TOWN OF HUDSON REGULAR MEETING

October 17, 2023

In Attendance:

Members Present: Mayor Janet Winkler, Mayor Pro Tem, Rick Shew, Commissioners: Larry Chapman, Jim Engelman, Jeff Link, Barry Mitchell and Ann Smith

Others Present: Town Manager, Jonathan Greer, Chief of Police, Richard Blevins, Town Attorney, Jonathan Green, Assistant Town Manager and Finance Officer, Shana Guy, Town Planner, Teresa Kinney and Town Clerk, Tammy Swanson

Call to Order:

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

Public Comment for Items Not on the Agenda:

No one signed up for public comment.

Discuss/Adjust Agenda:

Janet presented the October agenda, and there were no additions or changes requested.

Motion: (Larry Chapman/Jim Engelman) to approve the agenda as presented. Unanimously approved.

Approval of Minutes:

The minutes from previous meeting were reviewed by the Board. An amendment was made to the September 19, 2023 minutes. Jonathan Green had recommended a change in the Section 93 – B as follows:

Section 93. Non-Conforming Uses, Structures, and Parcels.

B. When a non-conforming use has been abandoned or ceased operations discontinued for at least one-year, it shall not thereafter be allowed to continue unless said use conforms with the zoning ordinance. Note: "Discontinued" was added per the suggestion of the Town Attorney.)

Motion: (Ann Smith/Jim Engelman) to approve the minutes, as amended, for the September 19, 2023 Regular Meeting, and as presented for the September 28, 2023 EDC/Chamber Celebration, and the October 3, 2023 Ribbon Cutting for Harmony Timberworks. Unanimously approved.

Informal Discussion:

Reports:

Police Report – Included in Agenda Packet

October 17, 2023 Regular Meeting

• Finance Report

		Cur	rrent Month*	Las	st Month**							
SUMI	MARY OF CASH ACCOUNTS											
	Cash/Checking	\$	744,828	\$	1,072,083							
	NC Capital Management Trust		3,517,040		2,794,572							
	CD - First Citizens Bank		100,119		100,119							
		\$	4,361,987	\$	3,966,775							
		Budget		ACITIVITY			ACTIVITY TO DATE		OPEN ENCUMBRANCES			%
			2023-2024		THIS MONTH						Balance	
	REVENUES	\$	4,825,660		526,879		1,726,614			\$	3,099,046	35.78%
	EXPENDITURES	\$	4,825,660	\$	368,343	\$	1,251,257	\$	53,445	\$	3,520,958	27.04%
	REVENUES- AMERICAN RESCUE PLAN (ARPA)	\$	1,182,049	\$	-	\$	1,182,049			\$	0	100.00%
	EXPENDITURES- AMERICAN RESCUE PLAN (ARPA)	\$	1,182,049		-	\$	687,751			\$	494,298	58.18%
	REVENUES- CAP PROJECT HUD OPT PK	\$	747,598			\$	748,424			\$	(826)	100.119
	EXPENDITURES-CAP PROJ HUD OPT PK	\$	747,598	\$		\$	747,593	\$	-	\$	5	100.00%
	REVENUES-CAP PROJ STREETSCAPES	\$	100,000	\$		\$	100,000			\$		100.00%
	EXPENDITURES-CAP PROJ STREETSCAPES	\$	100,000	\$		\$	-			\$	100,000	0.009
	REVENUES- CAPITAL PROJECT HUB ST.	\$	1,135,300	\$	-	\$	589,693			\$	545,607	51.949
	EXPENDITURES- CP HUB STATION	\$	1,135,300	\$	-	\$	404,372			\$	730,928	35.62%
NOTI	ES:											
1	Property tax bills were mailed at the end of Jul January. Current collections rate is 73%.	y. Th	ne majority of p	rope	erty tax and s	olic	l waste colle	ction	s occur du	ring	November	through
	surrous concentrations rate to 75 761											
2	There is a three month lag in sales tax distribution. Sales Tax Revenues for July are currently 4.8% above revenues in prior year.											
3	Most state-shared revenues are distributed quarterly. The first allocation for Powell Bill was received this month.											
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4	Investment earnings this period were \$14,372.43. Total investment earnings year to date are \$38,390.87.											

• Planner's Report:

Staff Report-Planning/Zoning Department, August-Sept 2023

Project	Issue	Status
Economic Development	Ongoing	
Economic Dev and plan review	Still open Discussion of pocket Community-on Huss Ave Meeting with housing developer this week concerning possible projects Floodplain issues still pending 4.	Both projects are moving forward.
Zoning Changes to Central Business District	Additional Changes coming for zoning ordinance Working on a new updated subdivision ordinance	
Watershed/Floodplain and	New FEMA Floodplain maps are soon going to be available and the town will need to adopt following public comment time.	New Maps are available for review online
Subdivision Regulations	Approved 5+ minor subdivisions of property. Dealt with a few other subdivision problems.	Ongoing
**Zoning Permits and compliance letters	44 permits issued so far this year majority being new houses, swimming pools, and accessory buildings.	Single Family House permits and home expansions, swimming pools, accessory uses and sign permits
**Citizens requests permits and general discussion	Phone Calls received (50+) Have decreased over the past few months. In addition, other elements of the job have stayed steady. This is where I have stayed busy	Had several phone calls by citizens, realtors surveyors, and developers. Business has picked up again. Met with business owners about expansions Met with folks about storage units and othe
Zoning violations/floodplain	1.111-115 Main Street -storage buildings in floodplain	business expansions. In progress engineer is working on the project
	2. Shed living on Friendly Park Road	Violation notice completed and sent
Action Items for Commissioners this meeting	1.	See attached

October 17, 2023 Regular Meeting

- Reminders:
 - Outdoor Halloween Movie at HUB Station on 10/27 "Hocus Pocus" 7:00 pm
 - Halloween Party at HUB Station on 10/28 7:00-11:00 pm
 - Trunk-or-Treat Hudson Rec Center on 10/31 5:30-7:30 pm

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Motion: (Larry Chapman/Barry Mitchell) to adjourn the meeting. Unanimously approved. (Time of adjournment 6:10 pm)

Tamra T. Swanson, Town Clerk