

TOWN OF MOUNT GILEAD BOARD OF COMMISSIONERS MINUTES



DATE: May 7th, 2024, at 7:00 P.M.

131 HOFFMAN DR.
MT. GILEAD, NC 27306

THERE WERE PRESENT: Sheldon P. Morley, Mayor
Tim McAuley, Mayor Pro Tem
Paula Covington, Commissioner
Mary Lucas, Commissioner
Dr. Vera Richardson, Commissioner

Also Present: Dylan Haman, Town Manager
Daniel Medley, Public Works Director
Talmedge LeGrand, Police Chief
Keith Byrd, Fire Chief
Lessie D. Jackson, Town Clerk
Mary Poplin, Community Garden
Ben Parry & Family
Ben Wibbens with LKC

CALL TO ORDER

ITEM I. Call to Order, Moment of Silence, and Pledge of Allegiance
-Mayor Morley called the meeting to order at 7:00 p.m. with a moment of silence followed by the Pledge of Allegiance

ITEM II. CONSENT AGENDA
-Mayor Sheldon P. Morley asked for a motion to approve the consent agenda. The motion to approve the consent agenda was made by Commissioner Richardson and seconded by Commissioner Covington. Motion unanimously carries, (4-0)

- A. Adoption of the Agenda
- B. Approval of the Minutes
 - a. April 27, 2024 Budget Retreat Meeting Minutes
- C. Garver on Call Engineering Agreement
- D. Staff Reports
 - a. Public Works- Public Works Director Daniel Medley
 - b. Police Department- Chief Talmedge Legrand
 - c. Fire Department- Chief Keith Byrd
 - d. Code Enforcement Report-(Information in Packet)
 - e. Wastewater Treatment Plant- ORC Manager, Donna Mills (Information in Packet)
- E. Adoption of Water Capital Improvement Plan
- F. Adoption of Wastewater Capital Improvement Plan
- G. RDED Grant Commitment Resolution

H. Work Boot Reimbursement Policy

ITEM III.

PUBLIC COMMENT

Reading of the Rules for Public Comment

(Town Manager Dylan Haman)

ITEM IV.

HEARING

A. BUDGET HEARING

-Mayor Morley asked for a motion to open the agenda for the budget hearing. The motion to open the agenda for a budget hearing was made by Commissioner Richardson and seconded by Commissioner Lucas. Motion unanimously carries, (4-0)

-No one to speak for budget hearing

-Mayor Morley asked for a motion to close budget hearing. The motion to close budget hearing was made by Commissioner Covington and seconded by Mayor Pro Tem McAuley. Motion unanimously carries (4-0)

B. LEGISLATIVE HEARING — ZONING TEXT AMENDMENT

-Mayor Morley requested a motion to open the Legislative Hearing. The motion to open the Legislative Hearing was made by Commissioner Covington and seconded by Commissioner Lucas. Motion unanimously carries (4-0)

-No one to speak for Legislative Hearing

-Mayor Morley requested a motion to close the Legislative Hearing. The motion to close the Legislative Hearing was made by Commissioner Richardson and seconded by Commissioner Covington. Motion unanimously carries (4-0)

ITEM V.

OLD BUSINESS

A. Presentation from Parry's Produce

-Ben Parry came before the Board to introduce himself as a new business in Mt. Gilead and to give a summary about the products he will be selling at his location. Mr. Parry also gave details about where he got started and how he ended up at his current location 203 N. Main St. Mr. Parry also completed a short question/answer from attendees at the meeting.

B. Stanback Park Drainage Improvements Presentation

-Ben Wibbens came before the Board to give a time line on the improvements of the Stanback Park Drainage.

ITEM VI.

NEW BUSINESS

A. Wayfinding Signage for 24/27

-Town Manager Dylan Haman gave an overview of wayfinding signage of 24/27. Town Manager Dylan Haman stated that on NC 24/27 anywhere from 10,000 to 20,000 people travel per day. Many are traveling through Montgomery County, or are visiting the National Forest. Over half a million trips per year travel on NC 24/27. Staff is recommending exploring the opportunity to design and construct attractive wayfinding signage at the intersections between NC 24/27, NC 109, and Hwy 109.

B. Water Tower Lid

-Town Manager Dylan Haman came before the Board to inform them of an opportunity for the water tower lid to be moved to another location outside of town. Mr. Jack Jordan has offered to fund the transfer of the lid to another location. Town Manager Dylan Haman and the Board went into a short discussion about when, how, and where the lid would be move.

C. Industry Avenue Land Acquisition Budget Amendment and updates

-Town Manager Dylan Haman brief the Board on the purchase of land parcel ID 6593 12 95 3728 located off Industry Avenue. This purpose of purchasing this section of land is to construct a road to connect from Industry Ave. to S. Wadesboro Blvd. If approved, town staff will proceed with the acquisition of land. This sale also requires an earnest fee of \$3,000. Mayor Morley asked for a motion to approve the acquisition of PID 6593 12 95 3728. The motion to approve the proposed budget amendment and proceed with acquisition of PID 6593 12 95 3728 was made by Commissioner Richardson and seconded by Commissioner Lucas. Motion unanimously carries (4-0)

D. Zoning Text Amendment

-Town Manager Dylan Haman went into a brief overview of what the planning board had discussed on 4/25/2024 about updates to the Non-Conforming Section of the Zoning Ordinance. The planning board suggest the town Board adopt the proposed amendment to allow manufactured homes legally placed prior to the existing Zoning Ordinance to be replaced. Mayor Morley asked for a motion to approve the Zoning Text Amendment. The motion to approve the proposed Zoning Text Amendment to amend the Nonconformities section of the Zoning Ordinance was made by Commissioner Lucas and seconded by Mayor Pro Tem McAuley. Motion unanimously carries (4-0)

E. Litter Ordinance

-Town Manager Dylan Haman stated to the Board that on 4-13-2024, volunteers donated their time to help pick up trash across town. Town Manager Dylan Haman is seeking direction from the Board to mirror NCGS 14-399. This ordinance provides guidance for police on how expensive each ticket would be. The first ticket for littering is set at \$250.00 the maximum penalty for a repeat offender is up to \$2,000.00. Staff will place signage at the entry points of town which state "Littering is Illegal: Maximum Fine \$2000.00. Mayor Sheldon asked for a motion to approve the proposed Litter Ordinance. The motion to approve the proposed Litter Ordinance was made by Commissioner Richardson and seconded by Commissioner Covington. Motion unanimously carries (4-0)

F. Sewer Use Ordinance Amendment

-Town Manager Dylan Haman discuss with the Board a Sewer Use Ordinance Amendment that will allow property owner to petition for annexation prior to receiving sewer service. Mayor Morley asked for a motion to approve the proposed Sewer Use Ordinance Amendment. The motion to approve the proposed Sewer Use Ordinance Amendment was made by Commissioner Covington and seconded by Commissioner Richardson. Motion unanimously carries (4-0)

G. Vacation Accrual Policy

-Town Manager Dylan Haman spoke with the Board about amending the current vacation accrual for regular part time employees. Mayor Morley asked for a motion to approve the proposed vacation accrual policy. The motion to approve the proposed vacation accrual policy and allow regular employees working more than 1,000 hours to accrue vacation time was made by Commissioner Covington and seconded by Mayor Pro Tem McAuley. Motion unanimously carries (4-0).

H. Vehicle Tracking Subscription

-Town Manager Dylan Haman asked the Board to approve a vehicle tracking subscription for 12 vehicles. Overall, this subscription can improve our insurance rates by showing that our employees are safe drivers, and it will provide data when an employee is in a vehicle accident. Mayor Morley asked for a motion to approve the Vehicle Tracking Subscription. The motion to approve the proposed Verizon Connect Vehicle Tracking Subscription was made by Commissioner Lucas and seconded by Mayor Pro Tem McAuley. Motion unanimously carries (4-0).

ITEM VII. COMMITTEE REPORTS

A. Community Garden

-Mary Poplin gave an updated report to the Board on the community garden. Mary spoke on planting new plant, welcoming new renters and volunteers, and the construction of a new compost bin. Mary and some of the Board had a brief conversation about the community garden.

ITEM VIII. MANAGER REPORT

Town Manager Dylan Haman and Mayor Morley went to an event called City Vision that was held in Winston Salem, where Town Manager Dylan Haman attended multiple sessions, and Mayor Morley had a chance to network. The Lilly's Bridge Force Main Improvement Project is in full swing. Many letters have been mail including site work, including surveying. The town employees have begun to prepare for 23-24 audit.

ITEM IV. MAYOR AND COMMISSIONERS REPORT

*-Mayor Morley went over his office hours and ask that everyone come visit him during office hours, also he had a great time at the May Day Activities.
-Commissioner Richardson gave a big thank you to all that participated in May Day festivities.*

ITEM IIV. CLOSED SESSION

*Pursuant to NC GS 143-318 to consider the performance of a public employee.
Mayor Morley asked for a motion to go into close session. The motion to go into closed session in pursuant to NC GS 143-318 to consider the performance of a public employee was made by Commissioner Richardson and seconded by Commissioner Covington. Motion unanimously carries (4-0)@7:45p.m.*


****Clerk asked to leave by the Board****

****Clerk invited back by the Board****


****No action taken during closed session. Mayor Morley asked for a motion to come out of closed session and go back into open session. The motion was made to come out of closed session and go back into open session was made by Commissioner Covington and seconded by Commissioner Lucas. Motion unanimously carries (4-0).*

ITEM IIV. ADJOURNMENT

Mayor Morley asked for a motion to adjourn the meeting. The motion to adjourn the meeting was made by Commissioner Covington and seconded by Commissioner Lucas. Motion unanimously carries (4-0).



Sheldon P. Morley, Mayor



Lessie D. Jackson, Town Clerk

