

# TOWN OF HUDSON REGULAR MEETING

October 15, 2019

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In Attendance:

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**Members Present:** Mayor Janet Winkler, **Commissioners:** Larry Chapman, Jonathan Greer, Barry Mitchell, Rick Shew, Ann Smith and Bill Warren

**Others Present:** Town Manager, Rebecca Bentley, Chief of Police, Richard Blevins, Assistant Finance Officer, Michelle Coffey, Town Planner, Teresa Kinney, Town Clerk, Tammy Swanson, Town Attorney, Carroll Tuttle, and New Police Officer Erica Holden (along with other Officers from the Police Dept.)

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Call to Order & Discussion with Senator Warren Daniel:

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Mayor Janet Winkler called the October meeting to order, and Mayor Pro Tem, Bill Warren led the audience in the Pledge of Allegiance and opening prayer.

Janet welcomed special visitor, Senator Warren Daniel, to the meeting. She introduced Mr. Daniel to the Board and audience.

Senator Daniel addressed the Board, and stated that he regretted never attending one of the Town's meetings before. He stated that he just happened to be home this week and wanted to come while he had the opportunity. He commented that we all want to do the best for our citizens, and he appreciated what our Board does at the local level. He stated that his office is always open, and he looks forward to a continued partnership with the Town.

Janet thanked Senator Daniel for attending our meeting.

Larry stated that he appreciates the updates from the Senate. Larry commented that the updates are timely and informative as to what is happening at the State level.

Rebecca stated that tonight we are looking at accepting a PARTF Grant from the State, and we have had the pleasure of receiving and using PARTF monies in the past. She briefly discussed the Optimist Park Project, and she commented that it means so much to our little town to get these funds.

Senator Daniel stated that if we would let him know about future grants, he would try to help in getting them across the "finish line."

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Discuss/Adjust Agenda:

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Janet presented the October Agenda, and requested the following additions:

- 4(a) – Update on Upcoming Weekend and Jan Karon Homing Coming (Kathy Carroll)
- 4(b) – Introduction of New Police Officer – (Chief Blevins)
- 7(a) – Approve Special Events Application

**Motion: (Bill Warren/Larry Chapman) to approve the agenda as amended. Unanimously approved.**

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Approval of Minutes:

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**Motion: (Rick Shew/Barry Mitchell) to approve the minutes from the September 17, 2019 Regular Meeting, the September 17, 2019 Closed Session, and the September 25, 2019 Informational Meeting, Unanimously approved.**

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Update on Upcoming Weekend and Jan Karon Homecoming:

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Kathy Carroll presented the first draft of the program for the Sunday portion of the Jan Karon Days Homecoming. She stated that Jan Karon is scheduled to arrive here on Friday, Oct. 18<sup>th</sup>, and will be preparing for the weekend's events. Then on Saturday, Oct. 19<sup>th</sup> at 11:30 a.m. the Jan Karon Parade will be held downtown, which should last about 30 minutes. During the parade, the Town will be set up as Mitford, the name of the Town in Jan's books. After the parade, there will be a private luncheon at HUB Station with Jan. Then Sunday the main event will be held, including the filming of the program and the reveal of Jan's space at HUB Station.

Kathy commented that these events have been advertised heavily on the radio and in the newspaper, and they are anticipating a large crowd to come and see Jan.

The Board thanked both Kathy Carroll and Ann Smith for their hard work on this project.

Kathy thanked everyone for being involved with these special events.

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Introduction of New Police Officer – Erika Holden:

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Chief Richard Blevins addressed the Board to introduce his new Patrol Officer, Erika Holden. Chief Blevins stated that one of the main requirements of being a Police Officer is being able to shoot, and Officer Holden had no problems qualifying in that category. He also reported that she has already begun her training with the Department, which is going very well. Officer Holden lives in Granite Falls, but has been working in Catawba County, where she was serving as a bailiff. Chief Blevins stated that Officer Holden has already been sworn in, and he commented that he is very happy to have her here.

Janet welcomed Officer Holden to Hudson.

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Public Hearing (Cont'd) – Text Amendment ZTA 2019-01 Wineries:

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Janet stated that the Public Hearing for Text Amendment ZTA 2019-01-Wineries was tabled at the September 17<sup>th</sup> meeting will now be continued.

Teresa Kinney stated that she and Rebecca met with the Town Attorney last week to discuss the winery. Teresa added that yesterday, she met with the property owner's attorney, Brian White, Attorney Joe Delk, representing Mr. Bradshaw, and Town Attorney, Carroll Tuttle, to discuss the winery and the text amendment. She commented that both Attorney White and Attorney Delk have asked that the public hearing be tabled until the November 19<sup>th</sup> meeting.

Janet stated that she sees a couple people that have signed up to speak concerning this issue.

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Michael Carsten, one of the neighbors of the winery, voiced concerns about additional food trucks and more bands that have been scheduled for next month. He asked if the public hearing is continued, would the bands and food trucks be allowed at the winery.

Teresa stated that Mr. Bradshaw has been issued a notice of potential violations.

Carroll stated that we have two attorneys that represent opposing parties, and both of these attorneys have asked that the public hearing be tabled. Also Mr. Bradshaw is out of Town and not available.

Mr. Carsten stated that there is going to be a major event at the winery on Oct. 26<sup>th</sup>, and it is scheduled to last for 6 hours.

Carroll stated that this would be a continuance of a violation.

Teresa stated that Mr. Bradshaw was given 4 options of appeal, and he chose the text amendment.

Janet stated that it is the Board's duty to allow both sides to present their cases so that an educated decision can be made on the issues at hand.

**Motion: (Rick Shew/Jonathan Greer) to table the public hearing until the November 19, 2019 meeting. Unanimously approved.**

The Board stated that they understand Mr. Carsten's concerns, but they want to make an informed decision concerning the issue.

Update on Status of Street/Stormwater Repair for Holly Hill Street and Hickman Ave.:

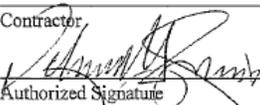
**Holly Hill Street Update:**

Rebecca stated that the necessary easements from the property owners adjacent to the Holly Hill Street project have been signed, and the notice to proceed was signed with Hickory Sand on Friday, October 4<sup>th</sup>.

**Hickman Avenue Update:**

Rebecca reported that one of the four easements needed has been signed. Mr. and Mrs. Marley have signed. The other three owners are: Robert Harris, Jenny Thompson and Thomas & Denita Triplett.

Rebecca explained that in order to proceed with the Hickman Avenue project, the Town Board must decide whether or not to take the action of acquisition through eminent domain (sometimes referred to as condemnation).

Notice to Proceed	
Date: <u>10-4-2019</u>	
Project: <u>Holly Hill Street Storm Drain Repairs</u>	
Owner: <u>Town of Hudson, North Carolina</u>	Owner's Contract No.:
Contract: <u>Holly Hill Street Storm Drain Repairs</u>	Engineer's Project No.: <u>19.01412</u>
Contractor: <u>Hickory Sand Company, Inc.</u>	
Contractor's Address: <u>1490 South Center Street</u>	
<u>Hickory, NC 28602</u>	
You are notified that the Contract Times under the above Contract will commence to run on <u>11-4-2019</u> . On or before the 10 <sup>th</sup> day following this date, you are to commence work and start performing your obligations under the Contract Documents. In accordance with the Agreement, the date of Substantial Completion is <u><del>12-18-2019</del> 1-18-2020</u> , and the date of Final Completion is <u>2-2-2020</u> .	
<u>Hickory Sand Company, Inc.</u>	<u>Town of Hudson, North Carolina</u>
Contractor	Owner
	Given by: 
Authorized Signature	Authorized Signature
<u>VICE PRESIDENT</u>	<u>Town Manager</u>
Title	Title
<u>Oct. 4, 2019</u>	<u>Oct. 4, 2019</u>
Date	Date

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Rebecca commented that the cost of these two projects together is in excess of \$400,000, and we have not yet gotten funding from the State for repairs.

Rebecca explained the status of our street repairs to Senator Daniel. She commented that she understands that the DPS is overwhelmed with the repairs in the eastern part of the state. She added that we are trying to follow the guidelines for repairing our streets to the letter so that we will be eligible for reimbursement.

Carroll stated that if the Board does vote to proceed with condemnation, the property owners will be notified of the plans for condemnation by letter. If the property owners do not sign, they will receive a notice of action. The Town waits 30 days, and then a complaint can be filed. The Town will have to get a qualified person to look at the property before and after the taking and determine the justification amount. This amount, the just compensation, is paid to the Clerk of Court, and the property owners collect from the Clerk of Court.

Carroll explained that the justification amount is the value of the property prior to the work vs. the value of property after work is completed. He commented that there may be no difference in the value when the work is complete.

Ann asked if the contractor has flagged the property.

Rebecca stated that the contractor did flag the property.

**Motion: (Jonathan Greer/ Barry Mitchell) to proceed with the condemnation process for Hickman Avenue as described. Unanimously approved.**

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#### PARTF Grant Contract and Update from Hudson Parks & Recreation Advisory Board:

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Larry reported that the Recreation Committee met this afternoon just prior to this meeting to discuss the PARTF Grant. Larry commented that we do have to match the grant, and the Recreation Advisory Board has offered suggestions for fundraising. Those suggestions included donations with naming rights at Optimist Park and the Walk of Fame. Larry commented that the Advisory Board is very much in favor of the Town moving forward with this project. The Recreation Committee also recommended accepting the Grant and moving forward with the fundraising for the match.

**Motion: (From Recreation Committee) to accept the PARTF Grant for \$222,580 along with the Recreation Advisory Committee's plans for fundraising.**

#### **Discussion:**

Rebecca stated that there is no attached budget ordinance for the project – if accepted, it starts in December 2019 and goes through November 2022.

Chuck stated that he plans to bring in Mike Norris, the engineer working on the project, to help plan the steps of the project. Chuck also mentioned that the project will probably need to start after the baseball programs are finished, which will be August of next year, or maybe even August of the following year. He stated that it is very difficult to run programs around a construction project.

**Board's Vote on the Motion from the Recreation Committee: Unanimously approved.**

#### **Discuss Roof Repairs for Recreation Center:**

Larry stated that we have a very serious problem with the roof leaking at the Recreation Center. Chuck received bids for both repairing and replacing the roof. The low bid for repairs was received from Skyview

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Roofing in Cornelius, NC. The Recreation Committee made a recommendation to accept the low bid for repairs until a more permanent fix can be investigated, and to appropriate \$10,000 for the repairs. Larry stated that the \$10,000 will be moved to Maintenance from Fund Balance.

**Motion: (From Recreation Committee) to approve the bid from Skyview Roofing for repairing the roof at the Recreation Center, and to appropriate \$10,000 from Fund Balance to Maintenance for the repairs. Unanimously approved.**

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**Special Event Application – Windmill Wine Festival:**

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Rebecca stated that she had received a Special Event Application from the Lenoir Rotary Club-Hudson Satellite to have a wine festival in Windmill Park on May 16, 2020, from 12 noon until 5:00 pm.

Janet asked Chief Blevins if he had reviewed the application.

Chief Blevins stated that he had reviewed the application, and the Rotary Club will need a resolution approved for the public consumption of alcohol which can be approved at the November meeting.

**Motion: (Larry Chapman/Jonathan Greer) to approve the Special Event Application for the Wine Festival as submitted. Unanimously approved.**

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**Public Comments & Informal Discussion:**

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**Jan Karon Days Events:** Parade-Saturday, Oct. 19<sup>th</sup> at 11:30 am, followed by Invitation Luncheon @ HUB Dining Hall, Sunday, Oct. 20<sup>th</sup> at 2:00 pm – Jan Karon Comes Home to Hudson Event at HUB Station.

**Dinner Theater – “Bright Star”:** October 17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, 24<sup>th</sup>, 25<sup>th</sup>, and 26<sup>th</sup> at HUB Station.

**Veterans Day Event:** Friday, November 8<sup>th</sup> at Hudson Middle School.

**Community Thanksgiving Service:** Sunday, November 24<sup>th</sup> at Hudson United Methodist Church 6:30 pm

**Light Up Hudson:** Decoration Day – December 2<sup>nd</sup> and Tree Lighting Ceremonies - Dec. 3<sup>rd</sup> at 6:00 pm. The theme for decorating this year is “Christmas Bells Are Ringing.”

**5<sup>th</sup> Annual Christmas Show at HUB Station:** – Dec. 7<sup>th</sup> from 9:00 am – 4:00 pm.

**Hudson Christmas Parade:** December 7<sup>th</sup> at 2:00 pm.

**Leaf Collection Season** – November 1<sup>st</sup> – January 31<sup>st</sup>. Rebecca commented that Public Works has a difficult time staying on the pick-up schedule due to the amount of leaves that have to be picked up. The leaves can be bagged by residents if necessary.

**Status of Police Department Staffing:**

Larry asked if the addition of the new police officer brought the Department to full staff.

Chief Blevins stated that Kelsey Bumgarner has decided to accept a position elsewhere, which leaves a vacant position once again.

**“Best of Caldwell” Winners:** – Best Park – Redwood Park, Best Law Enforcement Officer, Benji Manning, Best Festival, Butterfly Festival tied with the Blackberry Festival. Rebecca commented that we had numerous other Hudson businesses that were voted best in the county, which is something to be proud of.

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**Ribbon Cutting at Yellow Submarine:** Rebecca stated that we have a Ribbon Cutting scheduled at the Yellow Submarine on Monday, October 14<sup>th</sup> at 9:00 am. She encouraged everyone to come and support the reopening of this popular restaurant in Town.

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Adjournment:

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**Motion: (Larry Chapman/Rick Shew) to adjourn the meeting. Unanimously approved.**

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**Tamra T. Swanson, Town Clerk**