

Town of Hudson Regular Meeting

May 20, 2025

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

Members Absent: Commissioner Barry Mitchell

Others Present: Town Manager, Jonathan Greer, Assist. Town Manager/Finance Officer, Shana Guy, Chief of Police, Brandon Nelson, Town Attorney, Jonathan Green, and Town Clerk, Tammy Swanson

Call to Order:

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

Discuss/Adjust Agenda:

Janet presented the May agenda, and requested the following addition:

Add: Item 9a – Call for a Public Hearing for Rezoning.

Motion: (Ann Smith/Jim Engelman) to approve the agenda as amended. Unanimously approved.

Public Comment for Items Not on the Agenda:

No one signed up for public comment.

Approval of Minutes:

Motion: (Jeff Link/Rick Shew) to approve the minutes, as presented, from the April 15, 2025 Regular Meeting, and the April 28, 2025 Budget Work Session. Unanimously approved.

Introduction of New Police Officers:

Police Chief, Brandon Nelson, introduced our newest Police Officer, Randal Dula, to the Board. Chief Nelson stated that had taught Officer Dula in the BLET program at Western Piedmont Community College, and he is very happy to have him as an Officer for Hudson.

Officer Dula thanked Chief Nelson, and the Board for giving him the opportunity to serve in Hudson.

Chief Nelson commented that he really appreciated the other officers that were present for coming to the meeting to support the new officer. They included Officer Bryan Beebe, Officer CJ Curtis, Sgt. Brandon Phillips, Officer Zack Smith, and Officer Jonathan Barnett. The Officers commented that they are a team, and wanted to show each other support.

Adopt Sales Tax Reinvestment Agreement:

Ashley Bolick, Caldwell County EDC Director, addressed the Board to discuss the functions of the EDC, and to present the Sales Tax Reinvestment Agreement. Ashley introduced Hunter Clark, their newest employee. She commented that Hunter previously served as an intern for Caldwell County, and plans to pursue a career in government.

Ashley presented information about the EDC, and discussed projects that are currently going on in the county. She commented that both Ann Smith, and Jonathan Greer serve as EDAC Committee Members, (Economic Development Advisory Committee), and she thanked them for their service and leadership in Hudson and Caldwell County.

Ashley then discussed the Sales Tax Reinvestment Agreement, and explained the purpose of the Agreement. There are two methods of distributing sales tax: the per capita basis, and the ad valorem taxes basis, with the method used being decided by the county commissioners. If the per capita method is used, all of the municipalities in the county are automatically included in the distribution. If the ad valorem tax method is used, the municipalities that do not charge an ad valorem tax, Town of Cahah's Mountain and Town of Gamewell, would be eliminated from the distribution, and the Town of Sawmills would get a greatly reduced portion. As a compromise, in March of 2002, the county created the Sales Tax Reinvestment Agreement. With this Agreement, the county would keep the per capita method, with contributions from the municipalities depending on certain criteria, i.e., services provided by the municipality, etc. Ashley stated that the current amount in "the Fund" is over \$2,800,000, which is to be spent for economic development purposes only, including job incentives, building projects, etc. Ashley commented that the direction from the County Commissioners is for these funds to be used for projects, or invested in buildings that will stay in the county even if the business leaves.

Ashely stated that the Agreement is renewed every 4 years, with this renewal covering July 1, 2025 to June 30, 2029. She added that Hudson's portion of the Agreement would be \$27,500 annually.

Jonathan commented that our portion has been included in the proposed budget for FY2025-2026.

Jeff stated that he appreciates the transparency and social media communication from the EDC. He commented that this has greatly improved over the past couple of years.

Jim stated that he agrees that over the past 2 years there has been a recommitment of the municipalities and county to accomplish the same goals.

Ashley stated that verbally, the County Commissioners have asked to "share the love" for the funds that are available in "the Fund." Ashley commented that truthfully, the bigger projects typically develop where utilities are available. However, the Commissioners want all the communities to benefit from the funds, not just a few.

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Larry stated that Hudson has benefited from the funds in the past.

A copy of the agreement was included in the agenda packets, and Jonathan asked for any questions from the Board.

Motion: (Jim Engelman,/Rick Shew) to adopt the Sales Tax Reinvestment Agreement, as presented, allocating \$27,500 in the FY 2025/2026 Budget for the Town's portion. Unanimously approved.

(A copy of the agreement will be on file in the Town Clerk's office.)

FY 2025/2026 Budget Presentation:

Jonathan presented the proposed budget for FY 2025/2026, and highlighted the following:

- Budget is Balanced - \$4,943,223
- 0.1% increase compared to Fiscal Year 2024-2025 Amended Budget
- Tax Rate Decrease. New rate is \$0.40 per \$100 valuation
- 3% Cost of Living Adjustment
- 3.5% Increase in Health Insurance Premiums

Jonathan commented that the only changes that have been made since the Budget Work Session is the heating and air updates requested for the Recreation Center are being done with the current budget (FY 2024/2025) – estimated cost \$34,000.

Major Revenues:

Ad Valorem Taxes		
1 Cent = \$49,183	Valuation:	\$ 491,830,932.00
	Levy:	\$ 1,967,323.00
	98% Collection Rate:	\$ 1,927,977.00
Prior Year Collections		\$ 42,000.00
Motor Vehicle Tax		\$ 193,029.00
Sanitation		\$ 207,947.00
Sales Tax		\$ 1,141,654.00
Powell Bill		\$ 154,382.00
Lease-HUB Arts Center		\$ 66,800.00
Lease-McCreary Business Center		\$ 47,000.00
Auditorium Rentals		\$ 25,000.00
Dinner Theater		\$ 80,000.00
Recreation		\$ 73,600.00

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Expenditures:

Expenditure	FY24-25 Adopted	FY25-26 Proposed	Difference
Governing Board	\$ 42,150	\$ 46,775	\$ 4,625
Administration	\$ 230,070	\$ 284,173	\$ 54,103
Legal	\$ 36,650	\$ 36,000	\$ (650)
Finance	\$ 249,380	\$ 237,873	\$ (11,507)
Tax Collections	\$ 120,140	\$ 123,490	\$ 3,350
Police	\$ 1,749,316	\$ 1,787,946	\$ 38,630
Public Works	\$ 623,826	\$ 728,238	\$ 104,412
Sanitation	\$ 169,220	\$ 169,220	\$ 0
Recreation & Cultural	\$ 551,765	\$ 542,040	\$ (9,725)
HUB Station	\$ 515,845	\$ 551,273	\$ 35,428
Powell Bill	\$ 178,160	\$ 166,100	\$ (12,060)
Planning & Zoning	\$ 74,083	\$ 68,955	\$ (5,128)
Debt Service	\$ 177,422	\$ 112,340	\$ (65,082)
Transfer To Other Funds	\$ 85,000	\$ 88,800	\$ 3,800
Total General Fund	\$ 4,803,027	\$ 4,943,223	\$ 140,196

Ann asked if the trash collection fees are increasing.

Jonathan explained that the fees are not increasing; however, Republic Services increased their fees to the Town by 5%, which is manageable within the proposed budget.

Jonathan stated that the proposed budget will remain a working document until it is adopted at the June 17, 2025 meeting. A copy will be available for the public to review by request. Any changes will be presented before adoption of the budget. Jonathan stated that this has been a very good budget process, and he expressed his appreciation for the help he received from the Board and the staff.

Motion: (Larry Chapman/Rick Shew) to call for a public hearing for the June 17, 2025 meeting to adopt the FY 2025/2026 budget. Unanimously approved.

FY Audit Contract:

Shana stated that our FY 2025 Audit Contract with Cindy Randolph needed to be approved. Shana commented that there are no changes to our contract with Cindy from prior years, and the contract price is \$16,900, which reflects a \$50 increase from last year's contract.

Primary Government Unit	Town of Hudson
Audit Fee (financial and compliance if applicable)	\$ 9,100
Fee per Major Program (if not included above)	\$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	\$ 6,800
All Other Non-Attest Services	\$ 1,000
TOTAL AMOUNT NOT TO EXCEED	\$ 16,900

Motion: (Jeff Link/Ann Smith) to approve the FY 2025 Audit Contract with Cindy Randolph as presented. Unanimously approved.

Call for a Public Hearing: Rezoning – RZ2025-02

Jonathan stated that Rob Howard, a developer and property owner on Huss Avenue, is requesting to use the Residential High Density Overlay District (RHDOD). This would allow Mr. Howard to develop residential properties at a higher density. Mr. Howard has already paid the fees and made application.

Motion: (Jeff Link/Rick Shew) to call for a public hearing for the June 17, 2025 to discuss Rezoning Request RZ2025-02. Unanimously approved.

Budget Revisions:

Jonathan presented the following budget revisions:

Revision # 25 – 06

Move funds within
Department to cover
replacement of Hudson
Recreation Center Gym HVAC.

Date: May 19, 2025				
Department: Recreation				
Manager's Approval: Jonathan Greer				
Purpose: To move funds within department to cover replacement of GYM HVAC				
Revenue:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
	Total	\$ -	\$ -	\$ -
Expense:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
10-620-2150	Bldg & Grounds Maint	46,148.00	\$ (33,000)	\$ 13,148
10-620-2570	Miscellaneous	2,500.00	\$ (1,000)	\$ 1,500
10-620-2220	Equip Lease/Purch	3,000.00	\$ (1,332)	\$ 1,668
10-620-3740	C/O Equipment	14,000.00	\$ 35,332	\$ 49,332
	Total	\$ 65,648	\$ -	\$ 65,648

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Revision #25 – 07

Move funds within Department to cover FY25's street resurfacing.

[illegible]

Revision #25 – 08

Move funds within department to cover initial costs of set up of new phone system and purchase of new phones. Our current contract with the State is ending, and a new, more affordable option was selected with Prodigy.

Date:	May 22, 2025			
Department:	Admin			
Manager's Approval:	Jonathan Greer			
Purpose:	Transfer funds within department to cover initial costs of set up of new phone system and purchase of new phones . Current contract with State DIT is ending and a new more affordable option was selected with Prodigy using VoIP			
Revenue:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
	Total Revenue	\$ -	\$ -	\$ -
Expenditures:				
10-420-2150	Maint/Rep-Bldg	\$ 20,083	\$ (4,100)	\$ 15,983
10-420-2450	Contracted Services - Admin	\$ 21,600	\$ 600	\$ 22,200
10-420-2331	Small Equipment, Non Capital	\$ -	\$ 3,500	\$ 3,500
				\$ -
				\$ -
				\$ -
				\$ -
	Total Expenditure	\$ 41,683	\$ -	\$ 41,683

Motion: (Rick Shew/Larry Chapman) to approve the budget revisions as presented. Unanimously approved.

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Informal Discussion:

Reports:

- Police Report – In agenda packets
- Planner's Report:

Staff Report-Planning/Zoning Department, March-April 2025

Economic Dev, Zoning Ordinance, Subdivision, Watershed, Floodplain Enforcement.

Project	Issue	Status
Economic Development	Ongoing	
Economic Dev and plan review	1. Still open Discussion of pocket Community-on Huss Ave rezoning coming in June 2. Cedar Valley/US321 property lots of inquiries on property. 3. New Taco Bell 3086 Hickory Blvd 4. Tractor Supply at US321 and Cedar Valley Plan Review Done soon building	Plan review Tractor Supply has renewed their contract for the US321/Cedar Valley Property began submitting paperwork to the engineering firm . Main project 2025 into the Spring . Redevelopment and new apartments on Pepper Lane off of Freezer Locker Road. 500 feet from the intersection of Freezer Locker Rd and Pine Mountain Road.
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 https://fris.nc.gov/fris/Home.aspx?ST=NC
Subdivision Regulations	Approved 3 minor subdivisions of property. Dealt with a few other subdivision problems.	Ongoing
**Zoning Permits and compliance letters	27 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 and changes of use
**Citizens requests permits and general discussion	Phone Calls received (40+) Permits and citizen contact has picked up	Had several phone calls by citizens, realtors, surveyors, and developers. Business has picked up again. Met with business owners about expansions
Zoning violations/floodplain	Outdoor storage HB district RV/Shed living	RV/Shed living Sullivan St , Maple St
Action Items for Commissioners this meeting	Rezoning Public Hearing Animal Keep and Sign Section of Zoning Ordinance	
General: Planning Board and Board of Adjustment: Reviewing new sign ordinance, animal keeping amendments in preparation.		

- Sales Tax:

Sales Tax Revenue		
	PY	CY
3231	269,161.19	279,550.19
3232	202,970.28	207,192.47
3233	129,305.69	133,961.79
3234	54,754.83	57,046.71
3235	224,211.51	227,119.00
	880,403.50	904,870.16
% Increase		2.78%

Categories	Property Valuation	Rate	Tax levy	Collections	Total Due
Original Levy:		0.43			
Personal Property	52,236,785	0.43	\$ 224,618.17		
Unreg. Vehicles		0.43			
Mobile Homes		0.43			
Other		0.43			
Fixtures		0.43			
Mft. Inventory		0.43			
State Assessed	7,367,010	0.43	\$ 31,678.13		
City Late Fee		0.43			
Real Property:	278,188,430	0.43	\$ 1,196,210.24		
Total:		0.43	\$ 1,452,506.54		
Discoveries:					
Current Year			\$ -		
Prior Years					
Late List Fees			\$ -		
Abatements:					
Current Year's Levy - Releases			\$ (147.69)		
Releases per Cald. County: \$74.33					
Releases Payment Adjs: \$73.36					
Discounts			\$ (19,918.02)		
Sr. Citizen Exemptions	5,017,300		\$ (21,574.39)		
Other Exemptions					
Net Levy			\$ 1,410,866.44		
Collections as of 05/20/2025		96.00%	\$ (1,353,746.04)	\$ 1,353,746.04	
Uncollected as of 05/20/2025		4.00%	\$ 57,120.40		\$ 57,120.40
Sanitation:					
Sanitation - Residential	\$ 126.00	1,521 Billed	\$ 191,646.00		
Sanitation - Commercial	\$ 252.00	62 Billed	\$ 15,624.00		
Misc. Sanitation Real			0		
Less: Sanitation Discount			\$ (2,801.05)		
Add: Discovery - Sanitation					
Less: Releases - Sanitation Account-\$252.00 Adj. \$58.14			\$ (310.14)		
Total Sanitation			\$ 204,158.81		
San. Collections as of 05/20/2025		96.00%	\$ (195,756.28)	\$ 195,756.28	
San. Uncollected as of 05/20/2025		4.00%	\$ 8,402.53		\$ 8,402.53
Collections as of 05/20/2025				\$ 1,549,502.32	
Total Due as of 05/20/2025					\$ 65,522.93

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Reminders:

- **Memorial Day Service, May 26th at HUB Station – 9:00am** Larry mentioned that the Town and Legion Post 392 are working together on the service. He thanked Jonathan for the work he has done helping get the program together.
- **First Friday Art Event, June 6th at HUB Station**

Closed Session: NCGS 143-318.11(a)(6) Employee Performance

Janet asked for a motion to go into Closed Session in accordance with NCGS 143-318.11(a)(6) – employee performance.

Motion: (Jim Engelman/Larry Chapman) to go in to closed session. Unanimously approved.

Return to Regular Session:

Motion: (Ann Smith/Jim Engelman) to return to regular session. Unanimously approved.

Report from Personnel Committee Meeting:

Town Manager's Evaluation:

Rick stated that the Personnel Committee discussed the evaluation process for Town Manager, Jonathan Greer. Currently, Jonathan's evaluation is done annually, and includes the Board plus random employees. The Personnel Committee is proposing that the evaluations be done every 2 years instead of annually. Rick commented that since the Town Manager's contract is a 4-year contract, the evaluations would be done in the middle of the contract. Rick added that the Committee suggested skipping the evaluations this year, and doing them next year.

Town Manager's Salary:

The Committee also discussed Jonathan's salary, and suggested his salary be set at \$95,000, which reflects a little more than a 3% increase over his current salary. Jonathan will also receive the \$1,000 bonus and longevity as proposed for the other Town Staff.

Motion: (Personnel Committee) to change the evaluation process from annually to every 2 years. Unanimously approved.

Motion: (Personnel Committee) to set Town Manager, Jonathan Greer's salary at \$95,000 for FY2025-2026, plus the \$1,000 and longevity as proposed for the other Town Staff. Unanimously approved.

Adjournment:

Motion: (Larry Chapman/Ann Smith) to adjourn the meeting. Unanimously approved.

Tamra T. Swanson, Town Clerk