mount Gilead's Town Commissioners.

VII. Variance Protocols

Applications for water use variance requests are available from the Town of Mount Gilead website and Town Hall. All applications must be submitted to the Town Hall for review by the Town Manager or his/her designee. A decision to approve or deny individual variance requests will be determined within two weeks of submittal after careful consideration of the following criteria: impact on water demand, expected duration, alternative source options, social and economic importance, purpose (i.e. necessary use of drinking water) and the prevention of structural damage. All variances are subject to the following conditions:

- (1) The applicant must sign a compliance agreement on forms provided by the Town of Mount Gilead, approved by the town attorney, and agreeing to use water in the manner and at the times specified by the Town Manager or Public Works Director.*
- (2) Granting of a variance must not cause an immediate significant reduction in the town's water supply.*
- (3) The extreme hardship or need requiring the variance must relate to the health, safety or welfare of the person requesting it.*

(4) The duration of the request is specified in the Variance Application.

(5) The health, safety, and welfare of other persons must not be adversely affected by granting the variance.

VIII. Effectiveness

The effectiveness of the Mount Gilead water shortage response plan will be determined by comparing the stated water conservation goals with observed water use reduction data. Other factors to be considered include frequency of plan activation, any problem periods without activation, total number of violation citations, desired reductions attained and evaluation of demand reductions compared to the previous year's seasonal data.

IX. Revision

The water shortage response plan will be reviewed and revised as needed to adapt to new circumstances affecting water supply and demand, following implementation of emergency restrictions, and at a minimum of every five years in conjunction with the updating of our Local Water Supply Plan. Further, a water shortage response planning work group will review procedures following each emergency or rationing stage to recommend any necessary improvements to the plan to Mount Gilead's Town Commissioners. The Town of Mount Gilead Manager is responsible for initiating all subsequent revisions.



**RESOLUTION 2023-0607-01
WATER SHORTAGE RESPONSE PLAN (WSRP)
DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES, DIVISION OF WATER
RESOURCES**

WHEREAS North Carolina General Statute 143-355 (l) requires that each unit of local government that provides public water service and each large community water system shall develop and implement water conservation measures to respond to drought or other water shortage conditions as set out in a Water Shortage Response Plan and submitted to the Department for review and approval; and

WHEREAS, as required by the statute and in the interests of sound local planning, a Water Shortage Response Plan for The Town of Mount Gilead, has been developed and submitted to the Mount Gilead Board of Commissioners for approval; and

WHEREAS the Mount Gilead Board of Commissioners finds that the Water Shortage Response Plan is in accordance with the provisions of North Carolina General Statute 143-355 (l) and that it will provide appropriate guidance for the future management of water supplies for Town of Mount Gilead, as well as useful information to the Department of Environment and Natural Resources for the development of a state water supply plan as required by statute;

NOW, THEREFORE, BE IT RESOLVED by the Mount Gilead Board of Commissioners that the Water Shortage Response Plan entitled, WSRP dated _____, is hereby approved, and shall be submitted to the Department of Environmental and Natural Resources, Division of Water Resources; and

BE IT FURTHER RESOLVED that the Mount Gilead Board of Commissioners intends that this plan shall be revised to reflect changes in relevant data and projections at least once every five years or as otherwise requested by the Department, in accordance with the statute and sound planning practice.

This the _____ day of _____, 20_____.

Name: _____

Title: _____

Signature: _____

ATTEST:

Town Clerk

(seal)



TOWN OF MOUNT GILEAD

110 West Allenton Street, Mount Gilead, North Carolina, 27306

MEMORANDUM

TO: The Mayor, Board of Commissioners, and Citizens of the Town of Mount Gilead, North Carolina.

FROM: Dylan Haman, Town Manager

SUBJECT: Proposed Budget 2023-2024

Date: May 15, 2023

Attached you will find the proposed budget for 2023-2024. This budget message will be presented to the board and public for their inspection by Friday, May 26, 2023 as required by the state statute.

A public hearing will be held at the June board meeting to receive feedback from the general public regarding the proposed budget. If needed, we can have additional budget work sessions. We are required by the State of North Carolina to have an adopted budget by July 1, 2023.

I would like to thank the Board of Commissioners for the hard work that they have put into this budget process. This year's budget retreat and work sessions gave staff direction for the proposed budget and have been instrumental in the process.

The proposed budget maintains a property tax rate of \$.57 per \$100 dollars of assessed property value. This budget also includes increased revenue from the 10% increase in Water and Sewer rates compared to last year. This year's overall budget is ~1% higher than last year's, primarily due to capital improvements, higher personnel costs, and assumptions based on this year's Consumer Price Index. This budget has the lowest general fund balance appropriation of the last 3 budget cycles.

Please let me know if you have any questions or concerns.

Respectfully Submitted,

Dylan Haman, Town Manager



THE BEST KEPT SECRET IN MONTGOMERY COUNTY.

The Municipal Capital and Operating Budget

Fiscal Year

2023-2024

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TOWN OF MOUNT GILEAD

110 West Allenton Street, Mount Gilead, North Carolina, 27306

MEMORANDUM

May 15, 2023

The Honorable Beverly Harris, Mayor
Members of the Board of Commissioners
Town of Mount Gilead, North Carolina

Mayor Beverly Harris and Members of the Board of Commissioners.

Pursuant to section 159-11 of the North Carolina General Statutes, attached is the proposed operating budget for Fiscal Year 23-24. The Town of Mount Gilead operates two major funds and totals \$3,240,389. I want to thank the Mayor and Board of Commissioners, our management team, and all staff members who have worked diligently to put this budget together. The Town Budget Retreat was a success as a result of a Board that works as a team, and their guidance was critical in developing this budget. Their guidance has driven a budget that meets our day-to-day needs, and also includes funding for much-needed capital expenditures. We are continuing to explore ways in which we can support the goals of the 2040 plan while promoting a strong financial outlook for the town.

A public hearing for the June Board Meeting will be scheduled as required by North Carolina General Statute 159-12. At this time, comments and questions can be received from the general public regarding the proposed budget. A copy of this Budget Message can be found in Town Hall or at the Highland Community Center. The Town Board of Commissioners may have as many budget work sessions as they choose leading up to the adoption deadline of June 30, 2023.

GENERAL FUND:

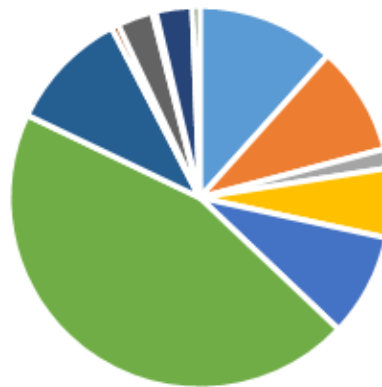
The proposed General Fund Budget is \$1,635,127, a ~5% decrease from the current FY 22-23 budget. The proposed budget is balanced in accordance with North Carolina General Statute 159-8. This budget maintains a property tax rate of \$.57 per \$100 of assessed property value. The General Fund contains the majority of town services, including public safety, street and ground maintenance, administration, parks and recreation, planning and zoning, solid waste disposal, Redevelopment Corporation, cemetery maintenance, governing body expenditures, and library expenditures.

Revenues remain strong in the General Fund. This rate of tax is based on an estimated assessed valuation of \$92,957,368 and an estimated collection rate of 95%. Our Local Sales tax is projected to increase based on assumptions from the North Carolina League of Municipalities to \$277,250. We are projecting moderate increases in State Shared Revenues driven mostly by the Electric Franchise Tax. The Town is also seeing an increase in revenue due to the School

Resource Officer grant that the Board of Commissioners accepted in FY 22-23. Most other revenue projections are similar to Fiscal Year 22-23. These revenue projections utilize conservative assumptions designed to protect the town from the impact of potential economic decline.

Additional operating costs in this year’s General Fund Budget include: a 5% raise for Town employees based on CPI and Montgomery County increases, additional funding for training for the Police Department, and general inflation. Capital expenditures for FY 23-24 total \$182,000 and include state mandated public safety radio improvements, 2 used police vehicles, a used truck for public works, a diesel tank for the Town Fire Department and Public Works. This budget also includes funding to pursue the Park and Recreation Trust Fund Grant to improve Stanback Park. The following chart shows a breakdown of the General Fund expenses by department.

FY 23-24 Budget by Department



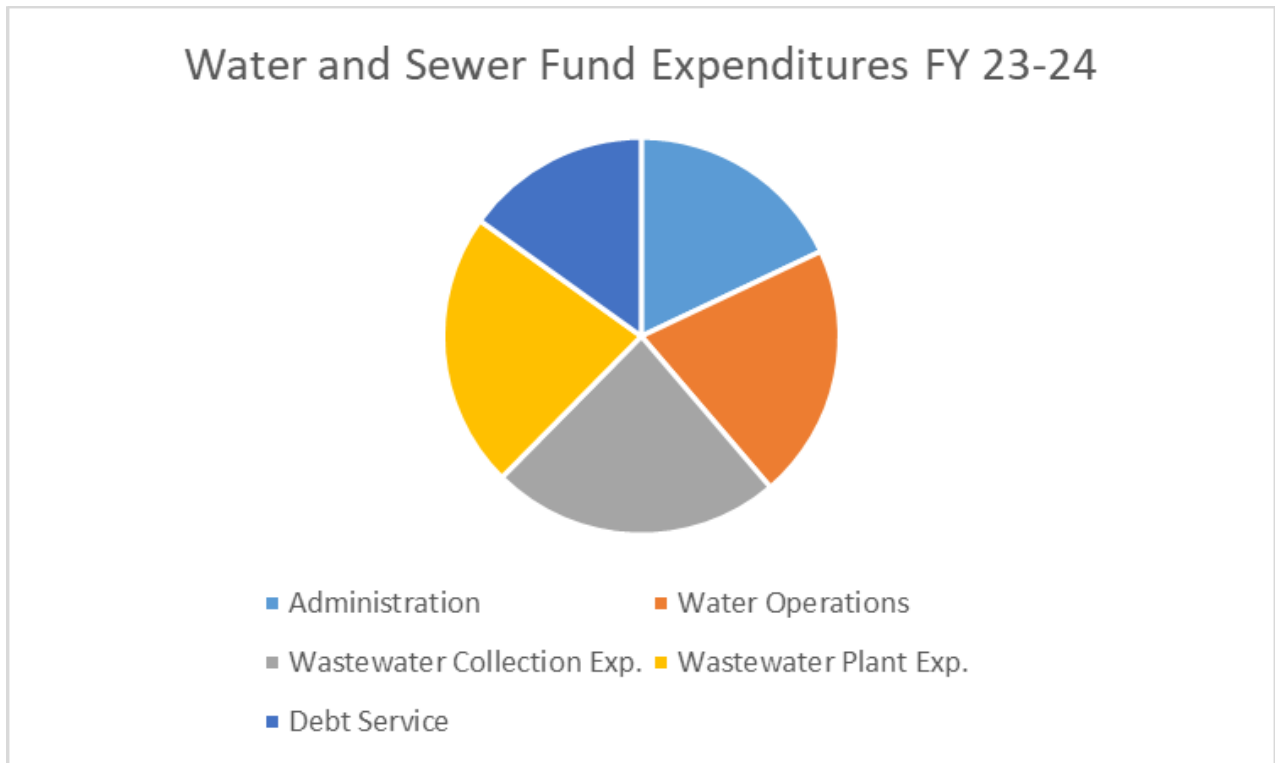
- Administration ■ Streets and Grounds ■ Planning and Zoning
- Solid Waste Disposal ■ Parks and Recs ■ Police Department
- Fire Department ■ Redevelopment Corp ■ Powell Bill
- Cemetary ■ Governing Body Exp. ■ Library

Department heads were asked to identify needs within their respective departments. These items were presented in the budget retreat with the Board of Commissioners. In addition to these requests, we have utilized an incremental budgeting approach. The largest increase in year-over-year expenditures is in the police department, driven primarily by necessary capital purchases including the state mandated improvements to the VIPER radio system and additional funding for hands on training. We had a more modest projected increase in Solid Waste Disposal costs. We have projected similar expenditures for planning and zoning and Powell Bill expenditures. All other general fund expenditures have decreased year-over-year, which has resulted in the lowest fund balance appropriation since 2020.

WATER/SEWER FUND:

The proposed Water and Sewer Fund budget is \$1,605,262; this budget is an increase of ~7% from FY 22-23 as a result of inflation and capital purchases. This Fund is made up of five departments: Administration, Water Operations, Watewater Collections, Wastewater Treatment Plant, and Debt Service. We have allocated ~132,000 of capital expenditures for the Water and Sewer Fund. The chart below breaks down the expenditures of the Water and Sewer Fund by department. Water and Sewer Rates will increase by 10% effective July 1, 2023. It should be noted that the Town of Mount Gilead had a deficit of more than \$100,000 in the Water and Sewer Fund in FY 21-22.

The Town is working to ensure that Water and Sewer assets continue to provide value to residents moving forward by ensuring strong finances in the Fund. The Town is also continuing to explore grant funding opportunities



POWELL BILL EXPENDITURES:

The Town of Mount Gilead accounts for its Powell Bill expenditures in the General Fund, and the proposed Powell Bill expenditures for FY 23-24 is \$50,000. These funds will be used to continue traditional street repaving and repairs. The remaining Powell Bill Fund Balance will be approximately \$60,000. The Powell Bill is funded by the State of North Carolina to assist municipalities with their street-related needs.

SUMMARY

The Town of Mount Gilead Board of Commissioners led staff to create a budget that plans for both present and future needs. The guidance of the Board identified the following needs for this year's budget:

- Financial Stability
- Infrastructure
- Employee Retention
- Recreation Improvements
- Public Safety

We are exploring possibilities for cutting costs and becoming more efficient in everything that we do. We have reduced the General Fund by ~5%. We have increased funding and expenditures in the Water/Sewer Fund by ~7% to ensure that the Town can maintain and improve its most critical infrastructure. The Board has also asked me to build out a recreational use rate structure for the Water/Sewer fund designed to protect residential users from paying more than their fair share of these costs. This rate structure is designed to recouperate monies spent on infrastructure serving recreational customers.

We must keep a close eye on spending throughout this upcoming fiscal year. I will continuously monitor our Budget vs. Actual reports to ensure that spending is in line with this budget. Additionally, we will continue to monitor revenues to ensure that we have enough money to fulfill our obligations, and recommend adjustments to the Board as necessary.

I would like to thank the Town Board for their support through this budget process. Working with a group of Commissioners who are willing to have tough conversations as a team made me optimistic about the future of the Town. The Town Board has helped us identify and solve issues that we encounter as a community. In addition to answering our problems, the Board has shown the utmost respect for taxpayers and their money. Mount Gilead has a bright future that balances quality of life, financial stability, and respect for the Taxpayer.

Also, I would like to thank our management team and staff who have welcomed and supported me throughout this budget process. It is rare to find a management team that is this professional in a small-town environment. We continue to receive positive feedback from our residents regarding our front-line employees and their work. I cannot express enough thanks for all of their hard work and dedication to the Town of Mount Gilead.

I am available for any questions that you may have.

Respectfull Submitted,

Dylan Haman,
Town Manager

THE ORGANIZATION:

BEVERLY A. HARRIS, MAYOR
TIM MCAULEY, MAYOR PRO TEMPORE
PAULA COVINGTON, COMMISSIONER
VERA RICHARDSON, COMMISSIONER
MARY LUCAS, COMMISSIONER

APPOINTED OFFICIALS:

TOWN MANAGER, DYLAN HAMAN
AMY C. ROBERTS, TOWN CLERK
TOWN ATTORNEY, MAX GARNER

STAFF:

LESSIE JACKSON, ENTERPRISE MANAGER
MOLLIE LEE, CUSTOMER SERVICE/ACCOUNTS PAYABLE CLERK
TALMADGE LEGRAND, CHIEF OF POLICE
DANIEL MEDLEY, PUBLIC WORKS DIRECTOR
DONNA MILLS, WASTEWATER TREATMENT PLANT OPERATOR
KEITH BYRD, FIRE CHIEF

MAYOR:

The Mayor is the chief elected official of the Town of Mount Gilead. The Mayor is elected, at large, for a two year term. The Mayor is the presiding officer of the Mount Gilead Town Board. The Mayor votes to break a tie vote and does not have veto power. The Mayor represents the Town at various local, state, and national meetings. The Mayor serves as the Town's chief ambassador, meeting with various dignitaries and business representatives. The Mayor also plays an important role in the development of Mount Gilead's Municipal policy.

BOARD OF COMMISSIONERS:

The Mount Gilead Board of Commissioners is the Legislative Body of the Town of Mount Gilead. The Town Board is comprised of four members. Members of the Town Board are elected at large but must file for election. Two members of the Town Board stand election every two years and are elected to four year terms.

The Town Board appoints the Town Manager and the City Attorney; is responsible for passing all ordinances and resolutions; approves the annual budget; sets the Ad Valorem tax rate; sets utility rates; makes appointments to various boards and committees of the Town; and adopts memorandums, long range plans, policies, and ordinances for the Town.

TOWN MANAGER:

The Town Manager, the Chief Administrative Officer of the Town of Mount Gilead, is appointed by the Town board and serves at its pleasure. The Town of Mount Gilead adopted the Council-Manager form of government in 2004.

The Town Manager provides management control and coordinates all activities of Town Government. The Manager is the administrative head of the Town and sees that the laws of the Town and State are faithfully executed. The Manager attends all meetings of the Town Board, recommends for adoption such measures as they deem pertinent, and makes reports from time to time concerning the affairs of the Town. The Manager is the Chief Budgeting Officer of the Town of Mount Gielad and is responsible for the preparation of the annual budget and represents the Town on various boards, commissions, committees on town, state, and national levels.

TOWN CLERK:

The Town Clerk is appointed by the Town Board and serves at their pleasure. The Clerk keeps the Town's records, gives notices of meetings, and performs various other functions as required by the Town Board and Town Manager. The Clerk prepares the minutes of the governing board and maintains them in a set of full and accurate minute books.

TOWN ATTORNEY:

The Mount Gilead Town Attorney is the chief legal authority of the Town. The Town Attorney is appointed by the Town Board and serves at its pleasure.

The Town Attorney represents the Mayor and Town Board, the Town Manager, and various department supervisors of the Town government. The Town Attorney has the responsibility to advise the Town Board on all legal, procedural, and conduct of meetings. The Attorney represents the Town in all legal matters, personnel hearings, zoning administration, and any civil or criminal court procedure.



TOWN OF MOUNT GILEAD

110 West Allenton Street, Mount Gilead, North Carolina, 27306

MEMORANDUM

BUDGET ORDINANCE:

AN ORDINANCE ESTABLISHING REVENUES AND AUTHORIZING EXPENDITURES FOR FISCAL YEAR 2023-2024 FOR THE TOWN OF MOUNT GILEAD

BE IT ORDAINED by the Mayor and Board of Commissioners of the Town of Mount Gilead:

SECTION 1. The following amounts are hereby appropriated in the General Fund for the operation of the Town Government and its activities for the fiscal year beginning July 1, 2023 and ending June 30, 2024 in accordance with the chart of accounts heretofore established for this Town:

Expenditure	FY 22-23	Recommended FY 23-24	Percent Change
Administration	\$ 199,300	\$ 194,304	97%
Streets and Grounds	190,045	157,800	83%
Planning and Zoning	27,250	27,250	100%
Solid Waste Disposal	95,900	97,400	102%
Parks and Recs	154,343	110,193	71%
Police Department	657,450	749,803	114%
Fire Department	246,119	171,200	70%
Redevelopment Corp	11,000	10,250	93%
Powell Bill	50,000	50,000	100%
Cemetary	8,000	5,000	63%
Governing Body Exp.	54,627	51,527	94%
Library	28,400	10,400	37%
		FY 23-24 Proposed Budget	
EXPENDITURE TOTAL	\$ 1,722,434	\$ 1,635,127	95%

SECTION 2. It is estimated that the following revenues will be available in the General Fund for the Fiscal Year beginning July 1, 2023 and ending June 30, 2024.

Description	FY 23-24 Proposed Budget	
Revenues		
10-300-18 PROPERTY TAX-2019	\$	1,000
10-300-19 PROPERTY TAX-2020		1,000
10-300-20 PROPERTY TAX-2021		3,500
10-300-21 PROPERTY TAX 2022		9,500
10-300-22 PROPERTY TAX 2023		471,460
10-305-10 TAX INTEREST & PENALTIES		5,000
10-309-00 PMT IN LIEU OF TAXES		4,500
10-310-20 PIPED NATURAL GAS TAX DIST		1,530
10-310-21 ELECTRIC FRANCHISE TAX DIST		50,000
10-310-22 TELECOMMUNICATIONS TAX DIST		8,500
10-310-23 VIDEO PROGRAMMING TAX DIST		5,500
10-310-30 ARTICLE 40 SALES TAX DIST		81,000
10-310-31 ARTICLE 42 SALES TAX DIST		47,750
10-310-32 ARTICLE 39 SALES TAX DIST		102,000
10-310-34 ARTICLE 44 *524		46,500
10-312-20 VEHICLE TAX-2021-2022		5,500
10-312-21 VEHICLE TAX 2023		50,000
10-315-10 SOLID WASTE FEES		81,250
10-315-11 SOLID WASTE DISPOSAL TAX DIST		1,000
10-315-15 RENTAL PROPERTY PAYMENTS		4,200
10-315-16 DONATIONS - PARKS & RECREATION		18,000
10-315-20 POOL - PAVILION RESERVATIONS		1,500
10-315-21 POOL - DRINKS/SNACKS		300
10-315-22 POOL - ADMISSION FEES		1,500
10-315-23 POOL - FAMILY MEMBERSHIPS		100
10-315-25 POOL - PARK PROGRAM		1,200

FEES	FY 23-24 Proposed Budget
10-315-27 POOL - PARTY FEES	100
10-315-30 ABC REVENUE	8,107
10-315-31 ABC LAW ENFORCE DIST	5,500
10-315-32 BEER AND WINE LICENSE	100
10-315-34 FESTIVAL REVENUE	8,000
10-315-35 NC OUTDOOR FESTIVAL VENDOR FEES	2,000
10-315-40 CEMETARY PLOT SALES	1,000
10-315-50 REDEVELOPMENT CORP. - RENT	15,000
10-315-70 ALCOHOLIC BEVERAGE TAX DIST	4,750
10-320-20 POWELL BILL FUNDS	40,000
10-320-25 ZONING FEES	1,000
10-320-30 MISCELLANEOUS REVENUE	500

CENTER	FY 23-24 Proposed Budget
10-320-46 DONATIONS - CHRISTMAS PARADE	500
10-330-10 SALES TAX REFUND	22,000
10-330-40 HOLD HARMLESS TAX DIST	98,000
10-340-10 DRUG FUNDS	100
SRO Grant From County	58,531
10-340-25 EQUIPMENT GRANT #1	25,000
10-340-30 POLICE CALENDAR SALES	1,500
10-340-40 POLICE MISCELLANEOUS	3,000
10-340-42 SHOP WITH COP PROGRAM	7,500
10-340-47 POLICE REPORTS	300
10-350-40 COURT FEES	500
10-350-50 FIRE DEPARTMENT GRANT	10,000
10-350-52 FIRE DEPARTMENT RESERVATIONS	300
10-360-10 APPROPRIATED FUND BALANCE	268,049
10-360-20 APPROPRIATED FB-POWELL BILL	50,000
10-399-51 DONATIONS TO FIRE DEPT	500

	FY 23-24 Proposed Budget
REVENUE TOTALS	\$ 1,635,127

SECTION 3. The Following amounts are hereby appropriated to the Water/Sewer Fund for the operation of the water and sewer utilities for the fiscal year beginning July 1, 2023 and ending June 30, 2024, and in accordance with the chart of accounts heretofore approved for the Town.

<u>Expenditure</u>	<u>Recommended</u>
Administration	\$ 297,765
Water Operations	330,981
Wastewater Collection Exp.	377,321
Wastewater Plant Exp.	358,220
Debt Service	240,975
	<u>\$ 1,605,262</u>

SECTION 4. It is estimated that the following revenues will be available in the Water and Sewer Fund for the fiscal year beginning July 1, 2023 and ending June 30, 2024.

Enterprise Fund Revenues	
<u>Description</u>	<u>FY 23-24 Proposed Budget</u>
20-300-05 SEWER COLLECTIONS - COUNTY	\$ 671,000
20-300-10 SEWER COLLECTIONS - TOWN	468,000
20-300-20 SEWER TAP FEES - IN TOWN	5,500
20-300-95 TRANSFER FROM DEBT SEWRVICE FUND	27,250
20-305-20 INVESTMENT INCOME	6,641
20-310-10 WATER SALE REVENUES	220,000
20-310-20 WATER TAP FEES	2,000
20-310-30 RECONNECT FEES	5,000
20-310-40 CONNECTION FEES	5,000
20-310-60 LATE FEES	15,000
20-320-05 NCCMT - INTEREST INCOME	1,500
20-320-10 APPROPRIATED FUND BALANCE	148,371
20-320-30 MISCELLANEOUS	1,000
20-330-00 SEWER TAP FEES - TILLERY TRADI	24,000
20-330-05 SEWER TAP FEES - OUT OF TOWN	5,000
	<u>FY 23-24 Proposed Budget</u>
WATER/SEWER REVENUE TOTALS	<u>\$ 1,605,262</u>

SECTION 5. Special Funds.

21 DEBT SERVICE FUND		As of Third Quarter (March 31, 2023)		
Description	Budget		FY 23-24 Proposed Budget	Percentage Change
TRANSFER FROM WATER SEWER FUND	\$	2,725	\$ 2,725	100%
21 SPECIAL FUND TOTAL		\$	2,725	\$ 2,725 100%
22 DEBT SERVICE FUND		As of Third Quarter (March 31, 2023)		
Description	Budget		FY 23-24 Proposed Budget	Percentage Change
TRANSFER FROM WATER SEWER FUND	\$	27,250	\$ 2,750	100%
22 SPECIAL FUND TOTAL		\$	27,250	\$ 2,750 100%

SECTION 6. Ad Valorem Tax Rate: \$.57 per \$100 valuation of property as listed for tax purposes (No Change).

This rate is based on a total valuation of property for the purposes of taxation of \$92,957,368 and an estimated collection rate of 95%

SECTION 7. Water & Sewer Rates: 10% increase heretofore established.

SECTION 8. The recreational rate structure will take effect July 1, 2023. 1

SECTION 9. The Town Manager shall serve as the Budget Officer.

The Budget officer is hereby authorized to reallocate appropriations within a department, and among the various line accounts not organized by departments, as deemed necessary.

The Budget officer is hereby authorized to make any budget transfers as may be required within each fund, not to exceed ten percent (10%) of the appropriated monies for the department whose allocation is reduced. The Budget Officer is also authorized to recommend allocation of funds remaining in each department, after all bills are paid and prior to closing of the books. Notification of all such transfers shall be made to the Town Board at its next meeting following the date of the transfer.

SECTION 10. Interdepartmental transfer of monies and Governing Body funds, except as noted in section 8 and 10, shall be accomplished by the Board of Commissioners authorizations only.

Utilization of appropriations contained in Appropriations from Fund Balance may be accomplished only with specific approval of the Board of Commissioners.

SECTION 11. This ordinance shall be the basis of the financial plan for the Town of Mount Gilead Municipal Government during the 2023-2024 fiscal year. The Town Manager shall administer and maintain the budget and shall ensure that operating officials are provided guidance and sufficient details to implement their appropriate portion of the budget.

The Administration Department (Finance Officer) shall establish and maintain all records, which are in consonance with this budget ordinance, and the appropriate statutes of the state of North Carolina.¹

SECTION 12. Copies of the Budget Ordinance shall be furnished to the Clerk of the Governing Board and Finance Director to be kept on file by them for their direction in the disbursement of funds.

SECTION 13. Salary adjustments funds resulting from performance evaluations, wage level adjustments or merit increases may be made available beginning with the first payroll in the month of the new Fiscal Year.

For the Fiscal Year 2023-2024, the Town Manager shall be authorized to approve a 5% cost-of-living adjustment for all full-time employees.

TOTAL GROSS BUDGET \$3,240,389

Adopted this 6th day of June, 2023

Attest:

Amy Roberts, Town Clerk

Beverly A. Harris, Mayor

¹ The Recreational rate classification shall apply to any service connection made to recreational vehicles, which means any motor vehicle or trailer mounted on, towed by, or capable of being towed by another vehicle which includes living quarters. This classification includes, but is not limited to, motorhomes, camper vans, coaches, caravans, fifth-wheel trailers, popup campers, and truck campers. This Recreational structure shall not apply to any structure certified as a manufactured home by the United States Department of Housing and Urban Development.

2023-2024 RECOMMENDATIONS/HIGHLIGHTS

General Fund \$

- Tax Rate - \$.57/\$100 of valuation (No increase)
- Total General Fund Budget - \$1,635,127
- Property Tax Revenue - \$471,600
- Sales Tax Revenue - \$277,250
- Replace 3 vehicles - \$90,000 (buying used, but improvements from current vehicles)
- Allot \$90,000 to Police Department for Capital.
- Allot \$82,000 to Fire Department for Capital
- Funding for Park Plan
- General Fund Balance Available - \$827,297.95 (as of 05/04/2023)
- ARPA Funds Remaining - \$363,952.48 (as of 05/04/2023)
- Powell Bill Funds Remaining - \$68,736.91 (as of 05/04/2023)
- Ladder Truck Escrow Funds - \$177,087.53 (as of 05/04/2023)

Water and Sewer Fund \$

- 10% rate increase takes effect on July 1, 2023
- Total Water/Sewer Budget - \$1,605,262
- Recreational rate structure takes effect on July 1, 2023 (tentative to adoption)
- Allot \$330,981 to Water Operations as follows:
- Allot \$377,321 to Wastewater Collections as follows:
- Allot \$358,220 to Wastewater Plant as follows:
- Allot \$286,675 to Administration as follows:
- Allot \$240,975 to Debt Service as follows:
- Water/Sewer Fund Balance Available - \$1,424,252.33
- Tillery Sewer Account - \$124,955.22

GENERAL FUND REVENUES FY 23-24

Description	FY 23-24 Proposed Budget	
Revenues		
10-300-18 PROPERTY TAX-2019	\$	1,000
10-300-19 PROPERTY TAX-2020		1,000
10-300-20 PROPERTY TAX-2021		3,500
10-300-21 PROPERTY TAX 2022		9,500
10-300-22 PROPERTY TAX 2023		471,460
10-305-10 TAX INTEREST & PENALTIES		5,000
10-309-00 PMT IN LIEU OF TAXES		4,500
10-310-20 PIPED NATURAL GAS TAX DIST		1,530
10-310-21 ELECTRIC FRANCHISE TAX DIST		50,000
10-310-22 TELECOMUNICATIONS TAX DIST		8,500
10-310-23 VIDEO PROGRAMMING TAX DIST		5,500
10-310-30 ARTICLE 40 SALES TAX DIST		81,000
10-310-31 ARTICLE 42 SALES TAX DIST		47,750
10-310-32 ARTICLE 39 SALES TAX DIST		102,000
10-310-34 ARTICLE 44 *524		46,500
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10-315-11 SOLID WASTE DISPOSAL TAX DIST		1,000
10-315-15 RENTAL PROPERTY PAYMENTS		4,200
10-315-16 DONATIONS - PARKS & RECREATION		18,000
10-315-20 POOL - PAVILION RESERVATIONS		1,500
10-315-21 POOL - DRINKS/SNACKS		300
10-315-22 POOL - ADMISSION FEES		1,500
10-315-23 POOL - FAMILY MEMBERSHIPS		100
10-315-25 POOL - PARK PROGRAM		1,200

FEES	FY 23-24 Proposed Budget
10-315-27 POOL - PARTY FEES	100
10-315-30 ABC REVENUE	8,107
10-315-31 ABC LAW ENFORCE DIST	5,500
10-315-32 BEER AND WINE LICENSE	100
10-315-34 FESTIVAL REVENUE	8,000
10-315-35 NC OUTDOOR FESTIVAL VENDOR FEES	2,000
10-315-40 CEMETARY PLOT SALES	1,000
10-315-50 REDEVELOPMENT CORP. - RENT	15,000
10-315-70 ALCOHOLIC BEVERAGE TAX DIST	4,750
10-320-20 POWELL BILL FUNDS	40,000
10-320-25 ZONING FEES	1,000
10-320-30 MISCELLANEOUS REVENUE	500

CENTER	FY 23-24 Proposed Budget
10-320-46 DONATIONS - CHRISTMAS PARADE	500
10-330-10 SALES TAX REFUND	22,000
10-330-40 HOLD HARMLESS TAX DIST	98,000
10-340-10 DRUG FUNDS	100
SRO Grant From County	58,531
10-340-25 EQUIPMENT GRANT #1	25,000
10-340-30 POLICE CALENDAR SALES	1,500
10-340-40 POLICE MISCELLANEOUS	3,000
10-340-42 SHOP WITH COP PROGRAM	7,500
10-340-47 POLICE REPORTS	300
10-350-40 COURT FEES	500
10-350-50 FIRE DEPARTMENT GRANT	10,000
10-350-52 FIRE DEPARTMENT RESERVATIONS	300
10-360-10 APPROPRIATED FUND BALANCE	268,049
10-360-20 APPROPRIATED FB-POWELL BILL	50,000
10-399-51 DONATIONS TO FIRE DEPT	500

	FY 23-24 Proposed Budget
REVENUE TOTALS	\$ 1,635,127

General Fund Expenditures FY23-24:

Description	FY 22-23	FY 23-24 Proposed Budget	Percentage Change
10-400-02 SALARIES	\$ 74,000	\$ 79,864	108%
10-400-03 ANNUAL BONUS	4,250	800	19%
10-400-04 FICA	6,000	6,200	103%
10-400-06 RETIREMENT	8,700	10,500	121%
10-400-08 GROUP HEALTH INS	10,550	10,550	100%
10-400-09 401K MATCH	3,700	4,000	108%
10-400-14 TRAVEL/TRAINING	6,000	5,000	83%
10-400-15 CAR ALLOWANCE	2,100	1,950	93%
10-400-18 DUES/SUBSCRIPTIONS	1,800	1,500	83%
10-400-22 SUPPLIES	4,500	3,000	67%
10-400-23 EQUIPMENT < \$5000	5,000	1,000	20%
10-400-26 CONTRACTED SERVICES	4,000	6,840	171%
10-400-28 TELEPHONE/POSTAGE	6,000	5,500	92%
10-400-30 UTILITIES	5,500	5,500	100%
10-400-32 PRINTING/ADVERTISING	600	500	83%
10-400-34 BUILDING/GROUNDS MAINTENANCE	10,000	3,000	30%
10-400-40 PROFESSIONAL FEES/SRV CHG	8,000	10,000	125%
10-400-54 INSURANCE/BONDS	23,000	23,500	102%
10-400-58 EQUIPMENT RENTAL	3,600	3,600	100%
10-400-74 MISCELLANEOUS	1,500	1,000	67%
10-400-80 WORKERS COMPENSATION	10,500	10,500	100%

	Budget	FY 23-24 Proposed Budget	Percentage Change
ADMINISTRATION EXPENDITURE TOTALS	\$ 199,300	\$ 194,304	97%

Description	Budget	FY 23-24 Proposed Budget	Percentage Change
10-450-02 SALARIES	\$ 33,000	\$ 41,250	125%
10-450-03 ANNUAL BONUS	2,020	500	25%
10-450-04 FICA	2,525	3,200	127%
10-450-06 RETIREMENT	3,700	5,400	146%
10-450-08 GROUP HEALTH INS	5,900	7,100	120%
10-450-09 401K MATCH	1,400	2,100	150%
10-450-22 SUPPLIES	10,000	10,000	100%
10-450-24 AUTO SUPPLIES	1,000	1,750	175%
10-450-25 VEHICLE MAINTENANCE	5,000	5,000	100%
10-450-26 GASOLINE	7,000	7,000	100%
10-450-30 UTILITIES	24,000	24,000	100%
10-450-32 PRINTING/ADVERTISING	500	500	100%
10-450-33 MAINT SUPPLIES/EQUIP < \$5,000	7,000	5,000	71%
10-450-35 MAINTENANCE	15,000	15,000	100%
10-450-38 MTG BEAUTIFICATION EXPENSE	10,000	5,000	50%
10-450-56 CAPITAL OUTLAY EQUIPMENT	50,000	10,000	20%
10-450-74 MISCELLANEOUS	2,000	5,000	250%
10-450-75 CHRISTMAS PREPARATIONS	10,000	10,000	100%

	Budget	FY 23-24 Proposed Budget	Percentage Change
STREETS AND GROUNDS EXPENDITURE TOTALS	\$ 190,045	\$ 157,800	83%

Description	Budget	FY 23-24 Proposed Budget		Percentage Change
10-460-22 SUPPLIES		\$500	\$500	100%
10-460-32 PRINTING/ADVERTISING		750	750	100%
10-460-46 CONTRACTED SERVICES		18,000	18,000	100%
10-460-80 DEMOLITION/REMOVAL		8,000	8,000	100%

	Budget	FY 23-24 Proposed Budget		Percentage Change
PLANNING/ZONING EXP. TOTALS		\$27,250	\$27,250	100%

Description	Budget	FY 23-24 Proposed Budget		Percentage Change
10-470-44 SOLID WASTE DISPOSAL	\$	79,900	\$ 79,900	100%
10-470-50 YARD DEBRIS/BULK GOODS DISPOSAL		16,000	17,500	109%

	Budget	FY 23-24 Proposed Budget		Percentage Change
SOLID WASTE DISPOSAL EXPENDITURES	\$	95,900	\$ 97,400	102%

Description	Budget	FY 23-24 Proposed Budget		Percentage Change
10-500-03 POOL WORKER SALARIES	\$	45,000	\$ 45,000	100%
10-500-04 FICA		3,443	3,443	100%
10-500-14 TRAINING/CERTIFICATIONS		2,000	1,000	50%
10-500-20 UNIFORMS		1,000	500	50%
10-500-22 SUPPLIES		8,000	7,000	88%
10-500-23 SNACKS/CONCESSIONS		750	750	100%
10-500-28 TELEPHONE/POSTAGE		500	500	100%
10-500-30 UTILITIES		12,000	13,000	108%
10-500-32 PRINTING/ADVERTISING		500	500	100%
10-500-33 EQUIPMENT <\$5000		3,000	2,000	67%
10-500-34 MAINTENANCE		7,000	7,000	100%
10-500-38 PARK PROGRAM EXPENSE		1,500	1,500	100%
10-500-39 TENNIS COURT EXPENSE		52,000	-	0%
10-500-40 NC OUTDOOR FESTIVAL EXPENSE		15,150	16,000	106%
10-500-56 CAPITAL OUTLAY EQUIPMENT		-	-	-
10-500-74 MISCELLANEOUS		1,000	1,000	100%
10-500-75 CONTRACTED SERVICES		-	10,000	-
10-500-76 MISCELLANEOUS RECREATION		1,500	1,000	67%

	Budget	FY 23-24 Proposed Budget		Percentage Change
Parks/Recreation Expenditures	\$	154,343	\$ 110,193	71%

Description	Budget		FY 23-24 Proposed Budget	Percent Change
10-550-01 OVERTIME	\$	18,500	\$ 10,500	57%
10-550-02 SALARIES		357,000	375,030	105%
10-550-03 ANNUAL BONUS		21,050	3,200	15%
10-550-04 FICA		27,000	28,690	106%
10-550-05 RESERVE OFFICERS PAY		12,000	12,000	100%
10-550-06 RETIREMENT		42,000	50,000	119%
10-550-08 GROUP HEALTH INS		59,000	59,000	100%
10-550-09 401K MATCH		18,000	18,750	104%
10-550-10 HOLIDAY PAY		10,000	5,000	50%
10-550-14 TRAVEL/TRAINING		1,000	5,000	500%
10-550-20 UNIFORMS		3,000	3,000	100%
10-550-22 SUPPLIES		5,000	5,000	100%
10-550-23 EQUIPMENT		6,500	6,500	100%
10-550-24 AUTO SUPPLIES		1,500	2,000	133%
10-550-25 VEHICLE MAINTENANCE		8,440	10,000	118%
10-550-26 GASOLINE		15,000	16,000	107%
10-550-28 TELEPHONE/POSTAGE		5,500	5,500	100%
10-550-30 UTILITIES		6,000	6,000	100%
10-550-32 PRINTING/ADVERTISING		500	500	100%
10-550-34 BUILDING/GROUNDS MAINTENANCE		5,000	3,000	60%
10-550-35 SAFETY PROGRAM		500	500	100%
10-550-36 COMMUNITY EVENT EXPENSE		633	633	100%
10-550-38 SHOP WITH A COP EXPENSE		7,327	7,000	96%
10-550-40 SOFTWARE SUPPORT		4,500	4,500	100%
10-550-42 CONTRACTED SERVICES		500	500	100%
10-550-53 DUES/SUBSCRIPTIONS		1,000	1,000	100%
10-550-56 CAPITAL OUTLAY		-	90,000	-
10-550-59 APPLICANT PROCESSING		500	500	100%
10-550-60 EQUIPMENT GRANT		20,000	20,000	100%
10-550-74 MISCELLANEOUS		500	500	100%
	Budget		FY 23-24 Proposed Budget	Percent Change
Police Department Expenditures	\$	657,450	\$ 749,803	114%

Description	Budget		FY 23-24 Proposed Budget	Percentage Change
10-600-02 SALARIES	\$	17,500	\$ 20,000	114%
10-600-04 FICA		1,339	-	-
10-600-06 RETIREMENT		3,000	3,000	100%
10-600-08 ACCIDENT & HEALTH POLICY		3,000	3,000	100%
10-600-10 A D & D INSURANCE		500	500	100%
10-600-18 DUES/SUBSCRIPTIONS		500	600	120%
10-600-22 SUPPLIES		1,000	500	50%
10-600-24 AUTO SUPPLIES		-	500	-
10-600-25 VEHICLE MAINTENANCE		5,000	5,000	100%
10-600-26 GASOLINE		5,000	4,500	90%
10-600-28 TELEPHONE/POSTAGE		600	600	100%
10-600-30 UTILITIES		6,000	6,000	100%
10-600-34 BUILDING/GROUNDS MAINTENANCE		36,000	10,000	28%
10-600-42 CONTRACTED SERVICES		12,000	10,000	83%
10-600-56 CAPITAL OUTLAY		69,680	32,000	46%
10-600-60 ESCROW TRUCK FUND		35,000	50,000	143%
10-600-72 ANNUAL BANQUET		5,000	5,000	100%
10-600-74 MISCELLANEOUS		10,000	-	0%
10-600-75 DOI GRANT MATCH		-	15,000	-
100 Year Celebration			5,000	-
	Budget		FY 23-24 Proposed Budget	Percentage Change
Fire Department Expenditure Totals	\$	246,119	\$ 171,200	70%

Description	Budget		FY 23-24 Proposed Budget	Percentage Change
10-630-20 OPERATIONS	\$	10,000	\$ 9,500	95%
10-630-74 MISCELLANEOUS		1,000	750	75%
	Budget		FY 23-24 Proposed Budget	Percentage Change
Redevelopment Expenditure Totals	\$	11,000	\$ 10,250	93%

Description	Budget		FY 23-24 Proposed Budget	Percentage Change
10-650-15 STREET MAINTENANCE	\$	50,000	\$ 50,000	100%
	Budget		FY 23-24 Proposed Budget	Percentage Change
Powell Bill Expenditure Totals	\$	50,000.0	\$ 50,000.0	100%

Description	Budget		FY 23-24 Proposed Budget	Percentage Change
10-700-15 BUILDING/GROUNDS MAINTENANCE	\$	7,000	\$ 4,000	57%
10-700-30 UTILITIES	\$	500	\$ 500	100%
10-700-74 MISCELLANEOUS	\$	500	\$ 500	100%
	Budget		FY 23-24 Proposed Budget	Percentage Change
CEMETARY EXPENDITURE TOTALS	\$	8,000	\$ 5,000	63%

Description	Budget	FY 23-24 Proposed Budget	Percentage Change
10-800-02 SALARIES	\$ 9,360.00	\$ 9,360.00	100%
10-800-04 FICA	717	717	100%
10-800-09 ELECTION EXPENSE	-	5,000	-
10-800-14 TRAVEL/TRAINING	1,000	1,000	100%
10-800-18 DUES/SUBSCRIPTIONS	1,600	2,000	125%
10-800-22 SUPPLIES	1,000	750	75%
10-800-32 PRINTING/ADVERTISING	2,500	2,000	80%
10-800-40 PROFESSIONAL FEES/SRV CHG	6,000	6,000	100%
10-800-41 ATTORNEY FEES	2,500	2,500	100%
10-800-42 AUDIT FEES	13,000	12,000	100%
10-800-57 MISCELLANEOUS	3,000	1,000	33%
10-800-80 FACADE GRANT	2,000	1,000	100%
10-800-81 CONTRIBUTION - RED CROSS	500	500	100%
10-800-82 CONTRIBUTION-CHRISTMAS PARADE	1,150	1,150	100%
10-800-84 CONTRIBUTION-PIEDMONT TRIAD COUNCIL	550	550	100%
10-800-85 CONTRIBUTIONS-HIGHLAND CTR	2,000	2,000	100%
10-800-87 CONTRIBUTIONS-HIGHLAND SUMMER	1,000	1,000	100%
10-800-89 CONTRIBUTION - DIXIE YOUTH/ BABE RUTH LEAGUES	1,000	1,000	100%
10-800-92 CONTRIBUTION - COMM. APPEARANCE (CATB) BOARD	1,500	-	-
10-800-93 CONTRIBUTION - PARKS AND REC COMMITTEE	2,250	-	-
10-800-94 CONTRIBUTIONS - MT. G FOOD PANTRY/2ND HARV FD BANK	1,500	1,500	100%
10-800-95 CONTRIBUTION-SOCCER TEAM	500	500	100%

	Budget	FY 23-24 Proposed Budget	Percentage Change
Governing Body Expenditure Totals	\$ 54,627.00	\$ 51,527.00	98%

Description	Budget	FY 23-24 Proposed Budget	Percentage Increase (Decrease)
10-850-10 CONTRIBUTIONS - LIBRARY	4400	4400	100%
10-850-15 BUILDING/GROUNDS MAINTENANCE	20000	2000	10%
10-850-30 UTILITIES	4000	4000	100%

	Budget	FY 23-24 Proposed Budget	Percentage Change
Library Expenditures	\$ 28,400.00	\$ 10,400.00	37%

FY 23-24 Proposed Budget			
EXPENDITURE TOTAL	\$ 1,722,434	\$ 1,635,127	95%

WATER/SEWER FUND REVENUES FY 23-24:

Enterprise Fund Revenues

Description	<u>FY 23-24 Proposed Budget</u>	
20-300-05 SEWER COLLECTIONS - COUNTY	\$	671,000
20-300-10 SEWER COLLECTIONS - TOWN		468,000
20-300-20 SEWER TAP FEES - IN TOWN		5,500
20-300-95 TRANSFER FROM DEBT SEWRVICE FUND		27,250
20-305-20 INVESTMENT INCOME		6,641
20-310-10 WATER SALE REVENUES		220,000
20-310-20 WATER TAP FEES		2,000
20-310-30 RECONNECT FEES		5,000
20-310-40 CONNECTION FEES		5,000
20-310-60 LATE FEES		15,000
20-320-05 NCCMT - INTEREST INCOME		1,500
20-320-10 APPROPRIATED FUND BALANCE		148,371
20-320-30 MISCELLANEOUS		1,000
20-330-00 SEWER TAP FEES - TILLERY TRADI		24,000
20-330-05 SEWER TAP FEES - OUT OF TOWN		5,000
		<u>FY 23-24 Proposed Budget</u>
WATER/SEWER REVENUE TOTALS	\$	1,605,262

WATER/SEWER FUND EXPENDITURES FY 23-24:

20 - Administration Expense Description	As of Third Quarter (March 31, 2023)		FY 23-24 Proposed Budget		Percentage Increase (Decrease)
	Budget		Budget		
20-400-02 SALARIES	\$	110,000	\$	120,000	109%
20-400-03 ANNUAL BONUS		6,600		800	12%
20-400-04 FICA		8,415		9,200	109%
20-400-06 RETIREMENT		12,700		15,500	122%
20-400-08 GROUP HEALTH INS		17,500		17,500	100%
20-400-09 401K MATCH		5,600		6,000	107%
20-400-12 INSURANCE-BONDS		28,000		25,575	91%
20-400-15 CAR ALLOWANCE		-		1,950	-
20-400-16 TRAVEL/TRAINING		4,000		4,000	100%
20-400-20 UNIFORMS		1,000		1,000	100%
20-400-22 SUPPLIES		5,000		5,000	100%
20-400-23 EQUIPMENT < \$5000		8,800		1,000	11%
20-400-28 TELEPHONE/POSTAGE		7,000		7,000	100%
20-400-30 UTILITIES		4,500		4,500	100%
20-400-32 PRINTING/ADVERTISING		500		500	100%
20-400-34 BUILDING/GROUNDS MAINTENANCE		10,000		9,500	95%
20-400-40 PROFESSIONAL FEES/ SRV CHG		18,000		21,500	119%
20-400-59 EQUIPMENT RENTAL		3,000		3,000	100%
20-400-73 AUDIT FEES		18,000		18,000	100%
20-400-74 MISCELLANEOUS		1,500		1,000	67%
20-400-76 DUES/SUBSCRIPTIONS		3,000		2,500	83%
20-400-80 CTY MONITOR PAYMENT		11,650		11,650	100%
Workers Comp		-		10,500	-
EXPENDITURE TOTALS	Budget		FY 23-24 Proposed Budget		Percentage Increase (Decrease)
	\$	284,765	\$	297,175	104%

20 - Wastewater Collection Expenditures	As of Third Quarter (March 31, 2023)			
Description	Budget	FY 23-24 Proposed Budget	Percentage Change	
20-415-02 SALARIES	65,000	82,581	127%	
20-415-03 ANNUAL BONUS	3,890	640	16%	
20-415-04 FICA	4,900	6,350	130%	
20-415-06 RETIREMENT	7,300	10,750	147%	
20-415-08 GROUP HEALTH INS	11,800	14,500	123%	
20-415-09 401K MATCH	3,200	4,200	131%	
20-415-14 TRAVEL/TRAINING	1,000	1,000	100%	
20-415-20 UNIFORMS	5,000	5,000	100%	
20-415-22 SUPPLIES	50,549	50,000	99%	
20-415-23 EQUIPMENT < \$5000	3,000	3,000	100%	
20-415-24 AUTO SUPPLIES	1,000	1,000	100%	
20-415-25 VEHICLE MAINTENANCE	4,000	4,000	100%	
20-415-26 MAINTENANCE SUPPLIES	3,000	3,000	100%	
20-415-28 TELEPHONE/POSTAGE	3,000	3,000	100%	
20-415-29 GASOLINE	12,500	13,000	104%	
20-415-30 UTILITIES	35,000	35,000	100%	
20-415-35 SAFETY PROGRAM	300	300	100%	
20-415-36 EQUIPMENT MAINTENANCE	31,728	30,000	95%	
20-415-37 TWIN HARBOR MATINENANCE	30,000	30,000	100%	
20-415-40 PROFESSIONAL FEES/SRV CHG	1,500	1,000	67%	
20-415-48 FINES/PENALTIES/FEES	1,000	1,000	100%	
20-415-53 DUES/SUBSCRIPTIONS	3,000	2,000	67%	
20-415-56 CAPITAL OUTLAY EQUIPMENT	4,152	10,000	241%	
20-415-74 MISCELLANEOUS	30,000	20,000	67%	
20-415-75 COUNTY SEWER COLLECTION FEES	16,000	16,000	100%	
20-415-76 CONTRACTED SERV	30,193	30,000	99%	
	<u>Budget</u>	<u>FY 23-24 Proposed Budget</u>	<u>Percentage Change</u>	
EXPENDITURE TOTALS	362,012	377,321	104%	

20 - Wastewater Plant Expenditures		As of Third Quarter (March 31, 2023)		
Description	Budget	FY 23-24 Proposed Budget	Percentage Change	
20-420-02 SALARIES	55,200	57920	105%	
20-420-03 ANNUAL BONUS	3,160	300	9%	
20-420-04 FICA	4,223	4500	107%	
20-420-06 RETIREMENT	6,200	7500	121%	
20-420-08 GROUP HEALTH INS	7,400	7500	101%	
20-420-09 401K MATCH	2,800	2900	104%	
20-420-14 TRAVEL/TRAINING	1,500	1,500	100%	
20-420-20 LAB EQUIPMENT/INSTRUMENTS	-	3,000	-	
20-420-22 SUPPLIES	10,000	13,000	130%	
20-420-23 EQUIPMENT < \$5000	1,200	1200	100%	
20-420-25 VEHICLE MAINTENANCE	2,000	1,500	75%	
20-420-26 MAINTENANCE SUPPLIES	3,000	3,000	100%	
20-420-28 TELEPHONE/POSTAGE	1,000	700	70%	
20-420-29 GASOLINE	5,000	4,000	80%	
20-420-30 UTILITIES	60,000	60000	100%	
20-420-34 BUILDING/GROUNDS MAINTENANCE	3,000	6,500	217%	
20-420-35 SAFETY PROGRAM	100	200	200%	
20-420-36 EQUIPMENT MAINTENANCE	15,000	20,000	133%	
20-420-40 PROFESSIONAL FEES/SRV CHG	5,000	1000	20%	
20-420-44 SOLID WASTE DISPOSAL	5,000	5000	100%	
20-420-53 DUES/SUBSCRIPTIONS	3,500	3500	100%	
20-420-55 CAPITAL OUTLAY	32,000	80,000	250%	
20-420-56 CAPITAL OUTLAY EQUIPMENT	48,152	32,000	66%	
20-420-66 LAGOONS	12,000	12,000	100%	
20-420-68 SLUDGE	2,000	2,000	100%	
20-420-72 LABORATORY FEES	20,000	20000	100%	
20-420-76 FINES/PENALTIES/FEES	2,000	2000	100%	
20-420-77 CONTRACTED SERVICES	4,315	5500	127%	
	Budget	FY 23-24 Proposed Budget	Percentage Change	
EXPENDITURE TOTALS	314750	358220	114%	

20 - Water Operations		As of Third Quarter (March 31, 2023)		
Description	Budget		FY 23-24 Proposed Budget	Percentage Increase (Decrease)
20-410-02 SALARIES	\$	65,000	\$ 82,581	127%
20-410-03 ANNUAL BONUS		3,890	1,000	26%
20-410-04 FICA		4,900	6,350	130%
20-410-06 RETIREMENT		7,300	10,750	147%
20-410-08 GROUP HEALTH INS		11,800	14,500	123%
20-410-09 401K MATCH		3,200	4,200	131%
20-410-14 TRAVEL/TRAINING		1,000	1,000	100%
20-410-20 UNIFORMS		5,000	5,000	100%
20-410-22 SUPPLIES		10,000	14,000	140%
20-410-23 EQUIPMENT < \$5000		5,100	5,000	98%
20-410-24 AUTO SUPPLIES		0	1,500	-
20-410-25 VEHICLE MAINTENANCE		5,000	6,000	120%
20-410-32 PRINTING/ADVERTISING		1,000	1,000	100%
20-410-34 BLDGS/GROUNDS MAINTENANCE		1,000	2,000	200%
20-410-35 SAFETY PROGRAM		600	600	100%
20-410-36 EQUIPMENT MAINTENANCE		2,000	4,000	200%
20-410-40 PROFESSIONAL FEES/SRV CHG		500	500	100%
20-410-46 WATER PURCHASE FOR RESALE		122,000	122,000	100%
20-410-53 DUES/SUBSCRIPTIONS		2,000	2,000	100%
20-410-56 CAPITAL OUTLAY		4,152	10,000	241%
20-410-74 MISCELLANEOUS		0	2,000	-
20-410-75 CONTRACTED SERVICES		38,900	35,000	90%

	Budget		FY 23-24 Proposed Budget	Percentage Increase (Decrease)
EXPENDITURE TOTALS		294342	330,981.00	112%

20 - Debt Service		As of Third Quarter (March 31, 2023)		
Description	Budget		FY 23-24 Proposed Budget	Percentage Change
20-900-80 DEBT SERV PRINC WWTP	\$	163,000	\$ 163,000	100%
20-900-81 DEBT SERV INT WWTP		21,000	21,000	100%
20-900-90 DEBT SERV PRINC-WATER MAIN PROJECT		12,000	12,000	100%
20-900-91 DEBT SERV INT-WATER MAIN PROJECT		15,000	15,000	100%
20-900-95 TRANSFER TO FUND 22		2,725	2,725	100%
20-900-96 TRANSFER TO FUND 21		27,250	27,250	100%

	Budget		FY 23-24 Proposed Budget	Percentage Change
EXPENDITURE TOTALS	\$	240,975	\$ 240,975	100%

	Budget		FY 23-24 Proposed Budget	Percentage Change
EXPENDITURE TOTALS	\$	1,496,845	\$ 1,605,262	107%

CAPITAL OUTLAY FY 23-24

General Fund Capital Outlay

1 Administration	\$	-
2 Streets and Grounds	\$	10,000
3 Planning and Zoning	\$	-
4 Solid Waste Disposal	\$	-
5 Parks and Recreation	\$	-
6 Police Department	\$	90,000
7 Fire Department	\$	82,000
8 Redevelopment Corp	\$	-
9 Governing Body	\$	-
10 Library	\$	-

Total	\$	182,000
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Water/Sewer Fund Capital Outlay

1 Administration	\$	-
2 Wastewater Collectio	\$	10,000
3 Water	\$	10,000
4 WWTP	\$	112,000

Total	\$	132,000
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GLOSSARY OF TERMS

**** ABC Law Enforcement:** By contract with the ABC Board, the Mount Gilead Police Department enforces the ABC Statutes in the corporate limits for a fee.

**** ABC Revenue:** A portion of the profits from the operation of the Mount Gilead Alcohol Beverage Control System.

****Ad Valorem Levy:** Revenue accounts showing taxes paid on real property and personal property, to include property of public service companies allocated by the Ad Valorem Tax Division of the State Department of Revenue.

****Appropriation Fund Balance:** The amount of fund balance appropriated as a revenue for a given fiscal year to offset operating expenses that exceed current revenue.

****Bond:** A written promise to pay a specified sum on money (principal) as a specific future date, along with periodic interest payments paid at a specified percentage of the principal.

**** Budget Message:** The opening section of the budget that provides the Town Board and the public with a general summary of the most important aspects of the budget, and the views and recommendations of the Town Manager.

****Capital Expense:** Expenditures available for the acquisition of capital assets, including the cost of land, buildings, permanent improvements, machinery, large tools and equipment.

**** Debt Service:** The Town's obligation to pay the principal and interest of all bonds and other debt instruments according to a pre-determined payment schedule.

****Depreciation:** The process of estimating and recording the lost usefulness, expired useful life, or diminution of service from a capital asset that cannot or will not be restored by repair and must be replaced. The cost of the capital asset's lost usefulness is the depreciation or the cost to the reserve to replace the item at the end of its useful life.

****Enterprise Fund:** A type of fund that accounts for governmental operations that are financed and operated in a manner similar to private business enterprises. It is financed primarily from charges to users for services provided. Included in this category is the Water and Sewer Fund.

****FICA:** The Social Security and Medicare tax governed by the Social Security Administration which is paid by the city based on a percentage of employees' wages.

****General Fund:** A type of governmental fund used to account for operations of the Town, which are not accounted for in the enterprise fund. The primary sources of revenue for this fund are property taxes and state-shared revenues.

****Local Sales & Use Tax:** A tax levied on the taxable sales of all final goods. The State of North Carolina levies a sales tax and allows counties to levy an additional sales tax amount. Montgomery County levies a sales tax and distributes the proceeds on a

****Miscellaneous:** Authorized expenses or revenues which are not otherwise defined.

****Payment in Lieu of Taxes:** Money transferred from an enterprise fund or an outside non-profit agency into the General Fund. The principle underlying such transfers is that the city would have received the equivalent amount in taxes had the service been provided by a private firm.

****Powell Bill Street Allocation:** Funding from State-shared gasoline tax which is restricted for use on maintenance of local streets and roads.

****Prior Year Taxes:** Collection of delinquent taxes and to record discoveries.

****Retirement:** The Town's contribution to the North Carolina Local Government Employees' Retirement System which is based on a percentage of Employees' wages.

****SRO:** School Resource Officer.

****Training and Business Expense:** Department expense for training, travel, mileage, and other business expenses authorized by the Personnel Policy.

WATER/SEWER RATES: Effective July 1, 2023

WATER GALLONS Residential, Recreational and Institutional	In-Town	Out-of-Town
0 Gallons (Base Rate)	\$8.28	\$15.05
Consecutive System Agreement – Montgomery County Monitor Assessment Fee	\$1.62	\$1.62
Cost 1 to 1,000 Gallons	\$6.46 per 1,000	\$11.40 per 1,000
Cost 1,001 to 2,000 Gallons	\$6.46 per 1,000	\$11.40 per 1,000
Cost 2,001 to 3,000 Gallons	\$7.01 per 1,000	\$11.40 per 1,000
Cost 3,001 to 4,000 Gallons	\$7.12 per 1,000	\$11.40 per 1,000
Cost 4,001 to 5,000 Gallons	\$7.23 per 1,000	\$11.40 per 1,000
Cost Greater than 5,000 Gallons	\$7.34 per 1,000	\$11.40 per 1,000

WATER GALLONS Commercial and Industrial	In-Town	Out-of-Town
0 Gallons (Base Rate) Commercial	\$11.00	\$15.05
0 Gallons (Base Rate) Industrial	\$16.00	\$15.05
Consecutive System Agreement – Montgomery County Monitor Assessment Fee	\$1.62	\$1.62
Cost 1 to 1,000 Gallons	\$6.46 per 1,000	\$11.40 per 1,000
Cost 1,001 to 2,000 Gallons	\$6.46 per 1,000	\$11.40 per 1,000
Cost 2,001 to 3,000 Gallons	\$7.01 per 1,000	\$11.40 per 1,000
Cost 3,001 to 4,000 Gallons	\$7.12 per 1,000	\$11.40 per 1,000
Cost 4,001 to 5,000 Gallons	\$7.23 per 1,000	\$11.40 per 1,000
Cost Greater than 5,000 Gallons	\$7.34 per 1,000	\$11.40 per 1,000

SEWER GALLONS Residential and Institutional	In-Town
0 Gallons (Base Rate)	\$11.88
Cost 1 to 1,000 Gallons	\$8.04 per 1,000
Cost 1,001 to 2,000 Gallons	\$8.04 per 1,000
Cost 2,001 to 3,000 Gallons	\$8.04 per 1,000
Cost 3,001 to 4,000 Gallons	\$8.04 per 1,000
Cost 4,001 to 5,000 Gallons	\$8.11 per 1,000
Cost Greater than 5,000 Gallons	\$8.25 per 1,000

SEWER GALLONS Recreational	In-Town
0 Gallons (Base Rate)	\$13.88
Cost 1 to 1,000 Gallons	\$10.04 per 1,000
Cost 1,001 to 2,000 Gallons	\$10.04 per 1,000
Cost 2,001 to 3,000 Gallons	\$10.04 per 1,000
Cost 3,001 to 4,000 Gallons	\$10.04 per 1,000
Cost 4,001 to 5,000 Gallons	\$10.11 per 1,000
Cost Greater than 5,000 Gallons	\$10.25 per 1,000

SEWER GALLONS Commercial and Industrial	In-Town
0 Gallons (Base Rate)	\$16.00
Cost 1 to 1,000 Gallons	\$8.04 per 1,000
Cost 1,001 to 2,000 Gallons	\$8.04 per 1,000
Cost 2,001 to 3,000 Gallons	\$8.04 per 1,000
Cost 3,001 to 4,000 Gallons	\$8.04 per 1,000
Cost 4,001 to 5,000 Gallons	\$8.11 per 1,000
Cost Greater than 5,000 Gallons	\$8.25 per 1,000

SEWER GALLONS Residential, Institutional, and Commercial	Out-of-Town
0 to 2,000 Gallons	\$36.96 minimum
Cost per additional 1,000 Gallons	\$9.35 per 1,000

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² The Recreational rate classification shall apply to any service connection made to recreational vehicles, which means any motor vehicle or trailer mounted on, towed by, or capable of being towed by another vehicle which includes living quarters. This classification includes, but is not limited to, motorhomes, camper vans, coaches, caravans, fifth-wheel trailers, popup campers, and truck campers. This Recreational rate shall not apply to any structure certified as a manufactured home by the United States Department of Housing and Urban Development.

SEWER GALLONS Recreational	Out-of-Town
0 to 2,000 Gallons	\$40.00 minimum
Cost per additional 1,000 Gallons	\$11.35 per 1,000

SEWER GALLONS Industrial	Out-of-Town
0 Gallons (Base Rate)	\$20.90
Cost per 1,000 Gallons	\$16.36 per 1,000

LATE FEE APPLIED AFTER 5TH OF MONTH	\$15.00
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FEE SCHEDULE (CHANGES IN RED):

SOLID WASTE FEE	\$13.00	\$12 per additional can
SOLID WASTE ONLY CUSTOMERS GENERATION FEE -\$12.00	LATE FEE: \$3.00	REDELIVERY FEE: \$5.00

Water/Sewer Connection Fees	IN-TOWN	OUT-OF-TOWN
Water and Sewer Connection Fees/No reduction for Water Only	\$100.00	\$100.00
Re-Connection Fee – If water is disconnected for non-payment.	\$100.00	\$100.00
Meter Tampering	\$250.00	\$250.00
Hydrant Tampering Fee	\$750.00	\$750.00
Water tap ¾ Inch	\$1200.00	\$1500.00
Water Tap 1 Inch	\$1750.00	\$2250.00
Sewer Tap	\$1500.00	\$6000.00

Note: Connections crossing streets and/or sidewalks require additional man hours, work, fill dirt, gravel and asphalt re-paving. The Town Must add a minimum charge of \$850, plus any additional fees applicable to the listed tap fee to cover additional costs.

Note: Residential or commercial taps requiring larger meters than specified herein will be priced at cost.

Cemetery Plots	In-Town	Out-Of-Town
(See the Code of Ordinances for Cemetery Regulations)	\$500.00	\$1,000.00

ADMINISTRATIVE FEES	AMOUNT
Zoning Permit	\$40
Sign Permit	\$40
Zoning Verification Letter	\$35
Full Copy of Any Ordinance or Plan	\$30
Subdivision, Minor	\$50+\$10 per lot
Subdivision, Major	\$100+\$10 per lot
Mobile Home Park	\$300
Telecommunications Tower Permit	\$50
Zoning Variance	\$400
Rezoning	\$300
Change in Code of Ordinances	\$300
Special Use Permit	\$300
Zoning Decision Appeal	\$300
Zoning Ordinance Change	\$300
Administrative Review (initial meeting)	\$300
Administrative Review (Additional Hourly)	\$35 per hour
Consulting Engineering Review Fee	Incurred by Town

Code Enforcement Fee	Incurred by Town
Copies	\$.07 per page
Fax	\$2.00 per page
Returned Check/ACH	\$35

PARK/FACILITY FEES	AMOUNT
Fire Station Rental	\$100
Pool Entry	\$3
Pool Family, In Town	\$100 family of 4
Pool Family, Out of Town	\$200 family of 4
Pool Rental, Two Hours (under 50)	\$100
Pool Rental Two Hours (Over 50)	\$120 (Covers additional guard)
Pool Rental Three Hours (under 50)	\$125
Pool Rental Three Hours (Over 50)	\$155 (Covers additional guard)
Park Program	\$20
Pavilion, In Town	\$50 (Half deposit, half fee)
Pavilion, Out of Town	\$100 (Half deposit, half fee)

OFFENSES & MISCELLANEOUS PROVISIONS		
CIVIL CITATIONS (General Violation)	First Citation	\$50.00
	Second Citation	\$100.00
	Third and Subsequent citation	\$200.00
Parking Violations	Initial Violation	\$25.00
	Subsequent Violations	\$50.00
Golf Cart Registration Fee	Annually	\$50.00
False Alarm Fee	First offense	\$50.00
	Second offense	\$100.00
	Third and subsequent offense	\$200.00

Violation of this section shall be punishable by a fine of fifty dollars (\$50.00)

Adopted, this 6th day of June 2023.

Effective, the 1st day of July 2023.

Signature: _____
 Beverly A. Harris, Mayor

FY 23-24 FEE SCHEDULE CHANGES WITH EXPLANATION:

- I. Recreational Use Rate Structure:
 - a. The Recreational rate classification shall apply to any service connection made to recreational vehicles, which means any motor vehicle or trailer mounted on, towed by, or capable of being towed by another vehicle which includes living quarters. This classification includes, but is not limited to, motorhomes, camper vans, coaches, caravans, fifth-wheel trailers, popup campers, and truck campers. This Recreational rate shall not apply to any structure certified as a manufactured home by the United States Department of Housing and Urban Development.
 - b. Protecting residential, industrial, and institutional customers from unfair costs associated with the maintenance of infrastructure serving recreational facilities, campgrounds, and recreational vehicle parks.
 - c. Recreational vehicles present unique operational and maintenance requirements, increased strain on sewer infrastructure, and increased maintenance demand compared to connections to permanent or affixed dwelling units.
 - d. Operational differences in construction between sewer connections made to recreational vehicles and sewer connections to permanent dwellings justify establishing a separate rate classification for these types of connections.
- II. We are spending more on Solid Waste Disposal than we are collecting in fees.
- III. Reconnection Fee: Increase based on Recommendation from Enterprise/Utility Billing Manager (Lessie Jackson). Costs for gasoline and payroll to administer disconnect/reconnect have also increased.
- IV. Water/Sewer Tap changes
 - a. Recommendation based on expected need in consultation with the Director of Public works.
 - b. Water and Sewer Tap costs have increased faster than general CPI (inflation).
- V. Administrative Review Hourly: adjusted to be in line with cost.
- VI. Copies: Raised \$.01 per page due to inflation.
- VII. Civil Citations (General Offense): Based on request from The Mount Gilead Police Department to have set fine schedule.
- VIII. Parking Violations: Based on request from The Mount Gilead Police Department to have a set fine schedule.
- IX. False Alarm Fee: Based on request from The Mount Gilead Police Department to have a set fine schedule.



TOWN OF MOUNT GILEAD

110 West Allenton Street, Mount Gilead, North Carolina, 27306

MEMORANDUM

Special Events Funded in Full or In Part by the Town of Mount Gilead

A Day in The Park	May
May Day	May
Park Program	June, July, August
Fall Festival on Main Street	October
Mount Gilead Christmas Parade	December
National Night Out	August
Other Events as needed	Year-Round



A photo from the Fall Festival

Town of Mount Gilead, North Carolina
Capital Project Ordinance
NC Hwy 109 Force Main Relocation (R-5826B)

BE IT ORDAINED by the Governing Board of the Town of Mount Gilead, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance is hereby adopted:

Section 1: The Project authorized is an NCDOT roadway widening project (5-5826B) and involves the relocation of approximately 400 feet of existing 8” sewer force main. The design and relocation costs of the force main will be paid for 100% by NCDOT.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the board resolution, loan documents and the budget contained herein.

Section 3: The following amounts are appropriated for the project:

Engineering Design and Permitting	\$	7,220
Total Appropriations	\$	7,220

Section 4: The following revenues are anticipated to be available to complete this project:

NCDOT	\$	7,220
Total Revenues	\$	7,220

Section 5: The Finance Officer is hereby directed to maintain within the capital project fund sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations.

Section 6: Funds may be advanced from the General Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

Section 7: The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and on the total grant/loan revenues received or claimed.

Section 8: The budget officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

Section 9: Copies of this Capital Project Ordinance shall be furnished to the clerk to the Governing Board, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

Adopted this ____ day of _____ 2023.

(SEAL)

Attest: _____

Amy C. Roberts, Town Clerk

Beverly A. Harris, Mayor

May 26, 2023

RE: **NEIGHBORHOOD INFORMATION MEETING (NIM) – REZONING FACT SHEET**

FACT SHEET:

The Town of Mount Gilead is creating a new general use zoning district which would allow for manufactured housing as a principal use of property. The purpose of this FACT SHEET is to provide basic facts and answer questions associated with the proposal for residents:

1. When we talk about housing, what types of housing units really are there?

From a practical standpoint, housing units can be broken down into the following categories:

- a. Stick built residence: A residence is built on the site where it will occupy on a permanent foundation meeting the provisions of the State of North Carolina residential building code;
- b. Modular residence: A residence built in a factory and transported to the site where it will occupy and placed on a permanent foundation. The structure is also built in accordance with the provisions of the State of North Carolina residential building code and is classified as a 'stick-built' residence for permitting purposes;
- c. Manufactured home: A prefabricated residence built in a factory and rests on a permanent chassis, transported and installed on either a temporary or permanent foundation on the home site, and constructed according to the U.S. Department of Housing and Urban Development (HUD) standards passed in 1976.

2. Where does the Town currently allow for Manufactured Housing units?

Under the current Zoning Ordinance, manufactured housing is permitted within the Town as follows:

- a. Class A Manufactured Homes¹ – Permitted within the RA general use zoning² district as a permitted use of property subject to approval of a zoning permit by Town staff.
- b. Manufactured Home Park – Permitted for development with the issuance of a Special Use Permit within the R-6 general use zoning district.

This term is defined in Appendix A of the Ordinance as: A development site, whether a single parcel or multiple contiguous parcels, containing spaces leased or intended to be leased for occupancy by manufactured homes used as residential dwellings regardless of whether such homes are provided as part of the lease and including all uses accessory to the residential use.

Development of a manufactured home park is subject to the development standards contained in Section 9.50 of the Ordinance.

3. Why is the Town considering an ordinance amendment creating a new zoning district?

Recently, the Town has been working with a local property owner who has been trying to locate a manufactured residence on her property within the R-15 general use zoning district off Forest Hill Village Road. There are numerous existing manufactured housing units in this neighborhood, and the property owner believed they would not have an issue securing permission to local a new unit on their property.

Unfortunately, manufactured housing units are not permitted for development within the R-15 general use zoning district. Current staff are not able to permit the location of the manufactured home on the parcel. The applicant is, understandably, frustrated and requested assistance from both staff and the Town Board to address the matter.

At its February 7, 2023, regular meeting, the Town Board of Commissioners directed staff to investigate possible solutions to address the matter.

This culminated in a recommendation that the Town amend the current Zoning Ordinance to create a new zoning district, which would allow for manufactured housing units.

4. Again, why are we doing this?

State law does not permit local government from prohibiting manufactured housing units within their communities. Staff is concerned the lack of available RA zoned

¹ A manufactured home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies specific criteria as established in appendix A Definitions of the Ordinance.

² There are almost no parcels currently zoned RA within the Town's planning jurisdiction at the writing of this memorandum allowing for the development of manufactured housing units.

property could be construed as a default prohibition on manufactured housing within the community.

Staff also believes the current lack of available locations for manufactured housing within the Town is inconsistent with the adopted Comprehensive Plan.

5. What is this new district?

Staff has recommended creating a new district based on the existing R-15 general use zoning district. The new district would be referred to as R-15M or Single-family residential manufactured housing general use zoning.

6. What are the differences between the current R-15 district and the new R-15M district?

The only difference between the 2 districts is that the R-15M district will allow for Manufactured Class A housing as a permitted use as well as Manufactured Home Parks through the review and approval of a Special Use Permit in accordance with the current provisions of the Ordinance. All other permitted uses would be the same.

Manufactured Home Parks would no longer be permitted within the R-6 general use zoning district if this amendment is approved.

7. Where is the Town considering applying this new R15M zoning district?

Parcels off Forest Hill Village Road where there are several existing manufactured housing units.

8. Will the change in zoning mean I could not locate a stick-built or modular home on my property if I choose to?

The short answer is no. Stick-built and/or modular homes are permitted for development in the R-15M general use zoning district. The only thing that will change is residents will have the option of being able to locate a manufactured home on an undeveloped parcel of property with the approval of a Zoning Compliance permit in accordance with the Town of Mount Gilead Zoning Ordinance if the amendment is adopted, and the property is rezoned.

9. Will the extension of the new zoning district affect my property taxes?

There should be no impact on your property values due to the extension/application of the new R-15M general use zoning district.

10. Won't the location of manufactured housing units in my neighborhood impact my property values?

As there are existing manufactured housing units already in the area, staff do not anticipate a major impact on local property values.

11. What is the process of extending the R-15M zoning district onto the property off Forest Hill Village Road?

In accordance with the Zoning Ordinance, the Planning Board reviews and makes a recommendation to the Town Board on the Ordinance amendment as well as the proposed change to the Zoning Map.

The Town Board will schedule a LEGISLATIVE HEARING to review the request.

This LEGISLATIVE HEARING will have to be advertised in accordance with local and State law including:

- An ad in the local newspaper advertising the date, time, and location of the hearing,
- Notifications sent to impacted property owners of the pending zoning change informing them of the date, time, and location of the hearing,
- Signage being posted in the area advertising the date, time, and location of the hearing.

12. Is this a done deal?

No. This is why the Town Board is required to hold a LEGISLATIVE HEARING to solicit community feedback and comments on the proposal.

13. What happens to existing manufactured homes in the area?

Nothing. Existing residences are legally established. The Town has no legal authority to require property owners to do anything with existing manufactured homes.

14. If I want to replace an existing manufactured home after this Ordinance is adopted, what happens then?

You would have to apply for a Zoning Compliance Permit and abide by all applicable standards including meeting required setbacks from property and ensuring you comply with required underpinning standards (i.e., all manufactured homes must have permanent underpinning installed underneath the structure per Town standards).

15. If this Ordinance is not adopted, could I still replace my manufactured home?

It would be difficult for you to do that as manufactured housing units are not permitted by the Town under the current Ordinance.

The nonconforming section of the Zoning Ordinance does provide some leeway for a property owner to have some flexibility to replace nonconforming structures damaged during storm events, but it will be difficult for a property owner to replace a damaged/destroyed manufactured home given current regulations.

16. Do I have a say in my neighbor being able to place a manufactured home on their property if the Overlay District is extended?

No. Manufactured housing would be permitted subject to the issuance of a Zoning Compliance permit by Town staff if property is rezoned to the new R-15M general use zoning designation.

There would be no ability for adjacent property owners to request denial of a proposal to locate a manufactured home next to them. This is the same for current development (i.e., you are unable to prevent your neighbor from developing their property for residential purposes by placing a single-family stick-built or modular dwelling unit on their property under the current R-15 zoning designation).

If you have any questions, please contact staff via email at mharvey@nfocusplanning.org.

§ 160D-910. Manufactured homes.

(a) The General Assembly finds that manufactured housing offers affordable housing opportunities for low- and moderate-income residents of this State who could not otherwise afford to own their own home. The General Assembly further finds that some local governments have adopted zoning regulations that severely restrict the placement of manufactured homes. It is the intent of the General Assembly in enacting this section that local governments reexamine their land-use practices to assure compliance with applicable statutes and case law and consider allocating more residential land area for manufactured homes based upon local housing needs.

(b) For purposes of this section, the term "manufactured home" is defined as provided in G.S. 143-145(7).

(c) A local government may not adopt or enforce zoning regulations or other provisions that have the effect of excluding manufactured homes from the entire zoning jurisdiction or that exclude manufactured homes based on the age of the home.

(d) A local government may adopt and enforce appearance and dimensional criteria for manufactured homes. Such criteria shall be designed to protect property values, to preserve the character and integrity of the community or individual neighborhoods within the community, and to promote the health, safety, and welfare of area residents. The criteria shall be adopted by ordinance.

(e) In accordance with the local government's comprehensive plan and based on local housing needs, a local government may designate a manufactured home overlay district within a residential district. Such overlay district may not consist of an individual lot or scattered lots but shall consist of a defined area within which additional requirements or standards are placed upon manufactured homes.

(f) Nothing in this section shall be construed to preempt or supersede valid restrictive covenants running with the land. The terms "mobile home" and "trailer" in any valid restrictive covenants running with the land shall include the term "manufactured home" as defined in this section.

(g) A local government may require by ordinance that manufactured homes be installed in accordance with the Set-Up and Installation Standards adopted by the Commissioner of Insurance; provided, however, a local government shall not require a masonry curtain wall or masonry skirting for manufactured homes located on land leased to the homeowner. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2021-117, s. 6(a).)

PLANNING BOARD RECOMMENDATION:

PART 1 - NONCONFORMITIES:

3.6 ADDITIONAL REQUIREMENTS FOR MANUFACTURED HOME PARKS Nonconformities Associated with Manufactured Homes.

(A) Manufactured Home Parks:

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(1) Nonconforming manufactured home parks may not be expanded or increased in size which shall include adding spaces to the park. Expansion shall include adding additional manufacturing home spaces, additional manufacturing housing units, additional land area, or additional support structures/amenities. Expansion shall not include any modification or expansion to utility systems to address public health or safety issues including notices of violation or correction issued by appropriate State agencies.¹

Expansion shall only be permitted with the park being brought into compliance with applicable standards, and issuance of all required permits required under, this Ordinance.

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(B) Replacement of One Manufactured Home with Another Manufactured Home in an Established Manufactured Housing Park. Such replacement shall be permitted provided that:

(1) New dimensional nonconformities are not created in accordance with Section 9.50 of this Ordinance.

(2) The replacement manufactured home is constructed to the United States Department of Housing and Urban Development (HUD) standards.

(3) The replacement home is placed in the same location as the original home, and

(4) Such replacement occurs within 365 days of the removal of the original manufactured home. In all other situations, replacement shall be prohibited.

Manufactured home spaces in nonconforming manufactured home parks which are vacated (that is, the manufactured home is removed) shall be permitted to have new manufactured homes set up in the vacated spaces.²

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(C) Replacement of One Manufactured Home with Another Manufactured Home in Areas Other Than a Lawfully Established Manufactured Housing Park. Such replacement shall be permitted provided that:

(1) New dimensional nonconformities are not created.

(2) The replacement manufactured home is constructed to the United States Department of Housing and Urban Development (HUD) standards.

¹ The Town does not want to inadvertently create a situation where a park owner cannot expand/fix a utility system to address a failing septic system or water system thereby creating a public health hazard for parking residents or surrounding residents. Further, if a park owner is placed under a notice of correction by a State agency to address a public health hazard dealing with utility issues, the Town does not want to inadvertently be seen as an impediment.

² The Town needs to establish a reasonable time limit with respect to 'when' the replacement can occur.

- (3) The replacement home is placed in the same general location as the original home.
- (4) The replacement home conforms to the development standards listed in Section 9.48 of this Ordinance, and
- (5) Such replacement occurs within 365 days of the last day of occupancy of the original manufactured home. In instances where a replacement home exceeds the external dimensions of the original home, the external dimensions of the replacement home shall not be considered a non-conformity provided the home does not encroach into any required minimum yard other than such area of encroachment existing under the original home. In all other situations, replacement shall be prohibited.³

~~Manufactured homes that move into a vacant space within a nonconforming manufactured home park as permitted in section (B) above shall meet all of the additional conditions for manufactured homes within a manufactured home park outlined in Section 9.50.~~

(D) Temporary Use of Manufactured Housing. Nothing within this section shall be construed as regulating or restricting the temporary use of manufactured housing as defined within this Ordinance or regulated in accordance with the provisions of Section 9.49 of the Ordinance.

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³ The Town cannot require a single property owner to rezone their property to the newly recommended general zoning district (R-15M) just to replace an existing manufactured home. That would be impractical. Having said that, staff is proposing to establish a reasonable time limit with respect to 'when' the replacement can occur. If the manufactured home is not replaced within 365 days from removal (i.e., one year), it cannot be replaced. The property owner can only redevelop the property in accordance with applicable standards (i.e., consistent with the zoning designation of the property). If after one year, the only way a manufactured home could be replaced on the property would be for the property owner to petition to have the parcel rezoned to R-15M.

PART 2 –ARTICLE 4 ZONING DISTRICTS

4.1 ZONING DISTRICTS ESTABLISHED.

(B) Districts Named.

District Abbreviation District Name

- R-A & R-A-CD** Residential Agricultural District
- R-15 & R-15-CD** Low/Moderate Density Single-Family Residential District
- R-15M Low/Moderate Density Single-family Residential District (permits Manufactured Housing)
- R-8 & R-8-CD** Medium Density Residential District
- R-6 & R-6-CD** High Density Residential District
- OI & OI-CD** Office Institutional District
- CB & CB-CD** Central Business District
- GB & GB-CD** General Business District
- NB & NB-CD** Neighborhood Business District
- I & I-CD** Industrial District
- LD-CD** Lakeside Development Conditional District.

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4.2 GENERAL DISTRICTS.

(D) LOW/MODERATE DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (R-15 and R-15-CD)

The R-15 Low/Moderate Density Single-Family Residential District is primarily intended to provide land for low to moderate density single-family detached dwellings with an overall maximum density between two (2) and three (3) dwelling units per acre. Public facilities, including public water and sewer and public roads are generally available. Residential developments dependent upon septic tank systems for sewage disposal will occur at sufficiently low densities to insure a healthful environment.

The R-15M district is a comparable parallel district allowing for the development of Manufactured Housing units at established densities noted above. Allowable land uses, which include the aforementioned Manufactured Housing units, dimensional requirements, and development standards are consistent with all other standards associated with the general R-15 general use zoning district as established within this Ordinance.

4.4 DIMENSIONAL REQUIREMENTS.

Table 1. General Requirements for Residential Development

Districts	Minimum Lot Area in square feet	Required Additional Lot Area per additional dwelling unit (in sq. ft.)	Minimum Lot Width (in ft.)	Required Front Setback (in ft.)	Required Side Setback (in ft.)	Required Rear Setback (in ft.)	Maximum Building Height (in ft.)
R-A	40,000 ³	4	100 ¹	40	15 ²	30	35
R-15/R-15M	15,000/20,000 ³	4	100 ¹	35	12 ²	30	35
R-8	8,000/20,000 ³	5	80 ¹	35	12 ²	12	35
R-6	6,000/20,000 ³	5	60 ¹	25	12 ²	25	35
OI	6,000/20,000 ³	5	60	25	10 ²	25	35
CB	6,000	5	25	-	-	-	-
GB	-	-	-	-	-	-	-
NB	-	-	-	-	-	-	-
I	-	-	-	-	-	-	-
LD-CD	20,000	-	6	6	6	6	6

Table 2. General Requirements for Non-Residential Development

Districts	Minimum Lot Area in square feet ⁴	Minimum Lot Width (in ft.)	Required Front Setback (in ft.)	Required Side Setback (in ft.)	Required Rear Setback (in ft.)	Maximum Building Height (in ft.)
R-A	40,000 ⁴	100	40	15 ²	30	35
R-15/R-15M	15,000/20,000 ⁴	100	35	12 ²	30	35
R-8	8,000/20,000 ⁴	80	35	12 ²	30	35
R-6	6,000/20,000 ⁴	60	25	12 ²	25	35
OI	6,000/20,000 ⁴	60	25	10 ²	25	35
CB	None	25	None	None ⁵	None ⁵	50
GB	20,000 ⁴	75	25	None ⁵	15 ⁶	35
NB	10,000 ⁴	75	25	None ⁵	15 ⁶	35
I	43,560 ⁴	100	25 ⁷	15 ⁸	25	50 ³
LD-CD	9	10	10	10	10	10

4.5 TABLE OF PERMITTED USES.

The following table lists uses permitted in each zoning district by 1) issuance of a zoning permit from the Zoning Administrator with or without conditions, and 2) issuance of a special use permit (abbreviated SUP in the legend at the top of the table) from the Board of Commissioners. The table also denotes which districts certain uses are not permitted and where the uses permitted within an overlay district are determined by the uses permitted in the underlying district. For the purposes of interpreting the table, the zoning districts are abbreviated as listed in 4.1 (B) and are repeated as follows:

District Abbreviation	District Name
R-A & R-A-CD	Residential Agricultural District
R-15, R-15M & R-15-CD	
R-15M CD	Low/Moderate Density Single-Family Residential District
R-8 & R-8-CD	Medium Density Residential District
R-6 & R-6-CD	High Density Residential District
OI & OI-CD	Office Institutional District
CB & CB-CD	Central Business District
GB & GB-CD	General Business District
NB & NB-CD	Neighborhood Business District
I & I-CD	Industrial District
LD-CD	Lakeside Development Conditional District

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PART 3 - TABLE OF PERMITTED USES:

Uses												
X = Permit from Zoning Administrator S = SUP from Board of Commissioners X/C = Permit from Zoning Administrator; use must meet additional conditions “-“ = not permitted U = Uses determined by underlying zoning district	R-A	R-15	<u>R-15M</u>	R-8	R-6	O-I	CB	GB	NB	I	LD-CD	Additional Conditions

Agricultural Uses	X	-										
Agricultural Industry	X	X	=	-	-	-	-	-	-	X	-	
Agriculture, bona-fide farms, including processing or sale of products grown on the same zoning lot, excluding agricultural industry	X	-	=	-	-	-	-	-	-	X	-	9.96
Agriculture implement sale, repair, rental or storage	S	-	=	-	-	-	-	X	-	X	-	
Animal Feeder/Breeder Operations	X	-	=	-	-	-	-	-	-	S	-	9.8
Forestry Nursery	X	X	X	-	-	-	-	-	-	X	-	
Forestry Operations	X	X/C	X/C	X	X	X	-	-	-	X	-	
Plant Nurseries & Greenhouses				-	-	-	-	X	-	X	-	9.64

Uses												
X = Permit from Zoning Administrator	R-A	R-15	R-15M	R-8	R-6	O-I	CB	GB	NB	I	LD-CD	Additional Conditions
S = SUP from Board of Commissioners												
X/C = Permit from Zoning Administrator; use must meet additional conditions												
"-" = not permitted												
U = Uses determined by underlying zoning district												

Commercial Uses													
Commercial Uses													
Adult Establishments	-	-	..	-	-	-	-	X/C	-	-	-	9.4	
Amusements, Commercial, Indoor	-	-	..	-	-	-	-	X	S	-	-	9.6	
Amusements, Commercial, Outdoor	S	-	..	-	-	-	-	-	-	S	-	9.7	
Automatic Teller Machine	-	-	..	-	-	X	X	X	X	X	X		
Banking and Financial Services	-	-	..	-	-	X	X	X	X	X	-		
Bed and Breakfast Establishments	S	S	S	S	S	X/C	X/C	X/C	X/C	X/C	X	9.13	Formatted: Centered, Space Before: 3 pt, After: 3 pt
Boat Sales, Service, and Leasing	-	-	..	-	-	-	-	-	-	-	X		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Boat Storage Facilities, Indoors	-	-	..	-	-	-	-	X	-	-	X		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Boat Storage Facilities, Outdoors	-	-	..	-	-	-	-	-	-	-	X		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Broadcast Studios (radio and television)	-	-	..	-	-	-	-	X	-	X	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Building Materials Supply	-	-	..	-	-	-	-	X	-	X	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Car Wash, automatic	-	-	..	-	-	-	-	X	-	X	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Car Wash, full service	-	-	..	-	-	-	-	X	-	X	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Car Wash, industrial	-	-	..	-	-	-	-	-	-	X	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Car Wash, self-service	-	-	..	-	-	-	-	X	-	X	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Club, Private	-	-	..	-	-	-	X/C	X/C	-	-	-	9.22	Formatted: Centered, Space Before: 3 pt, After: 3 pt
Construction Vehicle Sales, Repair, Leasing, Maintenance, or Storage	-	-	..	-	-	-	-	-	-	X	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Convenience Store	-	-	..	-	-	-	-	X	X	-	X		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Dry Cleaning and Laundry Services	-	-	..	-	-	-	X	X	X	-	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Farmers Market	X	-	..	-	-	-	X	X	X	X	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Feed and Seed Stores	X	-	..	-	-	-	X	X	-	X	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Flea Markets, Indoor	-	-	..	-	-	-	X	X	-	X	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Flea Markets, Outdoor	S	-	..	-	-	-	-	-	-	-	-	9.32	Formatted: Centered, Space Before: 3 pt, After: 3 pt
Gasoline Station, large	-	-	..	-	-	-	-	X	-	X	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Gasoline Station, neighborhood	-	-	..	-	-	-	-	X	X	X	X		Formatted: Centered, Space Before: 3 pt, After: 3 pt
General Retail	-	-	..	-	-	-	X	X	X	X	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt
Heavy Machinery Sales, Repair, Leasing,	-	-	..	-	-	-	-	X	-	X	-		Formatted: Centered, Space Before: 3 pt, After: 3 pt

Maintenance or Storage															
Home Occupations	X/C	X/C	X/C	X/C	X/C	X	X	X	X	X	X	-	9.40	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Hotel	-	-	-	-	-	-	X	X	-	X	X	-	9.41	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Junkyard	-	-	-	-	-	-	-	-	-	S	-	-	9.42	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Kennel	S	-	-	-	-	-	-	X/C	-	X/C	-	-	9.43	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Motel	-	-	-	-	-	-	X	X	-	X	X	-	9.44	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Motor Vehicle Paint or Body Shop	-	-	-	-	-	-	-	S	-	X/C	-	-	9.55	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Motor Vehicle Repair and Maintenance	-	-	-	-	-	-	-	X/C	-	X/C	-	-	9.56	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Motor Vehicle Sales, Rental and Leasing	-	-	-	-	-	-	-	X/C	-	X/C	-	-	9.57	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Motor Vehicle Storage Yard	X/C	-	-	-	-	-	-	-	-	-	-	-	9.58	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Nursery, Lawn and Garden Supply Store, Retail	-	-	-	-	-	-	X/C	X/C	-	-	-	-	9.60	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Outdoor Display and Sales of Merchandise	-	-	-	-	-	-	-	-	-	S	-	-	9.61	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Outdoor Storage	-	-	-	-	-	-	-	-	-	S	-	-	9.62	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Parking Lot as the Principal Use	-	-	-	-	-	-	X	X	-	X	X	-	9.63	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Pawn Shop	-	-	-	-	-	-	X	X	X	-	-	-	9.64	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Raceways and Drag Strips	-	-	-	-	-	-	-	-	-	-	-	-	9.65	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Restaurant, with Drive-through Service	-	-	-	-	-	-	-	X	S	-	-	-	9.75	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Restaurant, without Drive-through Service	-	-	-	-	-	-	X	X	S	X	X	-	9.76	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Retail, Nonstore	-	-	-	-	-	-	X	X	X	X	-	-	9.77	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Retail Store, Large	-	-	-	-	-	-	-	S	-	-	-	-	9.77	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Retail Store, Small and Medium	-	-	-	-	-	-	X	X	X	X	X	-	9.78	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Riding Stables	X/C	-	-	-	-	-	-	-	-	-	-	-	9.78	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Shooting Range (Indoor)	X/C	-	-	-	-	-	-	X/C	-	-	-	-	9.80	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Shooting Range (Outdoor)	S	-	-	-	-	-	-	-	-	-	-	-	9.81	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Shopping Center, Large (>15,000 s.f.)	-	-	-	-	-	-	-	S	-	-	-	-	9.82	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Shopping Center, Small (<15,000 s.f.)	-	-	-	-	-	-	-	S	-	-	-	-	9.83	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Studios (art, dance, music, or photographic)	X/C	-	-	-	-	X	X	X	-	X	-	-	9.86	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Theater, Indoor	-	-	-	-	-	-	-	X	-	X	-	-	9.87	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
Veterinary Services	X/C	-	-	-	-	-	-	X/C	-	X/C	-	-	9.92	Formatted: Centered, Space Before: 3 pt, After: 3 pt	
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Industrial Land Uses – there are no amendments proposed. No ‘industrial land uses’ are permitted for development within the proposed R-15M general use zoning district.

Uses												
X = Permit from Zoning Administrator S = SUP from Board of Commissioners X/C = Permit from Zoning Administrator; use must meet additional conditions “-“ = not permitted U = Uses determined by underlying zoning district	R-A	R-15	R-15N	R-8	R-6	O-I	CB	GB	NB	I	LD-CD	Additional Conditions
Government and Institutional Uses												
Child Care Institution	X/C	-	-	-	-	-	-	-	-	-	-	9.19
Church or Religious Institution	X	X	X	X	X	X	X	X	X	X	X	
Civic, Fraternal, Cultural, and Community Facilities not otherwise listed	S	-	-	-	-	-	X	X	-	X	-	9.20
Club or Lodge, private non-profit	S	-	-	-	-	-	X	X	-	X	-	9.22
College or University	X	-	-	-	-	-	-	-	-	-	-	
Community Center	X/C	-	-	-	-	X	X	X	-	X	-	9.24
Congregate Care Facility	S	S	S	S	S	S	-	-	-	-	-	9.25
Correctional Institution	S	-	-	-	-	-	-	-	-	X	-	9.26
Daycare, Center	S	S	S	-	-	S	-	-	-	-	-	9.27
Daycare, Large Home	S	S	S	-	-	S	-	-	-	-	-	9.28
Daycare, Small Home	S	S	S	S	S	-	-	-	-	-	-	9.28
Emergency Shelters	-	-	-	-	-	-	-	-	-	-	-	
Funeral Home	S	-	-	-	-	X	X	X	-	X	-	9.34
Government Offices, Courthouses, and Similar Governmental Facilities not otherwise listed	X	X	X	X	X	X	X	X	X	X	X	
Group Care Facility	S	-	-	-	-	S	-	-	-	-	-	9.35
Group Home A	X/C	X/C	X/C	X/C	X/C	X/C	-	-	-	-	-	9.36
Group Home B	X/C	X/C	X/C	-	-	-	-	-	-	-	-	9.36
Habilitation Facility – A	-	-	-	-	-	X	-	X	-	-	-	9.37
Habilitation Facility – B	-	-	-	-	-	X	-	X	-	-	-	9.37
Library, Public	-	-	-	-	-	X	X	X	-	-	-	
Museum or Art Gallery	S	S	S	-	-	X	X	X	-	-	-	9.59
Nursing Care Institution	S	S	S	-	-	S	-	-	-	-	-	9.25
Post Office	-	-	-	-	-	X	X	X	-	X	-	
Progressive Care Facility	S	S	S	-	-	S	-	-	-	-	-	9.66
Public Safety Stations including police, fire, and rescue services	X	X	X	X	X	X	X	X	X	X	X	
Public Works Facility	-	-	-	-	-	-	-	X	-	X	-	
Schools, Elementary and Secondary, including school stadiums	X	X	X	X	X	X	X	X	X	X	X	

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Schools, Vocational or Professional	-	-	⊘	-	-	-	X	X	-	X	-	
Telecommunication Towers	S	-	⊘	-	-	-	-	-	-	-	-	9.88
Utilities, Above Ground (includes Utility Substations)	S	S	⊘	S	S	X	X	X	X	X	X	9.91
Utilities Service Area	-	X	⊘	X	X	X	-	-	-	-	-	
Utilities Substation	-	-	⊘	-	-	-	-	X	-	X	-	
Yard Waste Composting	S	-	⊘	-	-	-	-	-	-	-	-	9.95

Professional and Medical Office Land Uses – there are no amendments proposed. No ‘professional and medical office land uses’ are permitted for development within the proposed R-15M general use zoning district.

Uses	R-A	R-15	R-15 M	R-8	R-6	O-1	CB	GB	NB	I	L/D-CD	Additional Conditions
X = Permit from Zoning Administrator S = SUP from Board of Commissioners X/C = Permit from Zoning Administrator; use must meet additional conditions “⊘” = not permitted U = Uses determined by underlying zoning district												

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Recreational Uses	R-A	R-15	R-15 M	R-8	R-6	O-1	CB	GB	NB	I	L/D-CD	Additional Conditions
Arenas	-	-	⊘	-	-	-	-	S	-	-	-	9.9
Assembly Halls, coliseums, armories, ballrooms, reception halls and exhibition buildings	-	-	⊘	-	-	-	-	S	-	-	-	9.11
Park and Open Space Areas including Athletic Fields	X	X	⊘	X	X	X	X	X	-	-	X	
Planned Recreational Resort	S	-	⊘	-	-	-	-	-	-	-	X	9.63
Recreational Facilities, Public	X	X	⊘	X	X	X	X	X	-	-	X	
Recreation Services, Indoor	X	X	⊘	X	X	X	-	X	-	-	-	
Recreation Services, Outdoor	S	S	⊘	-	-	-	-	-	-	-	X	9.68
Recreational Vehicle Park and Campground	S	-	⊘	-	-	-	-	-	-	-	X	9.69

Uses												
X = Permit from Zoning Administrator S = SUP from Board of Commissioners X/C = Permit from Zoning Administrator; use must meet additional conditions “-“ = not permitted U = Uses determined by underlying zoning district	R-A	R-15	R-15M	R-8	R-6	O-I	CB	GB	NB	I	LD-CD	Additional Conditions
Residential Uses												
Accessory Dwelling Unit, Attached	-	X	-	X	X	-	-	-	-	-	-	-
Accessory Dwelling Unit, Detached	X/C	X/C	-	S	S	-	-	-	-	-	-	9.3
Boarding or Rooming House for up to 3 boarders	X/C	X/C	-	-	-	-	-	X/C	-	-	-	9.14
Boarding or Rooming House for 4- to 6 boarders	X/C	X/C	-	-	-	-	-	X/C	-	-	-	9.14
Cluster Subdivisions	X/C	X/C	-	-	-	-	-	-	-	-	-	9.23
Manufactured Home, Class A	X/C	-	X/C	-	⁴	-	-	-	-	-	-	9.48
Manufactured Home, Temporary	X/C	X/C	X/C	X/C	X/C	-	-	-	-	-	-	9.49
Manufactured Home Park	-	-	S	-	S	-	-	-	-	-	-	9.50
Manufactured Home Subdivision ⁵	-	-	-	-	-	-	-	-	-	-	-	-
Residential Building, Condominium	S	S	-	S	S	-	-	-	-	-	X	9.71
Residential Building, Duplex	-	-	-	-	S	-	-	-	-	-	-	9.72
Residential Building, Multi-family	-	-	-	-	S	-	S	-	-	-	-	9.73
Residential Building, Single-family	X	X	X	X	X	X	-	-	-	-	X	-
Residential Building, Townhouse	S	S	-	S	S	-	S	-	-	-	X	9.74
Temporary Health Care Structure ⁶	X	X	X	X	X	-	-	-	-	-	-	9.89

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Service Land Uses – there are no amendments proposed. No ‘service land uses’ are permitted for development within the proposed R-15M general use zoning district.

Uses												
X = Permit from Zoning Administrator S = SUP from Board of Commissioners X/C = Permit from Zoning Administrator; use must meet additional conditions “-“ = not permitted U = Uses determined by underlying zoning district	R-A	R-15	R-15M	R-8	R-6	O-I	CB	GB	NB	I	LD-CD	Additional Conditions
Miscellaneous Uses												
Accessory Communication Antennae	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	X/C	9.2

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⁴ Manufactured homes were eliminated by the Town as a permitted use from this district as part of a previous zoning amendment. Staff has deleted the reference in this amendment but not shown as a change.

⁵ There is no reason to permit this as a land use. If an individual wants to subdivide property, it will be subdivided in accordance with the Town’s subdivision ordinance. Development of those parcels with manufactured homes require the property to be within the R-A and R-15 general use zoning district and rezoning to the Manufactured Home Overlay (MHO) District based on the proposed new zoning construct.

⁶ State law was amended to allow for the use of temporary health care structures. While not connected to manufactured housing, it is appropriate to amend the Town zoning ordinance to include an appropriate reference at this time.

Airports	S	-	=	-	-	-	-	-	-	-	-	9.5
Docks, Commercial	-	-	=	-	-	-	-	-	-	-	X	
Docks, Semi-Commercial and Private	-	-	=	-	-	-	-	-	-	-	X	
Fairgrounds	S	-	=	-	-	-	-	-	-	-	-	9.30
Hazardous Waste Management Facility	-	-	=	-	-	-	-	-	-	-	-	
Heliport	X/C	-	=	-	-	-	-	-	-	X/C	-	9.39
Outdoor Advertising Signs	-	-	=	-	-	-	-	-	-	-	-	
Recycling Center	-	-	=	-	-	-	-	-	-	-	-	
Recycling, Drop-Off Site	S	-	=	-	-	-	S	S	-	-	-	9.70
Temporary Seasonal Uses and Structures, including seasonal markets	X/C	X/C	X/C	-	-	-	X/C	X/C	X/C	-	-	9.89

PART 4 – AMENDMENTS TO ARTICLE 9 ADDITIONAL CONDITIONS FOR CERTAIN USES

9.48 Manufactured Home, Class A On Individual Lot.

- (A) The Manufactured Home shall conform to the construction standards of the United States Department of Housing and Urban Development (HUD) and bear the HUD tag and/or data plate.⁷
- (B) The Manufactured Home shall have the towing apparatus, wheels, axles, and transporting lights removed.⁸
- (C) The manufactured dwelling (home) shall be set-up in accordance with the standards established by the North Carolina Department of Insurance for permanent installations.
- (D) A continuous masonry foundation shall be installed under the perimeter, un-pierced except for required ventilation, access, and utility purposes.
 - (1) Examples of commonly recognized building materials suitable for use as underpinning include, but not be limited to: brick masonry, concrete block masonry; or natural or synthetic stone masonry.
 - (2) Assemblies, ~~products~~products, and materials manufactured expressly for the purpose of underpinning shall be installed in accordance with the manufacturer’s specifications
- (E) A permanent front porch of at least thirty-two (32) square feet in area shall be constructed within eight (8) inches of the finished floor elevation and be fully underpinned with masonry, equal to the permanent foundation in subsection (D) above, to completely conceal the area beneath the porch and the Manufactured Home. All secondary entrances and exits to the Manufactured Home shall also have concrete or masonry steps to the finished grade.

⁷ The Ordinance needs language requiring the unit maintain the dealer plaet/tag for reference purposes.

⁸ This helps to ensure the unit will meet applicable setbacks and will be easier to

~~(F) All homes shall be oriented to ensure that the longer side is parallel, or as close as possible to the centerline of the public roadway, except on corner lots, unless otherwise approved by the Zoning Administrator.~~

~~(B) A permanent porch shall be placed on the front of each home which measures at least six (6) feet in width and a minimum of 24 square feet in area.~~

~~(C) All homes shall have their entire perimeter enclosed from the ground to the bottom of the structure with material manufactured for this purpose in accordance with standards set by the State of North Carolina regulations for manufactured/mobile homes.~~

9.49 Manufactured Home, Temporary.

(A) Temporary manufactured homes shall only be permitted for reasons of personal hardship defined as:

(1) A short-term medical emergency within the immediate family.⁹

(2) Cases of fire or destruction of a primary residence requiring temporary relocation.

(3) Temporary housing during the construction or reconstruction of a permanent residential structure.

(B) Duration:

(1) Homes shall be permitted for a period not to exceed 24 months.

(2) Temporary housing used during construction or reconstruction of a permanent residential structure shall be removed within 90 days after the Certificate of Compliance (CoC) is issued by the Montgomery County Inspections Department for the permanent residence.

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(C) All homes shall be placed on the lot in harmony with existing site-built structures.

(D) All homes shall have their entire perimeter enclosed from the ground to the bottom of the structure with material manufactured for this purpose in accordance with standards set by the State of North Carolina regulations for manufactured/mobile homes. Examples of commonly recognized building materials suitable for use as underpinning shall include, but not be limited to, the following list: brick masonry, concrete block masonry; natural or synthetic stone masonry; vinyl; or painted wood or metal to match dwelling. Assemblies, ~~products~~products, and materials manufactured expressly for the purpose of underpinning shall be installed in accordance with the manufacturer's specifications.^{10,11}

9.50 Manufactured Home Parks.

(A) General Site Requirements.

⁹ Is it the Town's intent to allow a manufactured home to be moved onto a parcel of property with an existing residence to house a sick relative thereby having two (2) residence simultaneously?

¹⁰ If temporary in nature, does it make sense to have the structure masonry underpinned with all support infrastructure removed, when the unit is leaving in 24 months?

¹¹ Staff is proposing an amendment to the Table of Permitted Uses and Section 9.89 of the Ordinance to incorporate Temporary Health Care Structures, as defined by the State of North Carolina, that might help address the Town's interests.

- (1) Shall only be permitted within the R-15M general use zoning district.
- (2) Manufactured home parks shall only be permitted subject to the submittal, review, and approval of a Special Use Permit proposing development of a home park with the required site plan meeting submittal requirements of this Ordinance and this section.
- (2) Area. The area of the manufactured home park shall be a minimum of ~~two (2) acres and shall not exceed five (5) acres~~ in area, and the park shall and have a minimum of six (6) manufactured home spaces available at first occupancy.
- (32) Density. Each individual manufactured home shall be ~~on a plot~~ within a manufactured home space¹² at least 5,000 square feet in area, have a width of at least 50 feet, and a depth of at least 100 feet.
- (43) Utilities. The manufactured home park and all occupied units located in it must be connected to the municipal water and sewerage systems or other systems approved by the Montgomery County Health Department and/or the NC Department of Environment, Health and Natural Resources, Division of Environmental Management.
- (54) Access and Parking. Paved, privately maintained, roadways must be provided for access to individual units and other facilities located within the park. Required parking spaces are required to be paved.
- (65) Other Permitted Uses. Service buildings, recreation buildings and other areas or structures providing laundry, sanitation, and managerial facilities are permitted subject to approval of the Board of Commissioners. Such facilities shall serve only the park in which it is located. No such facility shall have direct access to a public street but shall be served by the privately maintained paved roadway.¹³
- (7) Storage buildings for individual manufactured home spaces and intended for the exclusive use of occupants shall be permitted. Such accessory structures shall meet required setbacks from adjacent structures.¹⁴
- i. Only one accessory structure, erected and maintained by the owner operator of the manufactured home park, shall be erected within a manufactured home space.
- ii. The accessory structure shall be no larger than 200 sq.ft. in area.¹⁵

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¹² The term 'plot' can be construed as an individual parcel of property. The intent is not to subdivide property within a manufactured housing park. The intent is to create a manufactured home stall/space to house an individual unit and all normal customary accessory units associated with same. Further, the use of the term 'plot' contradicts language in subsection (B) herein.

¹³ How does the town feel about a deck or covered porch on a manufactured home? Such structures must be independent of the manufactured home and would have to meet applicable 'clearance' standards as defined herein.

¹⁴ The Town does not want to prohibit storage sheds in manufactured housing parks. Having said that, the Town does not want a proliferation of multiple structures. Each manufactured housing space should be permitted one storage unit no greater than 200 sq.ft. in area. As this unit is going to be made available from tenant to tenant, it makes sense the owner of the park maintains the structure.

¹⁵ Does the Town want to allow a carport?

(86) Buffers. A densely planted vegetative buffer in accordance with the requirements of Article 8 shall be provided along all property lines of the park.¹⁶

(B) Manufactured Home Space Requirements. Manufactured home units shall be located only in spaces which meet the following requirements:

- (1) Access. Each space shall have access to an interior roadway with a paved width of at least 20 feet. No space shall have direct access to a public street.
- (2) Clearance. Each space shall be designed so that at least 30 feet of clearance will be maintained between units and other structures within the park. This includes decks, porches, and all other similar structures.¹⁷
- (3) Setbacks. Manufactured home units shall be located so that a 15-20 foot setback is maintained from the centerline-edge of pavement of the private interior roadway.¹⁸
- (4) Utilities. Each space shall have hook-up facilities for water, sewer, electricity, and telephone services. All occupied manufactured home units shall have and use approved sanitary facilities within the manufactured home unit.
- (5) Parking. At least one (1)two (2) paved parking space shall be located on or adjacent to each manufactured home plot.

(C) Additional Requirements.

- (1) Recreational Areas. When a manufactured home park ~~shall~~ contains at least twenty lots, a recreation area will be developed and maintained that shall include not less than eight percent (8%) of the total park area. The minimum size of any recreation area shall be 2,500 square feet. Lakes, ponds, rivers, streams, swamps, and marsh lands shall not be considered as meeting, in part or in whole, the recreation area requirements of this section.
- (2) Tie Down and Anchoring Requirements. Manufactured homes shall be securely anchored to the ground by means of a tie-down system. When the manufactured home is factory equipped with a tie-down system designed by a registered architect or engineer, then the owner is to use the manufacturer's set of instructions as the standard of proper tie-down procedures. If no such set of instructions is available or if the system has not been designed by a licensed architect or engineer, then the Building Inspector is to enforce standards listed in the "State of North Carolina Regulations for Mobile Homes" booklet published by the North Carolina Department of Insurance.

¹⁶ Staff is not able to ascertain 'what' the required buffer is as a manufactured home park is not expressly listed. A manufactured home park is not classified as a multi-family development and is not expressly listed in the table contained in Section 8.5 (B). Staff suggests a manufactured housing park be required to observe at a minimum a 20 ft. perimeter buffer if we are to use existing standards as a guide to what ought to be required.

¹⁷ Is 30 ft. separation too much?

¹⁸ Staff would recommend the setback, and measurement from, be changed. This will allow for greater separation of the units from the roadway and ensure adequate spacing for emergency vehicles within the parks. Further, it will ensure there is sufficient parking area off the private road for vehicles.

- (3) Storage Buildings. Each manufactured home lot may be equipped with a storage building not to exceed ten feet by ten feet (10' x 10') provided that all such buildings are located adjacent to the rear lot line.
- (4) Storage of Possessions. Storage of possessions and equipment in the area beneath a manufactured home shall be prohibited.
- (5) Underpinning. ~~Each manufactured home shall be underpinned with materials and in a manner approved by the Montgomery County Inspections Department. A continuous masonry foundation shall be installed under the perimeter, un-pierced except for required ventilation, access, and utility purposes~~¹⁹

(D) Responsibilities and Duties of Park Operators.

- (1) Manufactured Home Park Maintenance. Manufactured home park operators shall be required to provide adequate supervision to maintain the park in compliance with the requirements of this Ordinance. Further, the manufactured home park operators shall keep all park owned facilities, improvements, equipment, and all common areas in good repair and maintained in such a manner as to prevent the accumulation or storage of materials which would constitute a fire hazard or would cause insect or rodent breeding and harborage.
- (2) Permit Required. Prior to the placement or replacement of any manufactured home located within a manufactured home park, the park operator shall obtain a zoning permit from the Zoning Administrator.
- (3) Placement and Anchoring. Operators shall be required to supervise the placement of all manufactured homes to guarantee that they are properly anchored and attached to utilities.
- (4) Assist County Tax Supervision. Operators shall be required to comply with GS 105-316(a)(1), which requires that as of January 1 of each year each operator of a park renting lots for six (6) or more manufactured homes furnish to the County Tax Supervisor the name of the owner and a description of each manufactured home located in the park.
- (5) Solid Waste Disposal. The park operator will operate or provide for the operation of a solid waste disposal system, including providing park tenants with appropriate containers.

(E) ~~Procedure for Securing Approval of Manufactured Home Parks. Manufactured Home Park Initial Permit Application Procedure~~ Submittal Requirements:

- (1) Prior to the construction of a new manufactured home park or the expansion of an existing manufactured home park, the developer shall make application to the Zoning Administrator for a permit to construct or expand such a park.
- (2) ~~The park plan~~ Plans for the manufactured housing park shall be drawn at a scale of 50 feet to one (1) inch or larger and shall include the following:

¹⁹ This is the same standard currently required for manufactured housing on individual lots.

- a. The name of the park, the names and addresses of the owner or owners, and the designer or surveyor;
- b. Date, scale, and approximate North arrow;
- c. Boundaries of the tract shown with- bearings and distances;
- d. Site plan showing streets, traffic circulation, driveways, recreation areas, parking spaces, service buildings, water courses, easements, manufactured home lots, lot numbers, all structures to be located on the park site, and total acreage of the park;
- e. Vicinity map showing the location of the park and the surrounding land usage;
- f. Names of adjoining property owners;
- g. The existing and proposed utility system for surface water drainage, street lights, water supply, and solid waste and sewage disposal facilities;
- h. Certification of approval of water supply system plans by the appropriate state and county officials;
- i. Certification of approval of sewerage collection systems by the appropriate state, county and/or city officials;
- j. Certification of approval of solid waste storage, collection, and disposal plans by the County Health Department;
- k. Land contours with vertical intervals of not less than two (2) feet for all manufactured home parks with 25 manufactured home spaces or more; and
- l. Certification of lot approved by Soil and Water Conservation District, including suitability for septic tank systems, if used.

ARTICLE 9 ADDITIONAL CONDITIONS FOR CERTAIN USES

9.89 Temporary Uses:

(A) Temporary Health Care Structures²⁰

(1) Temporary Health Care Structures shall be permitted in all residential general use zoning districts subject to the provisions of NC General Statute 160D-915.

(2) A zoning compliance permit, per the requirements of this Ordinance, shall be required to erect a Temporary Health Care Structure.

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²⁰ State law defines a temporary health care structure as: *A transportable residential structure providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, (iii) has no more than 300 gross square feet, and (iv) complies with applicable provisions of the State Building Code and G.S. 143-139.1(b). Placing the temporary family health care structure on a permanent foundation shall not be required or permitted.* Per State law this is a recognized customary accessory land use in a residential general use zoning district.

(B) Seasonal Uses and Structures, including Seasonal Markets.

The establishment of temporary sales lots for farmers' markets, Christmas trees, and other seasonal agricultural products, plus related goods, is permitted for up to a maximum of three (3) months upon the issuance of a temporary use permit by the Zoning Administrator. The following conditions shall apply to all non-Town operated facilities:

- ~~(1A)~~ The storage of goods in or sale of goods from trailer(s) on the site shall be prohibited.
- ~~(2B)~~ The use may only be located on a vacant lot or on a lot occupied by a nonresidential use.
- ~~(3C)~~ Off-street parking may be provided behind or to the side of the established use, but not forward of the required front setback.
- ~~(4D)~~ On-site parking may be provided on a dust-free, pervious surface area and need not comply with additional paving requirements.



**AN ORDINANCE TO AMEND THE TOWN OF MOUNT GILEAD CODE OF ORDINANCES
CHAPTER 91: ANIMALS FOR THE PURPOSE OF ESTABLISHING A LEASH LAW
AND UPDATING ANIMAL CRUELTY REGULATIONS**

WHEREAS, the health and safety of the citizens and visitors of Mount Gilead are of paramount importance to the Mount Gilead Board of Commissioners; and

WHEREAS, the Mount Gilead Board of Commissioners recognizes the importance of ensuring a safe, healthy and compassionate community for both citizens and animals; and

WHEREAS, the North Carolina General Statutes §160A-186 establishes that municipalities may by ordinance regulate, restrict, or prohibit the keeping, running, or going at large of any domestic animals, including dogs and cats; and

WHEREAS, the Town of Mount Gilead has adopted an animal regulation ordinance and may amend it from time to time; and

WHEREAS, the Mount Gilead Board of Commissioners recognizes the need to encourage humane and responsible pet ownership; and

WHEREAS, the Mount Gilead Board of Commissioners has determined that the control of animals and the prevention of cruelty to animals are necessary to provide for the public health, safety and welfare.

NOW, THEREFORE BE IT ORDAINED BY THE TOWN OF MOUNT GILEAD BOARD OF COMMISSIONERS, THAT the Town of Mount Gilead Code of Ordinances Chapter 91 Animals is amended with the creation of Section §91.19 Dogs Running at Large to read as follows:

§91.19 Dogs Running at Large

All dogs within the corporate limits of the town shall be kept under restraint or under the control of their owner/custodian or of a handler at all times. This excludes dogs still under their owner/custodian or of a handler's control on their own property. Unattended dogs must be properly enclosed in a suitable pen.

Any dog found within the corporate limits of the town not under the restraint of its owner/custodian or of a handler shall be deemed to be running at large and may be restrained or impounded by a County Animal Control Officer or other official as designated by the Town Manager.

It shall be unlawful for any owner/custodian or any other person having possession, charge, custody or control of any dog to take the dog into or allow the dog to enter any public area, right-of-way or park without the dog being at all times under the restraint of a leash.

Any owner, keeper or person in charge of possession and control of any such dog who violates the provision of this section shall be subject to the penalties in §91.99.

AND THAT, Chapter 91 be further amended with the creation of Section §91.20 Removal of Excrement Required to read as follows:

§91.20 Removal of Excrement Required

No owner, keeper, or person in charge of the possession and/or control of any dog shall cause or allow the dog to defecate or otherwise commit any nuisance on any street, sidewalk, park, public right-of-way, or other publicly owned area unless the excrement is immediately removed by said owner, keeper, or person in charge of the dog and deposited in an appropriate waste container.

Any owner, keeper, or person in charge of the possession and/or control of any dog who violates the provisions of this section, shall be subject to the penalties in §91.99.

AND THAT, Section §91.02 Cruelty to Animals of Chapter 91 is amended by adding the following language immediately after the existing text:


It is unlawful for the owner of any animal to fail to:

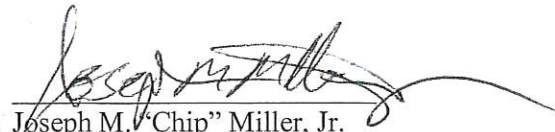
- (A) Provide at suitable intervals, and at least once every 24 hours, a quantity of wholesome foodstuff suitable for the species' physical condition and age, and sufficient to maintain an adequate level of nutrition for the animal;
- (B) Provide continuous access to a supply of clean, fresh, potable water, either free-flowing or in a receptacle;
- (C) Provide proper enclosure for the animal as defined in this chapter to also include suitable cover from the sun and inclement conditions;
- (D) Provide veterinarian care and medical treatment for debilitating injuries, parasites and disease sufficient to maintain the animal in good health and minimize suffering; and
- (E) Shelter or enclose an animal in any place that does not provide adequate drainage.

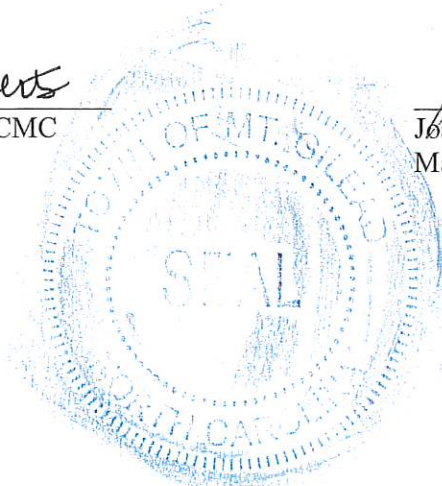
Any owner, keeper, or person in charge of the possession and/or control of any dog who violates the provisions of this section, shall be subject to the penalties in §91.99.

AND THAT, this Ordinance shall take effect on the 1 day of MAY, 2021.

PASSED AND DULY ADOPTED on this, the 2nd day of March, 2021.


Amy C. Roberts, NCCMC
Town Clerk


Joseph M. "Chip" Miller, Jr.
Mayor



Monthly Activity Report - May 2023

Mount Gilead Community Garden, "The Gathering Garden"

It's been a month of incredible growth and community spirit at The Gathering Garden! We're thrilled to report on the progress we've made over the past few weeks, both in terms of the physical garden space and the strengthening of our community ties. Our team of dedicated volunteers, ably supported by the MoCo Master Gardeners, have been hard at work creating a verdant oasis. A highlight of this effort was the construction of a 12-foot potting table, now the heart of our communal gardening space. This addition has already made a big difference in our space, streamlining the process of potting and making it more enjoyable for all involved.

But the work didn't stop there; we planted a variety of seeds, with corn, okra, tomatoes, squash, zucchini, and cucumbers growing happily, thanks to the diligent weeding and preparation efforts of our volunteers. The ordered posts for mini-fences have arrived, ensuring our fledgling fruit trees are adequately protected, a sure step towards an abundant harvest in the years to come. This is a project slated for next month. Personal beds have been rented out to volunteers who have been working on the garden long-term, this is due to the fact that there are still some traces of herbicide in the soil and we want to make sure to continue to process the chemical out with effective irrigation and plant growth. Every bed has been planted with production in mind. The Master Gardeners have reserved a few beds to continue to donate produce alongside the large public bed's production.

One of the biggest tasks we undertook was dealing with the persistent problem of weeds. We had a generous delivery of mulch, which was laid down on cardboard to help keep weeds at bay. This eco-friendly solution not only helps in our fight against unwanted plants, but also contributes to maintaining moisture and improving soil health. We're looking forward to seeing how this approach supports our plant growth in the long term. We also did a lot of cleanup to help with the overall appearance of the garden.

The garden isn't just about growing produce, it's also about nurturing our community. That's why additions like the handwashing sink (generously donated to us) and the picnic table and garden art, purchased personally by one of our volunteers this month, make a huge difference. These touches have transformed the space into an area that's not only functional but also welcoming and comfortable. They provide spots for volunteers to take a well-deserved break, enjoy a meal together, and strengthen the bonds that make our community so special.

Our community garden continues to flourish with the planting of more donated irises, adding a splash of vibrant color and a welcoming atmosphere to the surroundings. The generous gardener who donated those irises has committed to donating more plants as soon as we can get out to go dig them. Plans for the future also include spreading more mulch, diligently weeding the fruit trees, adding trash cans for cleanliness, creating an ADA compliant raised bed for folks who rely on wheelchairs, and introducing more seating and areas of interest in the children's garden to make our communal space even more inviting. We're excited to expand our pollinator garden, further attracting and supporting the local bee population. A sign has been ordered (and will be installed soon) advising of the presence of these essential pollinators, a vital reminder of the crucial role they play in our environment and a cautionary note for those with allergies.

This garden is more than just a plot of land; it's the embodiment of our community's spirit and determination. It's a space that cultivates not only plants but people too. Our progress is due to the unyielding efforts and contributions of every volunteer who has worked and continues to work in the garden. We look forward to our continued growth and prosperity, in every sense of these words. As always, if anyone is interested in contributing or volunteering at the garden, please let me know and I will be happy to involve you. We need all the help we can get. And we are making such strides as we can all be proud of. I hope you get as much joy out of watching the garden grow as we do. We know in a few years this space will be incredible, and we are starting to see how that will look now with only a little imagination needed.



TOWN OF MOUNT GILEAD DEPARTMENT REPORTS

110 West Allenton Street, Mount Gilead, North Carolina, 27306
May, 2023

PUBLIC WORKS

The following is a list of the activities and duties performed by the Public Works Department in October

Water/Sewer Services

1. Repaired pump at lift Station # 10 twin Harbor
2. Unclog sewer main J Chambers
3. Read towns water meters
4. Prepped pool for start up
5. Repair sewer leak @ Swift island plantation
6. Repair at Lift station # 12 Twin Harbor

Repairs and Cleanup Activities

1. Cleaned All the Towns Entrances
2. Cleaned Pavilions and park parking lots
3. Mowed walking trail
4. Mowed all Town buildings
5. Mowed sewer plant
6. Mowed park along with ballfields
7. Repaired roof of the small pavilion
8. Upgraded library
9. Removed downed tree at park

Equipment/Vehicle Maintenance

1. Regular oil checks
2. Equipment oil checks

Routine Monthly Activities

- Lift stations 1-15 - weekly checks
- Non-payment cutoffs - Completed -8
- Cleaned curbs and gutters on Julius Chambers, W. Allenton St N. Main, E Allenton
- Other street cleaning removing trash from right-of-way.

Completed Projects

In Progress Projects

- Cotton Gin Dr
- AIA STUDY



Town of
**MOUNT GILEAD POLICE
DEPARTMENT**

**123 North MainStreet - Post Office Box 325
Mount Gilead, North Carolina, 27306**
Phone: (910) 439-6711 Fax: (910) 439-1855

MEMORANDUM

**To: Dylan Haman
Town Manager**

**From: Talmedge LeGrand
Chief of Police**

Date: May 31, 2023

**Subject: Mount Gilead Police Department Monthly Report for May
2023**

During the month of May, our department has had an increased number of shoplifting, fights in progress, weapon violations, and stolen firearms incidents. Our department is understaffed during the most violent and challenging part of the year.

The Mount Gilead Police Department continues to patrol, conduct checkpoints, and initiate traffic stops to show officer presence to avert criminal activity and to provide a safer environment for our community. Through these proactive efforts, we were able to retrieve three stolen firearms, seize illegal narcotics, and issued 73 citations with a total of 105 charges.

This department provides off-duty security to events and will continue this service if staffing allows. This month we were able to provide this amenity to a gospel concert at the Mount Gilead Elementary School Auditorium.

Administration and Patrol

- School Resource Officer continues to greet students at MGES in the mornings and provide a positive environment.
- Officers attended the scheduled grand jury session.
- Officers are continuing to check business doors each night.
- Continued with follow-up investigations in recent cases.
- Officers conducted various traffic stops.
- Officers continue to take annual in-service training.
- Ranking officers continue to fill in shifts for officers as needed shift schedule (sickness, training, vacancy etc.).
- Entered IBR (monthly crime report) into the state database for crime statistics.
- Continued entry of SBI Traffic Stop Reports.

- Routinely reviewed body camera videos.
- Continued escorts for businesses as they close at night.
- Department vehicles serviced with oil changes and tire rotations.

Investigations Report

Detectives Report May 2023

- **2305-0083**, AR-15 Rifle with 60-round magazine seized from 15-year-old after a short foot chase, Juvenile Petition was completed.
- **2305-0084**, Possession of Cocaine, Flee to Elude in Vehicle, suspect arrested.
- **2305-0082**, Attempted First Degree Murder, suspect arrested.
- **2305-0096**, Possession of Stolen Firearm, two suspects arrested.
- **2305-0086**, Possession of Marijuana, outstanding warrants, possession of a stolen firearm, suspect arrested.

Investigation. **Attachments**

- Calls for Service
- Activity Summary
- Reported Incidents – Officer assigned

Montgomery County Communications
 199 South Liberty St Troy , NC 27371

CFS By Department - Select Department By Date
 For MT GILEAD POLICE DEPT 4/26/2023 - 5/30/2023

MT GILEAD POLICE DEPT	Count	Percent
911 HANG UP	6	2.29%
ALARM (NOT FIRE) COMMERCIAL	3	1.15%
ALARM (NOT FIRE) RESIDENTIAL	2	0.76%
ANIMAL CALL (NOT ATTACKS)	2	0.76%
ARMED PERSON	1	0.38%
ASSAULT - SEXUAL ASSAULT	1	0.38%
ASSAULT (NO INJURIES)	1	0.38%
ASSIST MOTORIST	8	3.05%
ATTEMPT TO LOCATE	3	1.15%
BACK PAIN (NON-TRAUMATIC OR NON-RECENT TRAUMA)	1	0.38%
CARDIAC OR RESPIRATORY ARREST - DEATH	1	0.38%
CARELESS & RECKLESS	2	0.76%
CHASE FOOT	1	0.38%
CHILD ABUSE	1	0.38%
CITIZEN ASSIST	2	0.76%
CIVIL DISTURBANCE	3	1.15%
COMMUNICATING THREATS	1	0.38%
DAMAGE TO PROPERTY	1	0.38%
DISORDERLY CONDUCT	2	0.76%
DOMESTIC	2	0.76%
ESCORT	64	24.43%
FALLS	1	0.38%
FIGHT	6	2.29%
FOLLOWUP INVESTIGATION	5	1.91%
FRAUD	1	0.38%
INFORMATION	11	4.20%
INTOXICATED SUBJECT(s)	1	0.38%
JUVENILE(s)	2	0.76%
KIDNAPPING	1	0.38%
LANDING ZONE	1	0.38%
LARCENY	5	1.91%
LIFELINE	1	0.38%
MENTAL COMMITMENT	2	0.76%
No CallType	1	0.38%
NOISE VIOLATION	1	0.38%
OVERDOSE - POISONING (INGESTION)	1	0.38%
PROPERTY (Found-Lost-Seized-Recoverd)	1	0.38%
ROAD HAZARD	1	0.38%
SECURITY CHECK	29	11.07%
SERVE PAPER	5	1.91%
SHOTS FIRED	3	1.15%
SICK PERSON (SPECIFIC DIAGNOSIS)	1	0.38%

MT GILEAD POLICE DEPT	Count	Percent
STAB - GUNSHOT - PENETRATING TRAUMA	1	0.38%
STRANDED/ABANDONED BOAT/VEH	1	0.38%
SUSPICIOUS PERSON/VEH/ACTIVITY	9	3.44%
TRAFFIC ACCIDENTS (PD)	5	1.91%
TRAFFIC STOP	44	16.79%
TRANSPORTATION PI	2	0.76%
TRESPASSING	4	1.53%
UNAUTHORIZED USE	1	0.38%
UNCONSCIOUS - FAINTING (NEAR)	1	0.38%
WANTED PERSON	2	0.76%
WEAPON VIOLATION	1	0.38%
WELFARE CHECK	3	1.15%
Total Records For MT GILEAD POLICE DEPT	262	Dept Calls/Total Calls 100.00%
Total Records		262

Activity Detail Summary (by Category)

MOUNT GILEAD POLICE DEPARTMENT

(04/26/2023 - 05/31/2023)

Incident\Investigations

09A - Murder and Non-negligent Manslaughter	1
290 - Destruction/Damage/Vandalism of Property	2
90C - Disorderly Conduct	1
1028 - Second Degree Kidnapping	1
1346 - AWDW Serious Injury	1
1368 - Simple Assault	1
1391 - Assault on Government Official/Employee	1
2322 - Misdemeanor Larceny	2
2325 - Larceny of Firearm	3
2337 - Possession of Stolen Firearm	2
2343 - Poss Stolen Goods/Prop(M)	1
2391 - Larceny of Motor Vehicle	1
2635 - Identity Theft	1
2920 - Injury to Real Property	2
3400 - Possession Marijuana Paraphernalia	2
3401 - Possession Drug Paraphernalia	1
3550 - Possess Marijuana Up To 1/2 oz	1
3560 - Felony Possession of Cocaine	1
4540 - Poss Open Cnt/Cons Alc Psg Area	1
4726 - DWLR Impaired Rev	1
5202 - Carrying Concealed Weapon	1
5224 - Possession of Firearm by Felon	1
5240 - Carrying Concealed Gun	1

Activity Detail Summary (by Category)

MOUNT GILEAD POLICE DEPARTMENT

(04/26/2023 - 05/31/2023)

5310 - Resisting Public Officer	1
5640 - Flee/Elude Arrest w/MV(M)	1
5641 - Flee/Elude Arrest w/MV(F)	1
5709 - Second Degree Trespass	2
90Z - All Other Offenses	7
CFS - Barring Notice	1
OFA - Order for Arrest	1

Total Offenses 44

Incident\Investigations

Total Incidents 23

Arrests

09A - Murder and Non-negligent Manslaughter	1
90C - Disorderly Conduct	1
1348 - AWDWIKISI	1
1368 - Simple Assault	3
1391 - Assault on Government Official/Employee	1
2322 - Misdemeanor Larceny	3
2325 - Larceny of Firearm	4
2337 - Possession of Stolen Firearm	3
2342 - Shoplifting Concealment of Goods	1
2920 - Injury to Real Property	2
3400 - Possession Marijuana Paraphernalia	2

Activity Detail Summary (by Category)

MOUNT GILEAD POLICE DEPARTMENT

(04/26/2023 - 05/31/2023)

3401 - Possession Drug Paraphernalia	1
3550 - Possess Marijuana Up To 1/2 oz	1
3560 - Felony Possession of Cocaine	1
4540 - Poss Open Cnt/Cons Alc Psg Area	1
4726 - DWLR Impaired Rev	1
5224 - Possession of Firearm by Felon	1
5240 - Carrying Concealed Gun	1
5310 - Resisting Public Officer	1
5640 - Flee/Elude Arrest w/MV(M)	1
5709 - Second Degree Trespass	2
90Z - All Other Offenses	3
OFA - Order for Arrest	1

Total Charges 37

Total Arrests 16

Accidents

Total Accidents 3

Citations

Driving While License Revoked 18

Expired Registration 14

Activity Detail Summary (by Category)

MOUNT GILEAD POLICE DEPARTMENT

(04/26/2023 - 05/31/2023)

No Operator License	7
Other (Infraction)	15
Seat Belt	1
Speeding (Infraction)	6
Secondary Charge	26
Total Charges	87
Total Citations	62

Warning Tickets

Total Charges	18
Total Warning Tickets	11

Incident Offenses/Victims/Status By Reporting Officer

MOUNT GILEAD POLICE DEPARTMENT

All Case Statuses - (04/26/2023 - 05/31/2023)

2246 - Assistant Chief Austen B. Morton

Incident Number:	Offense:	Victim:	Case Status:	Exceptional Clearance:	Inc. Date:
2305-0084	5640 - Flee/Elude Arrest w/MV(M) 3560 - Felony Possession of Cocaine 4726 - DWLR Impaired Rev 3400 - Possession Marijuana Paraphernalia 3401 - Possession Drug Paraphernalia 4540 - Poss Open Cnt/Cons Alc Psg Area	State of North Carolina	Closed by Arrest	Not Applicable	05/05/2023

Officer Total Incidents: 1

2647 - Detective Jacob Shuping

Incident Number:	Offense:	Victim:	Case Status:	Exceptional Clearance:	Inc. Date:
2305-0095	5709 - Second Degree Trespass 2920 - Injury to Real Property 90C - Disorderly Conduct	Car Wash Burger Shack	Closed by Arrest		05/20/2023

Officer Total Incidents: 1

2647 - Lieutenant Jacob Shuping

Incident Number:	Offense:	Victim:	Case Status:	Exceptional Clearance:	Inc. Date:
2305-0103	90Z - All Other Offenses	Richmond County	Closed by Arrest		05/26/2023

Officer Total Incidents: 1

2774 - Reserve Officer Eric S. Williamson

Incident Number:	Offense:	Victim:	Case Status:	Exceptional Clearance:	Inc. Date:
2305-0083	5202 - Carrying Concealed Weapon 5641 - Flee/Elude Arrest w/MV(F)		Active		05/03/2023

Officer Total Incidents: 1

Incident Offenses/Victims/Status By Reporting Officer

MOUNT GILEAD POLICE DEPARTMENT

All Case Statuses - (04/26/2023 - 05/31/2023)

4031 - Patrol Officer Jimmy S. Wells

Incident Number:	Offense:	Victim:	Case Status:	Exceptional Clearance:	Inc. Date:
2305-0099	2391 - Larceny of Motor Vehicle	Little, Latoya Steele	Closed by Exception	Victim Refused to Cooperate	05/21/2023

Officer Total Incidents: 1

4531 - Corporal Hunter T. Stone

Incident Number:	Offense:	Victim:	Case Status:	Exceptional Clearance:	Inc. Date:
2305-0102	2635 - Identity Theft	Hollis, Robert	Active		05/25/2023

Officer Total Incidents: 1

6280 - Patrol Officer Bobby A. Hall

Incident Number:	Offense:	Victim:	Case Status:	Exceptional Clearance:	Inc. Date:
2304-0081	1028 - Second Degree Kidnapping	Lennon, Addison Elaine	Closed by Other Means	Not Applicable	04/27/2023
2305-0082	1346 - AWDW Serious Injury 09A - Attempted First Degree Murder	Fairley Jr, Tony Leon Fairley, Tre'von Lamar	Closed by Arrest	Not Applicable	05/02/2023
2305-0085	1368 - Simple Assault	Little, Shalekqua Charmaine Simmons, Kiana Tychelle Ingram, Demarius Tervill	Closed by Arrest	Not Applicable	05/05/2023
2305-0091	90Z - Wrecked/Abandoned Car		Closed by Other Means	Not Applicable	05/11/2023
2305-0093	5709 - Second Degree Trespass	C's Gas Station	Closed by Arrest	Not Applicable	05/16/2023
2305-0096	2325 - Larceny of Firearm 2337 - Possession of Stolen Firearm 2322 - Misdemeanor Larceny	Rhodes, Lisa Renee	Closed by Arrest	Not Applicable	05/20/2023
2305-0097	2920 - Injury to Real Property	Troy Housing Authority	Closed by Arrest	Not Applicable	05/21/2023
2305-0104	2325 - Larceny of Firearm	Collins, Desiree Breunte	Active	Not Applicable	05/27/2023

Incident Offenses/Victims/Status By Reporting Officer

MOUNT GILEAD POLICE DEPARTMENT

All Case Statuses - (04/26/2023 - 05/31/2023)

6280 - Patrol Officer Bobby A. Hall

Incident Number:	Offense:	Victim:	Case Status:	Exceptional Clearance:	Inc. Date:
2305-0105	90Z - Harassment	Rhodes, Lisa Renee Rossignol, Rachele Marie	Closed by Other Means	Not Applicable	05/30/2023

Officer Total Incidents: 9

7513 - Reserve Officer Corey Hurley

Incident Number:	Offense:	Victim:	Case Status:	Exceptional Clearance:	Inc. Date:
2304-0080	90Z - WFA- Assault With A Deadly Weapon 90Z - WFA- Second Degree Trespass	State of North Carolina	Closed by Arrest	Not Applicable	04/26/2023
2305-0086	5224 - Possession of Firearm by Felon 2337 - Possession of Stolen Firearm 5240 - Carrying Concealed Gun 1391 - Assault on Government Official/Employee 5310 - Resisting Public Officer 3550 - Possess Marijuana Up To 1/2 oz 3400 - Possession Marijuana Paraphernalia OFA - Order for Arrest	State of North Carolina	Closed by Arrest	Not Applicable	05/06/2023
2305-0101	2322 - Misdemeanor Larceny 2343 - Poss Stolen Goods/Prop(M) CFS - Barring Notice	Dollar General (Store #9177)	Closed by Arrest	Not Applicable	05/24/2023

Officer Total Incidents: 3

7532 - Patrol Officer Joshua C. Shuping

Incident Number:	Offense:	Victim:	Case Status:	Exceptional Clearance:	Inc. Date:
2305-0088	290 - Damage to Property	Drake, Vicky Eldon, Mcauley	Closed by Other Means	Not Applicable	05/09/2023
2305-0092	290 - Damage to Property	Dumas, Timmy Micheal	Closed by Other Means	Not Applicable	05/13/2023

Incident Offenses/Victims/Status By Reporting Officer

MOUNT GILEAD POLICE DEPARTMENT

All Case Statuses - (04/26/2023 - 05/31/2023)

7532 - Patrol Officer Joshua C. Shuping

Incident Number:	Offense:	Victim:	Case Status:	Exceptional Clearance:	Inc. Date:
2305-0094	2325 - Larceny of Firearm	Watkins, Wanda Fairly	Closed by Other Means	Not Applicable	05/17/2023

Officer Total Incidents: 3

8523 - Sergeant Adam W. Lucas

Incident Number:	Offense:	Victim:	Case Status:	Exceptional Clearance:	Inc. Date:
2304-0079	90Z - Chid Neglect	Sweet, Kaden Munro Sweet, Jaylyn Elizabeth	Closed by Other Means	Juvenile/No Custody	04/26/2023
2305-0087	90Z - Welfare of Student	State of NC Buie, Tanner	Closed by Other Means	Juvenile/No Custody	05/09/2023

Officer Total Incidents: 2

Total Incidents: 23

Mount Gilead Fire Department



May: Summary of Calls

Fire - 15

Squad - 13

Total - 28

Town - 14

District - 11

County - 3

Out of County - 0

Total - 28



Storage building installation completed with help from the NCDOT Grant.

Thank You for Your Continued Support!

Chief - *Keith Byrd*

DATE: May 19, 2023
TO: Mayor & Board of Commissioners
FROM: Dylan Haman, Town Manager
RE: Manager's Report

1. We are continuing to work on the Budget Message for FY 23-24. We are currently waiting to receive assessed property valuation numbers from the County so that we can report them in the budget. I plan to have the budget to the Board by next Friday for your review. I have also spoke to each of you regarding the change from a 2% COLA to a 5% COLA, which is based on the assumptions used by the County. If the board would prefer a different number, I would be happy to adjust. A copy of the budget will be available in Town Hall and at the Highland Community Center for residents to view upon completion.
2. There are a number of budget amendments that we must pass in order to be in compliance for the Audit. Amy and I spent time on Thursday (5/18/23) getting what we could in order. We need to hold a special call meeting prior to June 7, 2023 to get this finished before our auditor comes on June 7. I am recommending that we meet on Monday, June 5, 2023 at 7pm. Alternatively, we could cover this in our regularly scheduled public meeting on June 6, 2023, but that would take us late into the evening. You can see a summary of needed amendments below.
 - a. Administration: due to multiple changes in Management. Most of this cost is explained by the turnover in the manager position (salaries etc. from interim manager).
 - b. Solid Waste: Costs are higher than predicted.
 - c. Parks and Recreation: Tennis Court expense was substantially higher than originally budgeted.
 - d. Library: Library remodel costs are higher than budgeted. We do not want to half-way complete the job.
 - e. Water Operations: There was not enough budgeted for salaries. This is primarily due to the 5th public works employee which was approved earlier in the year.
3. I have been contacted by Tom Cooper on behalf of the Dollar General Market. Tom has suggested that the Dollar General is now motivated to sell the property behind DG Market. They are planning on selling the property, but have offered the town a first look. I do not know what price they would be willing to accept. Unfortunately, the Town has little funding available to make such a purchase. I will need direction from the board

regarding its wishes on this issue. I recommend that the Board continue building a roundabout at Bruton Cabinet.

4. The Recreational Rate Wastewater Structure is ready for the Board to Vote on. We will include it in the next public meeting. The Recreational Structure will allow the Town to recuperate money being spent on infrastructure in recreational areas, such as campgrounds.
5. We have included a clear fine structure in the upcoming budget for ordinance violations. Copies of the fine structure will be available next Friday.
6. The Planning Board has committed to making a recommendation on the R15-M zoning designation by their next meeting which will be held on May 24, 2023. The Town Board should vote on this designation at our next board meeting. R15-M would allow manufactured homes in areas zoned as such. We have sent letters to the property owners surrounding Mrs. Leake's property and put up the appropriate signage.
7. I spoke to Gary McRae regarding the Pocket Park. Gary McRae asked me to call him in June so that he could have more time to speak to his board about the potential land donation/lease. Due to the timing on this issue, we have not budgeted in money for a pocket park in Fiscal Year 23-24.
8. I am continuing to work with Rob McIntyre from LKC on the Stormwater project at Stanback Park.
9. I spoke with Jacob Rudisill from Lennar on Tuesday May 19, 2023 regarding the signed development agreement. We are waiting on their signature so that we can move forward.
10. We are in the process of purchasing the John Deer skid steer which the board had approved in the FY 22-23 budget. Due to budgetary concerns, we have reduced the budget from \$40,000 to \$30,000. Daniel found a 2021 skid steer for ~28,000, and we plan to purchase it before the end of the Fiscal Year.
11. We are still waiting on the 4-way stop project to begin. Matthew Kitchen from NCDOT says that it should begin mid-summer.
12. I met with Jack Jordan today (5/19/2023) regarding a partnership on the Parks and Recreation Trust Fund grant for Stanback Park. Jack Jordan is interested in a partnership and I have promised to keep him updated on our path forward.
13. We have worked on the Water Shortage Response Plan, and are prepared to bring it forward at the next public meeting. This WSRP is based on language from the NC Division of Water Resources. We do not anticipate a water shortage, but this plan gives us the roadmap in the case that a shortage does occur.



PROTECTING QUALITY OF LIFE

Alliance Code
Enforcement LLC

Monthly Report
Town of Mt. Gilead

Updated
May 25, 2023

ANSWER KEY

MH - Minimum Housing / **OL** - Overgrown Lot / **JV** - Junk Vehicle / **JP** - Junk Pile /
AWG - Abandoned White Goods / **AC** - Animal Complaint / **ZV** - Zoning Violation / **NOT**
- Notice of Tow

605 Julius Chambers Ave	MH/JP/OL	OPEN
101 Julius Chambers Ave	JV	NOT
182 Washington Park Rd.	MH/JP	OPEN
421 W Allenton St	MH/JP	OPEN
535 W Allenton St	JV	NOT
533 W Allenton St	JV	NOT
537 W Allenton St	MH/OL	OPEN
414 S Wadesboro Blvd	MH/OL	OPEN
506 S Wadesboro Blvd	JV	NOT
426 S Wadesboro Blvd	JV/OL	OPEN
308 N Main St	MH/JP	OPEN
403 Cedar St	JV	NOT
303 Cedar St	JV	NOT
302 Cedar St	JV	NOT
507 S Wadesboro Blvd	MH/OL	OPEN
166 Emmaline St	JV	OPEN
134 Emmaline St	JV	OPEN
609 Julius Chambers Ave	JV	OPEN
216 S Main St	JV	NOT
526 Parkertown Rd	JP	OPEN
532 Parkertown Rd	MH	OPEN
534 Parkertown Rd	JV	OPEN
200 S Main St	MH	OPEN
424 S Wadesboro	JP	OPEN
109 E 2 nd St	JP	OPEN
430 S Wadesboro	JP	OPEN
116 Marshall St	JP/JV	OPEN



PROTECTING QUALITY OF LIFE

Alliance Code
Enforcement LLC

Monthly Report
Town of Mt. Gilead

Updated
May 25, 2023

412 Julias Chambers	JP/JV	OPEN
302 Blackwell St	JP	OPEN
410 Cedar St	JP	OPEN
303 Cedar St	JV	OPEN
203 Clinton St	JV	ABATED
500 W Allenton St	MH/OL	NOH
103 Circle Dr	JV	OPEN
303 W Allenton	JV	OPEN
206 N School St	JP	OPEN
200 S Main St	JV	ABATED
408 Cedar St	OL	ABATED
424 S Wadesboro	OL	ABATED
109 E Second St	OL	OPEN
201 Sunrise	OL/JV	OPEN
107 E Second	OL	OPEN
102 W Second	OL/JV	OPEN
101 E Second	OL	OPEN
302 N Main St	OL	OPEN

HIGHLIGHTS

- 6 New Cases Opened
- 4 Cases Abated



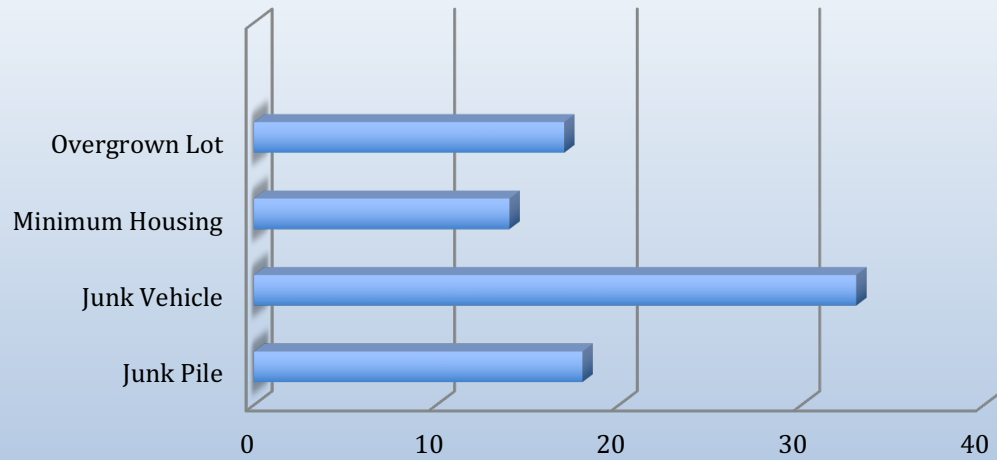
PROTECTING QUALITY OF LIFE

Alliance Code
Enforcement LLC

Monthly Report
Town of Mt. Gilead

Updated
May 25, 2023

Violations by the Numbers



	Junk Pile	Junk Vehicle	Minimum Housing	Overgrown Lot	
Violations by the Numbers	18	33	14	17	

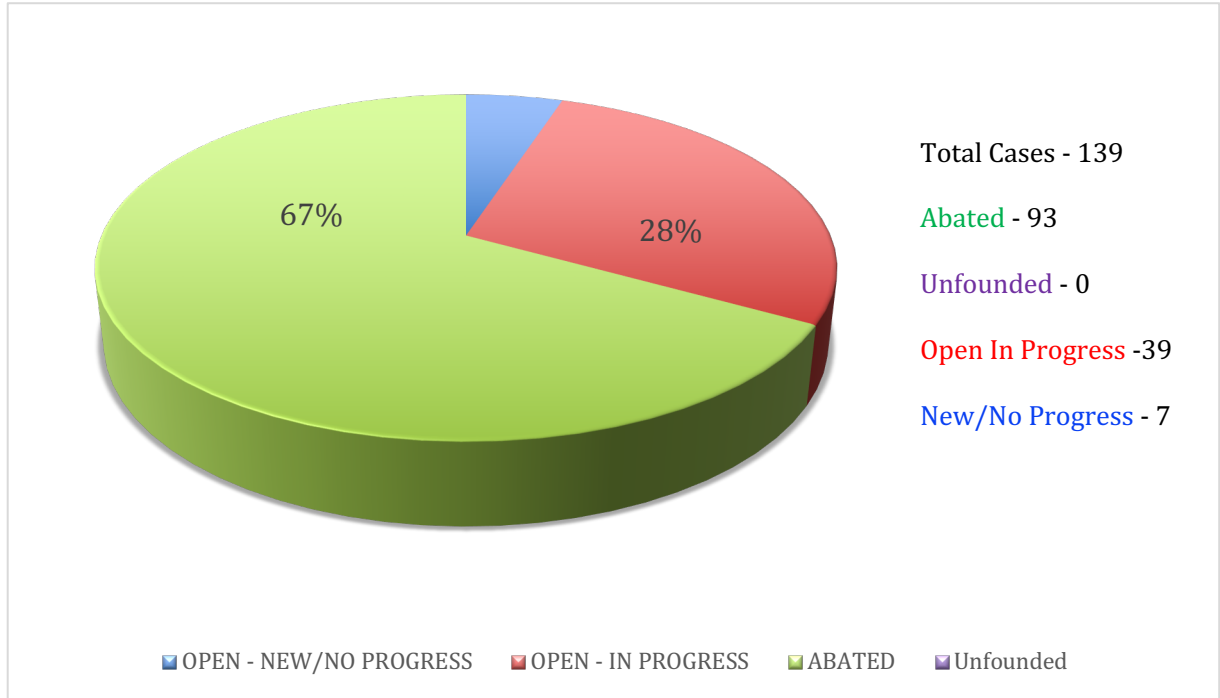


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Alliance Code
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Monthly Report
Town of Mt. Gilead

Updated
May 25, 2023



§ 143-318.11. Closed sessions.

(a) Permitted Purposes. - It is the policy of this State that closed sessions shall be held only when required to permit a public body to act in the public interest as permitted in this section. A public body may hold a closed session and exclude the public only when a closed session is required:

- (1) To prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes.
- (2) To prevent the premature disclosure of an honorary degree, scholarship, prize, or similar award.
- (3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.
- (4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment. Any action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session.
- (5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

- (6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting.
- (7) To plan, conduct, or hear reports concerning investigations of alleged criminal misconduct.
- (8) To formulate plans by a local board of education relating to emergency response to incidents of school violence or to formulate and adopt the school safety components of school improvement plans by a local board of education or a school improvement team.
- (9) To discuss and take action regarding plans to protect public safety as it relates to existing or potential terrorist activity and to receive briefings by staff members, legal counsel, or law enforcement or emergency service officials concerning actions taken or to be taken to respond to such activity.
- (10) To view a recording released pursuant to G.S. 132-1.4A.
 - (b) Repealed by Session Laws 1991, c. 694, s. 4.
 - (c) Calling a Closed Session. - A public body may hold a closed session only upon a motion duly made and adopted at an open meeting. Every motion to close a meeting shall cite one or more of the permissible purposes listed in subsection (a) of this section. A motion based on subdivision (a)(1) of this section shall also state the name or citation of the law that renders the information to be discussed privileged or confidential. A motion based on subdivision (a)(3) of this section shall identify the parties in each existing lawsuit concerning which the public body expects to receive advice during the closed session.
 - (d) Repealed by Session Laws 1993 (Reg. Sess., 1994), c. 570, s. 2. (1979, c. 655, s. 1; 1981, c. 831; 1985 (Reg. Sess., 1986), c. 932, s. 5; 1991, c. 694, ss. 3, 4; 1993 (Reg. Sess., 1994), c. 570, s. 2; 1995, c. 509, s. 84; 1997-222, s. 2; 1997-290, s. 2; 2001-500, s. 2; 2003-180, s. 2; 2013-360, s. 8.41(b); 2014-79, s. 9(a); 2016-88, s. 3.)

Budget vs Actual (Summary)

Town of Mount Gilead
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Period Ending 6/30/2023

10 GENERAL FUND								
Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent	
Revenues								
	1,762,106	0.00	6,302.23	136,854.47	1,323,734.65	(438,371.71)	75%	
Revenues Totals:	1,762,106	0.00	6,302.23	136,854.47	1,323,734.65	(438,371.71)	75%	
Expenses								
ADMINISTRATION	199,300	0.00	3,784.23	29,173.25	194,530.88	4,769.12	98%	
STREETS AND GROUNDS	190,045	11,541.91	1,885.56	37,340.33	154,801.56	23,701.03	88%	
PLANNING & ZONING	27,250	0.00	0.00	6,904.60	22,594.23	4,655.77	83%	
SOLID WASTE	95,900	0.00	0.00	11,572.55	89,990.43	5,909.57	94%	
PARKS AND RECREATION	194,016	3,240.82	7.76	4,285.16	161,164.10	29,611.44	85%	
POLICE DEPARTMENT	657,450	219.36	19,365.35	115,421.94	528,359.17	128,870.97	80%	
FIRE DEPARTMENT	246,119	1,755.80	0.00	53,408.63	169,265.09	75,098.11	69%	
REDEVELOPMENT CORP.	11,000	0.00	0.00	4,564.93	10,655.32	344.68	97%	
FITNESS CENTER	0	0.00	0.00	0.00	0.00	0.00		
POWELL BILL	50,000	0.00	0.00	0.00	50,000.00	0.00	100%	
HIGHLAND COMM. CT.GRANT	0	0.00	0.00	0.00	0.00	0.00		
CEMETERY	8,000	0.00	0.00	831.48	3,066.87	4,933.13	38%	
GOVERNING BODY	54,627	0.00	0.00	5,073.76	45,412.75	9,214.25	83%	
LIBRARY	28,400	19,489.92	57.35	698.67	8,154.81	755.27	97%	
DEBT SERVICE	0	0.00	0.00	0.00	0.00	0.00		
	0	0.00	0.00	0.00	0.00	0.00		
Expenses Totals:	1,762,106	36,247.81	25,100.25	269,275.30	1,437,995.21	287,863.34	84%	
10 GENERAL FUND	Revenues Over/(Under) Expenses:		(18,798.02)	(132,420.83)	(114,260.56)			
20 ENTERPRISE FUND								
Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent	
Revenues								
	1,516,845	0.00	3,135.63	222,754.46	1,273,807.05	(243,037.46)	84%	
Revenues Totals:	1,516,845	0.00	3,135.63	222,754.46	1,273,807.05	(243,037.46)	84%	

Budget vs Actual (Summary)

Town of Mount Gilead
6/2/2023 4:11:53 PM

Page 2 Of 2

Period Ending 6/30/2023

20 ENTERPRISE FUND								
Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent	
Expenses								
ADMINISTRATION	284,765	0.00	5,516.58	46,371.87	257,670.24	27,094.76	90%	
WATER OPERATIONS	314,342	4,041.36	3,714.59	50,380.40	293,333.41	16,967.23	95%	
WASTE WATER COLLECTION	362,013	15,316.70	3,844.01	58,222.15	318,537.95	28,157.86	92%	
WASTE WATER PLANT	314,750	31,441.91	4,140.29	49,362.96	212,012.95	71,295.14	77%	
SOLID WASTE	0	0.00	0.00	0.00	0.00	0.00	0.00	
GOVERNING BODY	0	0.00	0.00	0.00	0.00	0.00	0.00	
DEBT SERVICE	240,975	0.00	0.00	146,958.82	169,080.46	71,894.54	70%	
	0	0.00	0.00	0.00	0.00	0.00	0.00	
Expenses Totals:	1,516,845	50,799.97	17,215.47	351,296.20	1,250,635.01	215,409.53	86%	
20 ENTERPRISE FUND	Revenues Over/(Under) Expenses:		(14,079.84)	(128,541.74)	23,172.04			