

TOWN BOARD MEETING – REGULAR MEETING

June 27, 2023

Present Mayor George Holleman
Mayor Pro Tem Kenny Poole
Councilman Ronnie Robinette
Councilman Jack Simms
Councilwoman Kim Brown

The regular meeting was opened for business by Mayor Holleman at 5:30 p.m. The invocation was given by Mayor Holleman.

A motion was made by Councilman Simms and seconded by Councilwoman Brown to add the following items to the agenda.

Item 13a. – GF budget amendment – Add'1 \$ for the abatement of mobile homes @ Grover Bowman MHP

Item 17a.- Closed session – Attorney Consultation per NCGS 143-318.11(3)

A motion was made by Councilman Simms and seconded by Councilwoman Brown to approve the minutes as presented from June 5th, 2023 regular meeting. The motion was passed unanimously.

Open Forum:

There were no comments in open forum.

A motion was made by Councilwoman Brown and seconded by Councilman Simms to open the public hearing for the 2nd reading of the proposed budget for Fiscal Year 2023/2024 for the Town of Taylorsville. The budget totaling \$5,239,250 (excluding pass thru grant projects) provides for all Town personnel expenses, operations, capital improvements, and debt service requirements. It reflects an increase of 6.5% from the prior year's approved budget due to property reevaluation as well as a tax rate change. With the re-evaluation totals coming in higher than the current values, the revenue neutral tax rate dropped from \$0.40 to \$0.295 per \$100 in value. With an inflation rate exceeding 8% at times over the course of the last year, the Town of Taylorsville could not sustain the services it provides its citizens at the \$0.295 tax rate. The proposed budget would include a property tax rate of \$0.35 per \$100 in value. The General Fund budget totals \$2,606,400 and is balanced with a property tax rate of 35 cents per \$100 valuation. The proposed budget reflects an estimated 6.9% increase. Expenditures for the 2023/2024 General Fund totals \$2,606,400 an increase of 6.9% from the amount budgeted for Fiscal Year 2022/2023. This increase was due partly because of projects in the cemetery as well as Matheson Park and above average inflation. The Town also added an additional position in the Police Department's budget for an SRO at Taylorsville Elementary School. The only General Fund obligation is a lease on 5 patrol cars, no other General Fund debt exists. The budget for the Water & Sewer Fund totals \$2,632,850, an increase of 6.1%. A \$0.10 per 1,000-gallon increase to water and sewer rates will take effect this budget year to help offset the rate increase we incurred from Energy United for water purchase. The average household will see less than \$1.00 increase each month from this increase. Beginning this fiscal year, we will no longer set a fee for water

taps over 1". We will begin pricing them per job based on the cost of material, labor, plus 10% due to the ever-changing cost of materials. The rate schedule will no longer be adopted as part of the budget, but will be adopted by a separate resolution outside of the budget. This will allow the Town to change the rate structure at any time, if the need arises. Expenditures for the Water & Sewer Fund total \$2,632,850. Unlike the General Fund, Operations is the largest expense for the Water & Sewer Fund, not Personal Services. Operations is 44.9% of the overall Water and Sewer Budget while Personal Services is only 27.4%. Debt Service is 19.5% at an expense of \$477,197 with an outstanding debt amount just under \$3.3 million. In addition to the current debt service payment, there is \$50,000 set aside in this year's budget for the financing of a sewer vac truck and \$78,011 for future projects. The FY 23/24 budget totaling \$5,206,670.00 is balanced pursuant to Section 159-11 of the N.C. General Statutes. No other comments were made in the public hearing and it was closed by a motion from Councilman Robinette and seconded by Councilwoman Brown. The motion was passed unanimously.

A motion was made by Councilman Robinette and seconded by Councilman Poole to approve the adoption of the Budget Ordinance for the Town of Taylorsville for the FY 2023-2024 as presented. Councilman Simms thanked town staff for breaking down this budget for complete transparency of revenues and expenditures. It makes it so much easier to clearly follow each expense and revenue throughout the year. The motion was passed unanimously. See attachment A, which is hereby incorporated and made a part of these minutes herein.

A motion was made by Councilman Robinette and seconded by Councilman Simms to approve the adoption of a Resolution setting the rate and fee schedule for the Town for the upcoming fiscal year. The rate and fee schedule can now be changed as needed throughout the year. In previous years, the rate and fee schedule were tied to the ordinance adoption of the fiscal year budget and could not be changed during the year. The motion was passed unanimously. See attachment B, which is hereby incorporated and made a part of these minutes herein.

A motion was made by Councilman Poole and seconded by Councilwoman Brown to adopt the Resolution accepting the high bid from Marty Pennell for \$110,000.00 for each of the properties 610 E. Main Ave. & 614 E. Main Ave. There were no upset bids received at the last date of the upset bid process of June 21, 2023. The motion was passed unanimously. See attachment C, which is hereby incorporated and made a part of these minutes herein.

A motion was made by Councilwoman Brown and seconded by Councilman Robinette to approve the adoption of a Resolution designating authorized signers for the Town. The motion was passed unanimously. See attachment D, which is hereby incorporated and made a part of these minutes herein.

A motion was made by Councilwoman Brown and seconded by Councilman Simms to approve the 3-year contract with Debt-Book Financial Services for the implementation and software to record the town's leases and subscriptions as required by the LGC per GASB 87 & GASB 96 rules. The motion was passed unanimously. A copy of the contract will be retained in the Town Clerk's office.

A motion was made by Councilman Simms and seconded by Councilman Robinette to approve the contract renewal with Alexander County for the Planning & Zoning Services for a sum of \$16,000.00 annually. The motion was passed unanimously. A copy of the contract will be retained in the Town Clerk's office.

A motion was made by Councilwoman Brown and seconded by Councilman Simms to approve the change in the scope of work for the AIA-D-ARP-0107 asset inventory water system grant. The original scope of work included the mapping of our system. We already have a significant amount completed, so \$30,150 will be moved from mapping and \$2,000 from training and used for hydraulic modeling. This will only change the scope of the work. No additional expenses will be incurred by the town. The motion was passed unanimously.

A motion was made by Councilman Robinette and seconded by Councilman Poole to approve the GF budget amendment from fund balance for \$27,595.00 for the additional allocation approved for Alexander Central Fire Dept. to help them with the match to the grant they applied for. The grand total that the Fire Dept. received in funding from the Town for the FY 2023-2024 totaled \$116,595.00. The motion was passed unanimously. See attachment E, which is hereby incorporated and made a part of these minutes herein.

A motion was made by Councilman Robinette and seconded by Councilman Poole to approve a GF budget amendment from fund balance totaling \$10,000.00 for the additional expense of the abatement of the mobile homes at Grover Bowman MHP totaling \$10,000.00. The motion was passed unanimously. See attachment F, which is hereby incorporated and made a part of these minutes herein.

A motion was made by Councilman Simms and seconded by Councilwoman Brown to approve the outside sewer connection at 389 Hiddenite Church Road. The town will accept the wastewater only and will not maintain the sewer lines. Any maintenance expense will be the property owner's expense and they will pay a tap fee of \$1,500.00. The motion was passed unanimously.

Staff Reports: Police Chief, Doug Bowman was not present.

Town Manager/Public Utilities Manager: Aaron Wike

He mentioned that the street sweeper caught on fire last week. The insurance adjuster has already been to access the condition. He will report back findings and advise on the next steps of repair or replacement. The Juneteenth Celebration went well with no incidents or issues. The abatement process has started at Grover Bowman MHP. The property at 26 Saunders Lane is continuing to be worked on regarding cleaning and removing the junk vehicles.

Councilman Poole addressed the Town Board stating that he has enjoyed serving on the Board and the citizens of Taylorsville but that he will not be seeking re-election for another term.

Town Clerk: Yolanda Prince

She gave an update on the latest upset bid date of June 21, 2023 for the rental properties for sale.

610 E. Main Ave. high bid from Marty Pennell for \$110,000.00

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No upset bids were received and brought to Town Board for approval of sale to the last highest bidder Marty Pennell for \$110,000.00 each.

36 & 46 N. Center Street high bid from Dane Lerm for \$38,500.00

The upset bid process will continue and be advertised on Wednesday June 28, 2023 & July 5th, 2023 and opened on July 12th, 2023 at 2:00 pm. The minimum upset bid would need to be \$41,375.00.

The next scheduled meeting will be Tuesday August 8th, 2023 at 5:30 pm in the Council Chambers.

A motion was made by Councilman Robinette and seconded by Councilwoman Brown to enter into closed session for personnel and attorney consultation per NCGS 143-318.11(a) (3) The motion was passed unanimously.

Councilman Simms asked about the governing length of the town board and why the seats were not on staggered terms? Manager Wike stated that when the Town Board went from a 3-member board and a Mayor to a 4-member board and a Mayor it was changed to 4-year consecutive terms to eliminate having town elections every 2 years. Councilman Simms asked about the status of finding an SRO for the Alternative School and Taylorsville Elementary School? Manager Wike stated that there is a deputy leaving and coming here full-time and will take the Alternative school SRO position and that Gordon Knight and others will work to fill the Taylorsville Elementary position until that position can be filled on a full-time basis. He asked about the excessive overtime being used by full-time officers and why no part-time people were being used to fill shifts? Manager Wike stated that he has discussed that issue and will address it again with the Chief and detective when they return from vacation.

Attorney Monroe Pannel brought up the 26 Saunders Lane property. The property owner is not properly disposing of hazardous materials on the site. The county and EPA are aware. He advises that legal recourse may be necessary for the property owner to comply accordingly. He asked for the Boards permission for the authority to handle the situation in the best interests of the Town.

A motion was made by Councilman Simms and seconded by Councilwoman Brown to exit closed session and return to the regular meeting. The motion was passed unanimously.

By unanimous consent, the Town Board gave authority to Attorney Monroe Pannel to hand the 26 Saunders Lane issue for the best interests of the Town.

With no other business, the meeting was unanimously adjourned at 7:00 pm.

Mayor

Councilman

Councilman

Councilman

Councilman

Attest: _____
Yolanda T. Prince, Town Clerk