

TOWN OF HUDSON REGULAR MEETING

November 19, 2019

In Attendance:

Members Present: Mayor Janet Winkler, **Commissioners:** Larry Chapman, Jonathan Greer, Barry Mitchell, Rich 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, and Town Attorney, Carroll Tuttle

Call to Order:

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

Discuss/Adjust Agenda:

Janet presented the November agenda, and requested the following changes:

Add: HUB Committee Report – 9(a)

Change Items: Item 5 – Change to “Presentation of 2018-2019 Annual Audit”

Item 6 – Change to “Public Hearing – Text Amendment ZTA-2019-01 Wineries”

Motion: (Rick Shew/Barry Mitchell) to approve the agenda as amended. Unanimously approved.

Approval of Minutes:

Motion: (Larry Chapman/Bill Warren) to approve the minutes, as presented, for the October 15, 2019 Regular Meeting, and the October 15, 2019 Recreation Committee Meeting. Unanimously approved.

Presentation of 2018-2019 Audit Report - Cindy Randolph, CPA

Cindy Randolph, CPA, has completed that Town’s audit, and addressed the Board to present the Comprehensive Annual Financial Report. She issued an unmodified opinion, which means that financial statements were presented, in all material respects, in accordance with applicable financial reporting framework.

Cindy thanked the Board for allowing her to do the Town’s audit, and she thanked the staff for working with her on conducting the audit.

The Board thanked Cindy for the fine job done on the audit.

Public Hearing – Text Amendment ZTA-2019—01 Wineries:

Janet stated that the public hearing is being continued from the October 15, 2019 meeting, and is open and ongoing.

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Teresa stated that since the meeting last month, Mr. Bradshaw has presented his version of the text amendment. The wineries and tasting rooms are exempt. The things not exempt are the events and food trucks, which is mainly why we are here. Teresa stated that her version of the text amendment is concerned more with the subdivision and regulations for future wineries. She commented that wineries cannot be banned, but events at wineries can be controlled.

Teresa presented the basic differences between her version of the text amendment and Mr. Bradshaw's version.

The primary objective of the Staff's text amendment is for wineries that insist on having events - guidelines must be followed.

- To provide separation of events in respect to adjacent residential properties.
- Existing wineries, which hold events to be deemed as nonconforming uses. Therefore, any additional expansions in relation to the events portion (i.e. Parking, land area, additional building to house events, amplification, etc.).
- Minimum property size.
- Minimum setbacks of the event area.
- Location of buildings.
- No outdoor amplifications.
- Controlled lighting to not interfere with adjacent properties.
- Location of the actual events and parking in respect to adjacent property owners.
- Limited hours of operation and limited events (annual)
- Food trucks allowed limited to 2 per event
- Buffering if necessary.

Teresa stated that one of the areas of contention was outdoor amplification – her text amendment would not allow it but Mr. Bradshaw's would allow it.

Teresa reviewed the definitions for "Events" in both of the versions of text amendment, and explained that both of the versions included the phrase "an activity or gathering not exceeding 2 consecutive days in any calendar year." Teresa suggested this phrase be removed from the amendments. She stated that her recommendation is to either adopt Mr. Bradshaw's text amendment, or her text amendment. She stated that both would make wineries in the ETJ a nonconforming use. She added that parking is an issue.

Janet commented that whatever the Board decides will affect wineries going forward. The text amendment will become part of an ordinance for the Town.

Public Comments:

Janet requested that all comments from speakers be addressed to the Board. She also requested that the speakers give their name and address for the record, and that they limit their comments to 5 minutes.

Michael Carsten, 4615 Blair Drive. Mr. Carsten stated that the Board has already heard in previous meetings how he feels. He stated that Mr. Bradshaw is a wonderful wine maker, but has simply outgrown his space. He stated that he has no problems with the winery itself, but he does not like the outdoor events that invade his personal world. Mr. Carsten stated that he feels it is not fair for Mr. Bradshaw to be allowed to make a dollar at the expense of the neighborhood. He stated that it has been insinuated that he and his wife are trying to close down the winery. He commented that they are not trying to have the winery closed down. Mr. Carsten stated that he has a lot of money and time invested in his place, and he wants to be able to enjoy his life there.

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Rita Abee, 2349 Mystery Trail Lane, Lenoir, stated that she loves to support small businesses, but she realizes how important people's "home space" is to them. She commented that she is a realtor in the area, and she wants to make sure the homeowners are protected. She stated that in her opinion, the winery should possibly consider moving to a larger area where they have room to grow.

Rachel Gauthier, 2027 Tall Oak Drive, Lenoir, stated that she supports the Carsten family. She stated that we all understand what success means. Mr. Bradshaw's business has grown past the expectation of the area. She commented that the increased traffic and the drainage issues created in the area shows that the winery has outgrown its original mold. Ms. Gauthier stated that in her opinion, it would be much better if the winery could move to a larger area. She stated that the Carstens deserve to have a good home life without being disturbed. She commented that she bet the Bradshaws would not like the Carstens to have something like a hog farm disturbing the winery.

Rhonda Carsten, 4615 Blair Drive, stated that for the record, they just want peace and comfort. She stated that they have listened to approximately 13 music events from the winery. She commented that the text amendment Mr. Bradshaw has written has basically taken out all of the residential considerations. She stated that in her opinion, Mr. Bradshaw's version is written for his specific winery. She added that when the winery was small, it was wonderful; however, now that it is bigger, it has become a nuisance. Ms. Carsten commented that she trusts the Board to make the right decision.

Bill Warren asked about the hours of the events at the winery.

Rhonda stated that last Saturday, there was an event still going on at the winery at 9:30 p.m. She commented that she understands most other wineries close at 6:00 p.m., but Twisted Vine is open later hours.

Bill asked Ms. Carsten what she considered to be a reasonable time for the winery to close.

Ms. Carsten answered 6:00 p.m.

Rick asked if there was loud music at the event or was the traffic the problem.

Ms. Carsten stated that when people come outside the winery to smoke, they laugh and talk loudly which is irritating. She commented that the noise is also irritating for their dogs.

Rick asked how that was different from someone laughing and talking at a house next door.

Ms. Carsten commented that the lights from the winery are also very irritating.

Jonathan commented that dogs typically bark if they hear any type of noise, whatever it may be.

Ms. Carsten stated that they can handle anything indoors, but the outdoor events create the problems for them.

Brian White, attorney for the Carstens and Mr. Carl Waters, also a neighbor of the winery, addressed the Board and stated that he was hired to review the text amendments. He stated that what he sees is the close proximity of the winery to the residents. He stated that in his opinion if there were regulations put into place to protect the residents it would help alleviate a lot of the problems. He stated that the smoking outside, the amplified music, etc., seems to be some of the main problems. He commented that when people go home from their employment, they want peace and quiet, and 6:00 p.m. seems like a good time for that peace and quiet to begin. Mr. White commented that he believes a compromise could be worked out between the neighbors and winery, but he does not see Mr. Bradshaw's text amendment being the compromise.

Joe Delk, attorney for Mr. Bradshaw, addressed the Board to discuss the winery. He commented that he believes this situation has created a conundrum - the winery is a good business, but it is located in a neighborhood. He stated that there needs to be a delicate balance reached between the neighborhood and the

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winery. Mr. Delk stated that he had met with Teresa and Carroll to discuss this matter. He commented that Mr. Bradshaw has proposed what he believes to be a compromise with the text amendment he submitted. Mr. Delk added that Mr. Bradshaw's text amendment was very close to Ms. Kinney's text amendment with the exception of the issues she presented earlier, with the main one being no outdoor amplification. Also, Mr. Bradshaw's proposed amendment includes 8 events being allowed annually instead of Ms. Kinney's 6 events, with those 8 events lasting until 8:00 p.m.

Mr. Delk commented that he was really caught off guard with the Police Chief's letter pertaining to his Department not having authority to enforcement any regulations at the winery. Mr. Delk then reviewed all of the improvements Mr. Bradshaw had made to try and accommodate the neighborhood, one being the installation of a fence between the winery and Mr. Water's property. Mr. Delk commented that they believe the winery is a real asset to the Hudson community, with visitors coming to Town to spend money.

Barry asked about the decibel readings that have been taken at the winery.

Mr. Delk reported the decibel reading was taken by the Sheriff's Dept. and was found to be in compliance with Caldwell County's regulations.

Larry stated that an accurate decibel reading has to be taken during the duration of the event.

Teresa stated that a conversation level decibel reading is probably 50 decibels - hearing protection is needed at 80 to 90 decibels.

Mr. Bradshaw introduced himself to the Board. He stated that he wanted to give accurate information about the winery. He stated that the winery opened in June 2014 and is open approximately 13 hours per week, including 6 outdoor events for this year. He stated that all other events are held inside. Mr. Bradshaw talked about the last event that was held at the winery, and stated that an Officer from the Sheriff's Department was there patrolling the area. He added that the Officer also had a dog with him. Mr. Bradshaw stated that the Officer indicated that there were no problems with the event. Mr. Bradshaw commented that the dogs in the neighborhood were actually barking louder than the music was playing. He also reported that since the last Town meeting, he had a fence installed and changed the direction of the amplification, which should really help with the sound.

Mr. Bradshaw discussed the lighting for the winery. He stated that the wine and cheese event held recently was an inside event that lasted from 7pm-9pm, with some people staying a little longer before they drove. He reported that they have had only two events since summer, because they are trying to be a good neighbor. Mr. Bradshaw stated that they do not want to be any bigger than they are right now, and he has no plans for big events. He just wants people to have a place they can go to have wine and enjoy their evening. He stated that the winery is in an agricultural area, and people that come to wineries typically want to be near the vines. Mr. Bradshaw stated that he would also like to report that there were no parking issues at the winery for the recent Halloween Party.

Ann asked how late the events typically last.

Mr. Bradshaw stated that the outdoor events last until 8:00 pm, and the inside events usually last from 7pm-9pm. He stated again that if someone needs to sit a while before they leave, they do stay longer with the latest being about 9:30 pm. He commented, however, that staff might be at the winery until 11:30 pm cleaning after events.

Jonathan asked Mr. Bradshaw if he had thought about other barriers besides the fence.

Mr. Bradshaw stated that there is a lot located between the winery and the other neighbors. He commented that they may decide to do more fencing, etc.

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Jonathan asked about planting a vegetative buffer between the properties.

Mr. Bradshaw stated that the Carstens have already begun to put some vegetation on their lot next to the winery property, and he wants to be careful not to install something that might kill the vegetation.

Barry about the size of the fence that was installed.

Mr. Bradshaw stated that a 6 ft. privacy fence was installed between the winery and Mr. Waters' property.

Janet asked Teresa and Carroll to clarify options for the Board.

Teresa stated that we have Mr. Bradshaw's text amendment. She commented that basically his definitions match with hers except for the hours of operation. She also commented the regulations he suggested for food trucks is very similar to her proposed amendment. Teresa commented that one main difference between her amendment and Mr. Bradshaw's amendment is that her amendment refers to new wineries and his does not. She stated that we have identified the Twisted Vine Winery as a nonconforming use, and Mr. Bradshaw will not be able to expand.

Jonathan asked if he has stopped the amplified music outside.

Mr. Bradshaw stated that they mainly have acoustical instruments outside, and when people are talking there is a need to amplify the music. He stated that the decibel reading for the music was no louder than the talking. He commented that typically they have only one musician playing at a time.

Ann asked if there is generally just one food truck in operation at a time.

Mr. Bradshaw stated they can typically just support one food truck at a time.

Jonathan asked if the events are patrolled by the Sheriff's Department when they are public events.

Mr. Bradshaw stated that from now on his events will be patrolled. He commented that it helps with parking, and if he is allowed to have amplification, the Officers could patrol that as well. He also commented that he will probably just have 6 events next year.

Rick asked if they are allowed to have amplified music, would it be finished by 8:00 pm.

Mr. Bradshaw stated that any amplified music outdoors would be over by 8:00 pm.

Larry commented that on August 2 of this year, the Town sent a notice of violations to Mr. Bradshaw; however, Mr. Bradshaw just continued his events. Larry added that in his opinion, if Mr. Bradshaw truly wanted to be a good neighbor as he mentioned previously, he would have stopped the outdoor events until a decision could be made on the amendment.

Teresa briefly explained that options Mr. Bradshaw was given in addressing the violations. She stated that because he chose to do a text amendment, he was allowed to continue his operation as normal until a decision was made by the Town.

Janet asked for words of wisdom on the text amendments from Town Attorney, Carroll Tuttle. She mentioned that she wants everyone to remember that the winery is a nonconforming use. Janet also reminded everyone that the winery is in the ETJ area, and our Police Department does not have jurisdiction in the ETJ area. Mr. Bradshaw has already indicated that he has used the Sheriff's Department in the past, and any future issues will need to be addressed by the Sheriff's Department.

Teresa discussed the ETJ area, and she explained that the ETJ areas were established to help prepare the areas for possible annexation in to towns. Now that involuntary annexation is no longer an option for towns in North Carolina, ETJ areas don't have the same importance for towns.

Larry asked about the future of the Town's ETJ.

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Janet commented that the Board may be discussing the ETJ area at a later date.

Carroll stated that the staff's recommendation has the advantage of looking into the future. Both the text amendments make the present operation of the winery nonconforming. Carroll commented that in his opinion, staff's recommendation with its consideration of future wineries is more advantageous for the Town than Mr. Bradshaw's text amendment.

Janet asked if the Board had any other questions.

Barry asked about the compromise of the two text amendments.

Teresa stated that outside amplification, the number of outdoor events, and the hours of operation are basically the main differences in the two.

Mr. Bradshaw commented that being nonconforming does not matter to him. The hours of operation do not matter except that some of the events may last until 9:00 pm, and there will need to be extra time allowed for cleanup. For amplification, if the outdoor amplification were allowed, they would stay in compliance with the Caldwell County nuisance order.

Ann asked about the ticketed events of the year.

A representative of the winery in the audience stated that the ticketed events are very exclusive and private. Typically, they have between 2 to 4 of these types of events during the year. Also, the winery sometimes gets booked for special events, and is open only for that event. The representative indicated that they do not want these types of events counted as one of their winery events.

The question was asked about how many people attend the "special events."

Mr. Bradshaw stated that the private events usually have about 30 to 40 people in attendance.

Mr. Waters, a neighbor of the winery, asked who would be monitoring the winery.

Bill explained that the Caldwell County Sheriff's Department would be keeping up with winery since it is located outside our Police Department's jurisdiction.

Carroll stated that it would be up to the Town's Planner to keep up with the events, and if they have more than is allowed.

Mr. Bradshaw discussed his history with following the rules. He commented that he wants to make sure he operates in compliances with whatever is allowed under the Ordinance.

Larry commented that he is not sure he can support increasing the number of outdoor events to 8. He stated that he wants the neighborhood to be considered.

Mr. Bradshaw stated that he would like to be able to include the 2 outdoor religious events they have each year. He explained that one of the events is an Easter Sunrise event and the other is a blessing of the winery. He added that there is no music involved with these events.

Motion: (Bill Warren/Larry Chapman) to close the public hearing. Unanimously approved.

Motion: (Jonathan Greer/Ann Smith) to approve the Town Planner's proposed text amendment with the removal of the "not exceeding 2 consecutive days in any calendar year" from the definition of Outdoor Event.

Discussion:

Rick asked if there could be a compromise with outdoor amplification.

Bill stated that he understands the need for outdoor amplification, as well as the concerns.

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Vote on Motion: Commissioners: Larry Chapman, Barry Mitchell, Ann Smith and Bill Warren voted in favor of the motion.

Commissioners: Jonathan Greer and Rick Shew voted against the motion.

Motion carried by a vote of 4 to 2.

Discussion:

The Board discussed concerns about not allowing amplification for outdoor events.

Bill Warren stated that he supports the Town Planner's text amendment, but he totally understands the need for outdoor amplification when acoustical instruments are being used. He commented that he has no problems with allowing amplification.

Rick Shew stated that he also sees no problems with allowing outdoor amplification so long as the Sheriff's Department regulates the sound.

Larry commented that he supported that Town Planner's text amendment without the outdoor amplification, and he could not vote to implement amplification.

The Amended Motion: (Jonathan Greer/Ann Smith) to approve the Town Planner's proposed text amendment with the removal of "not exceeding 2 consecutive days in any calendar year" from the definition of Outdoor Event, eliminate the 11:00 am beginning time requirement to allow for the Easter Sunrise event and the blessing of the winery, the outdoor events are to end by 8:00 pm, the number of outdoor events are limited to 6, and amplification is allowed outside as enforced by the Sheriff's Dept.

Voting on the Amended Motion: Commissioners: Jonathan Greer, Barry Mitchell, Rick Shew, Ann Smith and Bill Warren voted in favor of the motion.

Commissioner Larry Chapman voted against the motion.

Amended Motion carried by a vote of 5 to 1.

Call for Public Hearing to adopt Phase II Stormwater Ordinance:

Rebecca stated that the Board needs to adopt the revised Stormwater Ordinance, and she asked that a public hearing be set for the December 17th regular meeting to discuss and adopt the Ordinance.

Motion: (Ann Smith/Larry Chapman) to call for a public hearing for the December 17th meeting to adopt the revised Stormwater Ordinance. Unanimously approved.

Resolution Permitting Windmill Wine Festival:

Rebecca stated that the process for allowing these types of events in Town includes adopting a resolution to set out the times for the events. She presented a resolution for the Board to review.

Motion: (Larry Chapman/Jonathan Greer) to adopt the resolution for the Windmill Wine Festival as presented. Unanimously approved.

The Resolution was approved as follows:

**TOWN OF HUDSON
RESOLUTION NO. 11/19 #22**

RESOLUTION PERMITTING SPECIAL EVENTS

WHEREAS, applications have been received by the Town of Hudson staff as per Town Code of Ordinance Chapter 11, Article 1, Section 11.5 (f) "Resolution for Special Event" and

WHEREAS, said applications have been reviewed by the Town of Hudson staff and by the Hudson Board of Commissioners; and

WHEREAS, the following events are recommended for approval with conditions if applicable:

**Windmill Wine Festival
Saturday, May 16, 2020**

Event will begin and end in Windmill Park. Event begins at 12:00 pm and is over by 5:00 pm. This resolution permits festival goers who have purchased beer or wine from festival vendors to consume their beverage on Central Street between Hickman Avenue and Fairway Avenue. Vendors selling alcohol will be required to check for proper identification and provide wrist bands to anyone purchasing alcoholic beverages.

NOW, THEREFORE, BE IT RESOLVED by the Town of Hudson Board of Commissioners that permission is granted for the special events as noted above with conditions cited.

Adopted this the 19th day of November, 2019.



Janet H. Winkler
Mayor

ATTEST:



Tamra T. Swanson
Town Clerk

Public Comment & Informal Discussion:

Problem with Speeding on Boxwood Street: Larry Jump, a resident at 546 Boxwood Street, stated that at 7:40 a.m. this morning, he almost hit a car when he was coming out of his street because the car was speeding. He commented that everyone in the room is affected by what is going on with speeding on our roads. He stated that in his opinion the Town is not taking care of what needs to be taking care of. Mr. Jump reported that he has come close to having 4 accidents in the last year, much like the one that almost happened this morning. He stated that 25 mph is a great speed limit for Boxwood, but not many people are abiding by that speed limit.

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Mr. Jump stated that he made a video of people speeding down Boxwood Street, and he took the video to the Police Department. Mr. Jump asked if a speed hump could be install on the street.

Nancy Scroggs, a resident at 110 Holly Hill Street, stated that she agrees there are problems with speeding through the neighborhood, and she requested that something be done to address the problems.

Jonathan commented that the installation of a speed hump creates other issues such as the noise of the vehicles crossing over the hump, and he asked if the neighborhood would be accepting of the noise.

Ms. Scroggs stated that with the other road closures in the neighborhood, the traffic has been redirected, which has created a lot of the issues with speeding.

Janet stated that the Board will take these concerns under advisement and will see what can be done to address these issues.

Discussion of Code Violation Stickers Posted on Cars: Billy Rickles, Code Enforcement Officer, addressed the Board to discuss the Code Violation stickers that have been placed on car around Town. Billy stated that the stickers were being used to ask people to move “junk” vehicles, and unfortunately, the reference statute listed on the stickers is incorrect. Instead of using the statute for municipalities, the county statute was used. He stated that the entire sticker will be changed to reflect the correct information.



Billy stated that he knew the language on the stickers was a little harsh, and would raise questions by the individuals affected by them; however, this method is sometimes the only way to get people to respond. He reported that the individuals who received the stickers on their cars had already been notified by letter that their vehicles were in violation of the Town’s Ordinance.

Jonathan stated that he does this type of enforcement for Catawba County, and he feels that if a vehicle can be cranked and moved, it is not junk.

Rick agreed that a junk car typically does not run.

Billy stated that in some situations, the vehicles have to be evaluated and a decision made based on that evaluation.

Rebecca stated that in her opinion, the language for the sticker is a little too harsh, and in turn, the reaction from the individuals affected by the stickers is harsh. Rebecca commented that she feels the problem is the tone of the sticker.

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Larry commented that he would like for the Board and staff to be made aware before this type of notification is used for violations. He commented that citizens call upset and with questions, and we need to know how to respond.

Billy stated that they are pulling all of the stickers, and reissuing them with a revised notification. He stated that he will begin the process by knocking on the individual's door, if no response he will send a letter. After the letter is sent if there is still no response, he will follow-up with a sticker.

A gentleman in the audience stated that he builds cars, and he is in the process of building a couple cars that do not run yet. He asked Billy if these cars would be towed as junk vehicles.

Billy stated that this type of car would be considered an antique and would not be towed.

Update on the Progress of Repairs for Holly Hill Street: Rebecca stated that she has received confirmation that the repairs are scheduled to begin for Holly Hill Street on Dec. 2. She stated that the contractors were given the o.k. to begin several weeks ago, but the process for the work takes time.

Rich Krueger, a resident at 201 Dell Circle, asked what would have happened if there were no other way out of their neighborhood.

Rebecca stated that the Town would have had to make another detour. Rebecca discussed the problems that have been experienced in the area of the damaged streets.

Jackie Clarkson, a resident at 530 Boxwood Street, stated that she has concerns about what would happen if an emergency situation occurred in their neighborhood, and a tree was blocking the only street in or out.

Rebecca stated that the Town would be removing that tree as quickly as possible.

Mr. Krueger asked if the road could be widened any on Boxwood Street, or maybe a 4-way stop installed.

Janet stated that the Board will take these questions and suggestions under advisement, and research the situation with the streets.

Certificate for ADA Compliance Received – Sidewalk Program: Rebecca stated that the Town had sidewalks located on Main Street, Mt. Herman Road, Cedar Valley Road and Central Street inspected by Precision Safe Sidewalks. According to their report, Precision's crews systematically covered every sidewalk panel in the project area, finding and repairing 265 trip and fall hazards, which restored 6,598 square feet of sidewalks. There were 6 locations (225 sq. ft.) where the panels could not be repaired, and had to be replaced.

Rebecca stated that with all these repairs and replacements being made, the Town received a "Certificate of ADA Compliance" for our sidewalks.

Upcoming Events:

- Nov. 24th – Community Thanksgiving Service – Hudson United Methodist Church 6:30 pm
- Nov. 27th – Employee Thanksgiving Soup Luncheon 12:00 noon at Town Hall
- Nov. 28th and Nov. 29th – Town Hall Closed for Thanksgiving Holiday
- Dec. 2nd – Decorating Day for Christmas Trees in Town 8:00 am – 4:00 pm
- Dec. 3rd – Annual Christmas Tree Lighting Service 6:00 pm in front of Town Hall
- Dec. 7th – Christmas Parade – Hudson Middle School to Hudson First Baptist Church 2:00 pm
- Dec. 7th – 5th Annual HUB Christmas Show 9:00 am – 4:00 pm
- Dec. 24th – 26th – Town Hall Closed for Christmas Holiday

HUB Committee Report:

Signage for Building B & Room Names- Rebecca stated money was raised in the HUB budget to cover the cost of new signage for HUB Station. The wall signage was \$1,100 dollars and was raised as a part of the fundraiser.

The Steering Committee has been working diligently on getting donations to name a room. Janet commented that we want the signage to be done professionally and tactfully.

Rebecca stated that the signage for the rooms would be acrylic and would be black and white, and she presented a few examples for the Board to review.

Motion: (Bill Warren/Rick Shew) to approve one of the two black signs shown in the examples. Unanimously approved.

Agreements for Articles on Loan at HUB Station- Rebecca presented the following loan agreement for items on loan and displayed at the HUB. She stated that the agreement was devised by Carroll Tuttle for Jan Karon’s inventory displayed at HUB Station. Jan will have final say on what items are displayed in her designated room.

Ann commented that Jan will have some items displayed in her room that will be on permanent loan.



Loan Number: _____



The HUB Station
Town of Hudson

ARTICLE LOAN AGREEMENT

Article on Loan from: _____

Article Loan Item Return Date: _____

Item will be: _____ **Picked Up** _____ **Delivered** _____

I hereby deposit in the custody of the The HUB Station, the following article:

It is understood that the conditions of this deposit are as follows:

1. This article is on Permanent ____ loan *OR* on loan for a period of _____ as agreed upon by owner.
2. The article will remain the property of the lender and is subject to withdrawal by him/her at any time, except hereinafter provided.
3. This article will be delivered upon the surrender of this receipt or written order of the lender or his/her duly authorized agent or legal representative. In case of death of the lender, the legal representative of the deceased is requested to notify the Town of Hudson with their name and address in writing.
4. The Town of Hudson will give to this article while in its custody, the same care they would receive if it were the Town's property but the Town assumes no responsibility in case of loss or damage beyond insured value.
5. The Town will insure the article against damage, fire, or theft under the fine arts provision of its property insurance policy.

6. Should the Town at any time desire to terminate its obligations with reference to this article, the owner will be notified that it must be withdrawn within ninety, (90) days and, if not so withdrawn, it shall become the absolute property of the Town.

Signature of Lender: _____ Date: _____

Received by: _____ Date: _____
(Hudson Representative)

The HUB Station wishes to thank the owner of this loaned article for helping further the mission of the museum. Generous loans of artifacts enhance the exhibits.

HISTORICAL INFORMATION

(Mark "NK" when information is not known)

Name of Item: _____

Manufacturer of Item: _____

Year Manufactured: _____ Original Cost of Item: _____

Identification Numbers (model no., serial no.): _____

Name and Address of Previous Owner: _____

Purpose: _____

How powered, (i.e. hand cranked, horse drawn, etc.): _____

Approximate Capacity (one acre per day, one bushel per hour): _____

Other data of interest when describing or interpreting item: _____

Value suggested by donor: _____

Printed name: _____

Address: _____

Town/City, _____ State _____ Zip _____

Telephone: Work () _____

Home () _____

Date: _____

Motion: (Larry Chapman/Rick Shew) to approve the Article Loan Agreement as presented. Unanimously approved.

Marketing Work Session Scheduled: A Work Session was scheduled for Wednesday, December 4, 2019 at 6:00 pm at the Town Hall to discuss ideas for marketing the Town and HUB Station.

Bike & Pedestrian Steering Committee Meeting Scheduled- Teresa stated that the last Bike & Ped. Steering Committee Meeting is scheduled for this Thursday, November 21st at 6:00 p.m. at the Town Hall.

Resident on Chickadee Trail Discusses Shooting Habits- Johnny Sparks, a resident at 1075 Chickadee Trail, discussed some of his habits with shooting his guns. Chickadee Trail is not in the Town Limits, and he stated that the Caldwell County Sheriff's Department addresses any issues with his shooting. Mr. Starks stated that he knows there are Town residents complaining about his shooting, and he asked that he be made aware of any issues he needs to address.

Closed Session: N.C.G.S 143-318.11(a)(3) – to consult with legal counsel

Janet stated that the Board was going into closed session in accordance with N.C.G.S. 143-318.11(a)(3)-to consult with the Town Attorney.

Motion: (Larry Chapman/Rick Shew) to go into closed session. Unanimously approved.

Return to Regular Session:

Motion: (Larry Chapman/Rick Shew) to return to regular session. Unanimously approved.

Adjournment:

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

Tamra T. Swanson, Town Clerk