

Town of Hudson Regular Meeting

June 17, 2025

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

Members Absent: Commissioner Jim Engelman

Others Present: Town Manager, Jonathan Greer, Assist. Town Manager/Finance Officer, Shana Guy, Chief of Police, Brandon Nelson, Town Attorney, Jonathan Green, Town Clerk, Tammy Swanson, and Members of the Police Dept., Lisa King, Lt. Benji Manning, Officer Lyle Jagniszak, and Sgt. Alex Rodrigues,

Call to Order:

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

Chief Brandon Nelson addressed the Board to acknowledge the passing of former Chief of Police, Andy Day. Chief Nelson asked for a moment of silence in honor of Chief Day.

Discuss/Adjust Agenda:

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

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

Public Comment for Items not on the Agenda:

No one signed up for public comment.

Approval of Minutes:

Motion: (Rick Shew/Barry Mitchell) to approve the minutes, as presented, for the May 20, 2025 Regular Meeting, the May 20, 2025 Closed Session, and the May 20, 2025 Personnel Committee Meeting. Unanimously approved.

Public Hearing for Rezoning RZ2025-02:

(Public Hearing was advertised in the *News-Topic* on June 3rd and June 10th)

Janet asked for a motion to open the floor for public hearing.

Motion: (Jeff Link/Ann Smith) to open the floor for public hearing. Unanimously approved.

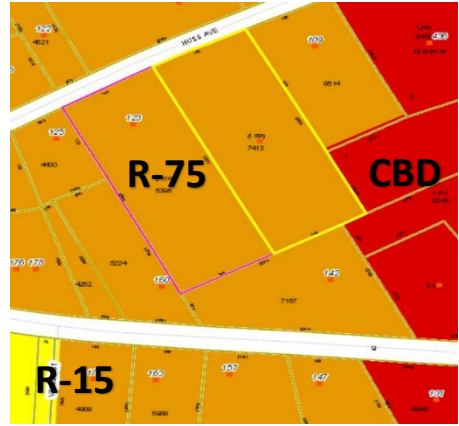
Teresa presented the following request for rezoning.

A. Background Information

- Applicant/Property Owner: Howard Real Est. LLC

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- Current Zoning: R-75 Medium Density Residential
- Proposed Zoning: RHDOD Residential High Density
- Total Acreage requesting to be rezoned: 2.35 +/- acres
- Current Land Use of proposed parcels : Vacant property buildings have been removed and one single family home to possibly be removed.



1. **Purpose:** The applicant-agent would like to obtain approval to rezone the 2.34 acres from R-75 to allow for the Residential High Density Overlay District (RHDOD). This request is to consider a rezoning for both property from R-75 to RHDOD, added to the R-75 District. A rezoning to RHDOD will mean the only uses allowed hereafter will be permitted uses allowed in the RHDOD. Approval of this rezoning will continue to further expand the residential development as set forth in the **Comprehensive Plan 2022**. The Planning Board held a public hearing at their meeting on June 12, 2025, and found that changing the rezoning to RHDOD is appropriate based on location within the Town Limits, surrounding uses, access to infrastructure-roadways and utilities, and referencing the future land use as found in the adopted **Town of Hudson Comprehensive Plan 2022**.
2. **Legal notification:** All surrounding property owners have been notified by letter, via USPS, the property has been posted with a sign signifying a rezoning request is taking place, and a public hearing notice was published in the *News-Topic* on June 3rd and June 10th, 2025 according to hearing notice requirements.
3. **Surrounding Zoning:** Surrounding parcels are zoned Central Business District (CBD), R-75 and R-15.
4. **Surrounding Land Use:** Within 100' are as follows:
North: R-75 and Central Business District
South: R-75/R-15 Medium Density Residential
East: R-75 Medium Density Residential
West: R-75 Medium Density Residential
5. **Jurisdictional Information:** The property to be rezoned is located in the Town municipal limits.
6. **Infrastructure:** The properties have access to a collector street of Central Street and US321A (Main Street); water, sewer, and gas are all in proximity to the acreage.
7. **Natural Resources:**
Floodplain – None of the properties to be rezoned are located in the AE-100-year flood zone, nor the AE-FW (floodway) non-encroachment area.
Watershed – The parcels are not located in the WSIV-PA (protected area).
8. **Impacts on local infrastructure and/or facilities:**

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Traffic – Applicant will be required to pursue a driveway permit connection with NCDOT and install sidewalks, or add money to the Town of Hudson Sidewalks escrow fund.

9. Required reviews by other agencies:

- Local: The applicant must provide information that the property can meet all zoning requirements and subdivision requirements on one of the tracts to be developed. Other elements are parking, setbacks; lot coverage will be reviewed at such time. A new recombination survey plat is proposed along with deeds for the development of one new single-family home.
- Local: Any new additions of building and new structures will require a building permit (Caldwell County Building Inspections) and water/sewer connections will be required from the City of Lenoir Utilities and electrical from Duke Power.
- State: Other than State Building Code, there should be no formal state agency review needed.
- Federal: None required for this site.

10. Zoning Analysis:

The request is to rezone the property to add the RHDOD (Residential High Density Overlay District) to the current R-75 zoning district.

Excerpts from Zoning Ordinance examining intent of each of the districts:

Section 80.5 R-75 Residential High-Density District. The R-75 Residential High-Density District is established in which the principal use of land is for high density single-family, two-family and multi-family residences, along with limited home occupations and public and private community uses. The regulations are intended to prohibit any use which, because of its character, would interfere with the residential nature of this district. It is expected that municipal water and sewerage facilities will be available to each lot in such districts, or a reasonable expectation of such service in the near future.

Purpose:

The Residential High Density Overlay District (RHDOD) is designed to provide for high density residential overlay zone within the R-75, R-85, R-15, CBD and Highway Business Districts by an amendment to the Town of Hudson Zoning Ordinance. The RHDOD district is established to accommodate a diverse range of residential development at higher densities as well as limited forms of neighborhood-serving nonresidential development. The district accommodates all forms of residential development, including live/work units and upper-story residential development. Also allowed are complementary uses usually found in residential zoning districts such as parks, open space, schools, religious institutions, and minor utilities. For the purposes of this section, high density residential is defined as any lot, tract, or parcel of land used, maintained or intended to be used, leased or rented for occupancy of multi-family dwellings, consisting of not less than 2 acres in area, excluding street right-of-way, but including 12 dwelling units completed at first occupancy.

All development in residential zoning districts shall be subject to the following Intensity, Dimensional and Design Standards. These standards shall not be interpreted as a “guarantee” of development intensity. Other factors and requirements may limit development intensity more than these standards.

11. Future land use implications:

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Planning Board Recommendation on Rezoning Request

When making land use recommendations, the Planning Board should reference the adopted *Town of Hudson Comprehensive Plan 2022* (as amended) for guidance. This plan provides a framework for the Town's physical growth and development over the next 15-20 years. The parcels under consideration for rezoning are currently designated as **R-75** on zoning maps and the *Future Land Use Map*, as outlined in the Comprehensive Plan.

Proposed Rezoning and Justification

- **Encourage redevelopment and economic activity** consistent with the objectives outlined in the Comprehensive Plan.

Public Input Considerations

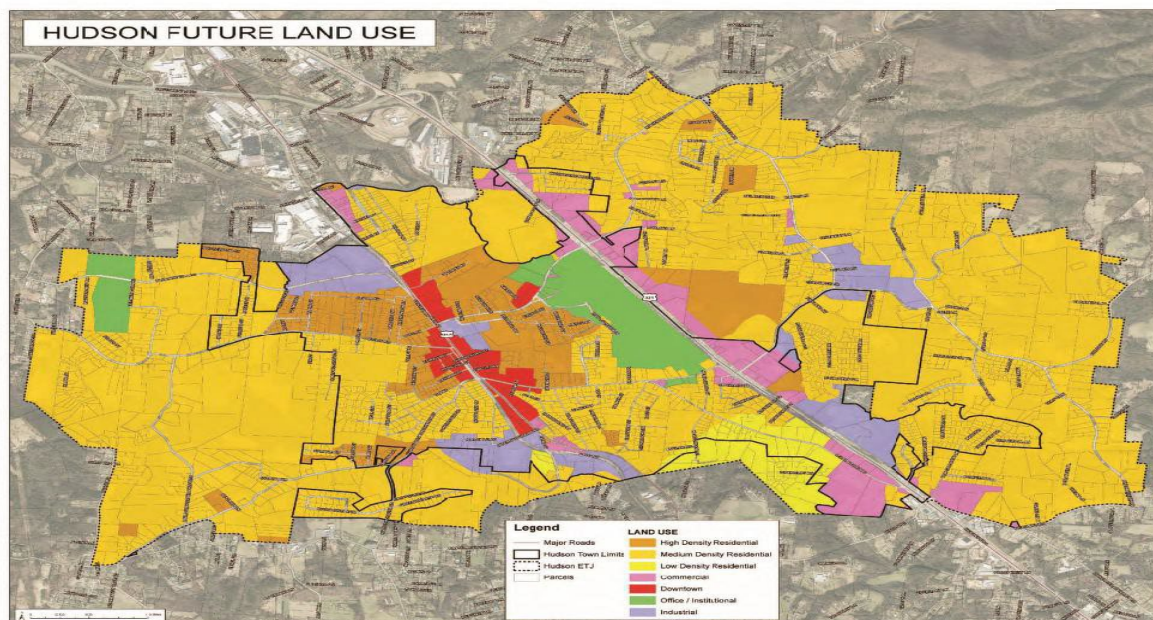
As part of the rezoning process, public input should be considered to address any concerns regarding:

- **Traffic and infrastructure impact** – Analyzing whether increased commercial activity may require improvements to roadways, parking, or pedestrian access.
- **Compatibility with surrounding uses** – Ensuring that proposed uses complement existing businesses and residential areas.
- **Community and stakeholder feedback** – Gathering input from adjacent property owners, business owners, and residents to gauge support or opposition.

Potential Impacts

- **Economic Growth:** Rezoning could attract new businesses, increase property values, and contribute to a more vibrant commercial district.
- **Infrastructure & Services:** A shift to residential zoning may necessitate a review of water, sewer, and traffic capacity to support expanded uses.
- **Aesthetic and Functional Improvements:** Encouraging redevelopment could lead to façade upgrades, improved pedestrian access, and better land utilization.

Rezoning the property to RHDOD would support the Town's long-term vision by encouraging economic and residential development, ensuring zoning compliance, and fostering a dynamic, high density residential environment. Considering the property's historical commercial use and its location, the proposed change aligns with both current needs and future growth objectives.



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Applicable Comprehensive Plan Goals:

Overall, the Town of Hudson currently allows for medium and high-density residential development that encompasses both single and multi-family housing. The Comprehensive Plan expressed that citizens would they would like to continue to encourage these types of development and would like to further the allowance of high density residential surrounding downtown and transitional areas.

Goal 1: Future Land Use Recommendation for Growth Management –Commercial, Residential

4. Evaluate appropriate types of residential dwellings within residential zoning districts. a. Preserve established neighborhoods and encourage single and multi-family infill development in appropriate areas.

b. Continue to encourage low and medium density developments as well as allowing high-density development with adequate site improvements such as providing open space, paved parking, landscaping, and buffering.

Planning Board recommends approval of the proposed rezoning based on the following information:

1. A recommendation from the Planning Board took place on June 12, 2025 who unanimously recommends approval of the proposed rezoning/map change for RZ-2025-02 as it is consistent with the **Town of Hudson's Comprehensive Plan 2022** based on the following as:

Goal 1: Future Land Use Recommendation for Growth Management -Residential

b. Continue to encourage low and medium density developments as well as allowing high density development with adequate site improvements such as providing open space paved parking, landscaping, and buffering.

Discussion:

Rob Howard, applicant, addressed the Board to discuss the project. He called attention to the “pocket neighborhood” he has built in Granite Falls, and he commented that he plans to do something very similar in on this property. The “neighborhood” will have an open courtyard, with the possibility for a higher density development in the back of the property, possibly duplexes, etc.

Jeff asked about the selling prices for the houses in Granite Falls.

Rob stated that the 2-bedrooms options are approximately \$249,000 and the 3- bedroom options are approximately \$299,000.

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Rick asked Rob if he plans to have duplexes and maybe condos that could be sold.

Rob stated that with his background in Habitat for Humanity, he sees that there is a need for affordable housing to rent and to sell.

Janet asked how many houses or units he plans to build.

Rob stated that he has discussed this with Teresa, and his plans are to build approximately 30 houses on the properties.

Larry asked about the square footage of the houses.

Rob stated that the 2-bedroom houses would be approximately 800 sq. ft. - maybe closer to 1,000 sq. ft. with 2 baths, and the 3-bedroom houses would be approximately 1400 sq. ft.

Barry asked about the elevation of the property.

Rob stated that there is not a great change from the front of the lot to back. He stated that it would probably be crawl space-type housing. Rob commented that most of his clients consist are either first-time homebuyers or last-time homebuyers.

Close Public Hearing:

Motion: (Jeff Link/Ann Smith) to close the public hearing. Unanimously approved.

Motion: (Rick Shew/Larry Chapman) to approve Rezoning Request #RZ2025-02 as recommended by the Planning Board, and based on the findings of the consistency statement. Unanimously approved

Jonathan read the consistency statement.

2. A recommendation from the Planning Board took place on June 12, 2025 who unanimously recommends approval of the proposed rezoning/map change for RZ-2025-02 as it is consistent with the **Town of Hudson's Comprehensive Plan 2022** based on the following as:

Goal 1: Future Land Use Recommendation for Growth Management -Residential

- b. Continue to encourage low and medium density developments as well as allowing high density development with adequate site improvements such as providing open space, paved parking, landscaping, and buffering.

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**TOWN OF HUDSON
ORDINANCE #06/25 #4 - REZONING RZ2025-02
AN ORDINANCE TO ADOPT REZONING AND MAP CHANGES TO AMEND
THE TOWN OF HUDSON ZONING ORDINANCE**

WHEREAS, it is the desire of the Town of Hudson Board of Commissioners to continually update the Town's zoning map by rezoning properties governed by the Town of Hudson Zoning Ordinance in accordance with the needs of the citizens of the Town of Hudson; and,

WHEREAS, the Town of Hudson Planning Board has reviewed the proposed map amendment/rezoning RZ2025-02, and given its recommendation to approve; and,

WHEREAS, notice of a public hearing on said amendment was duly advertised in accordance with state law; and,

WHEREAS, the Town of Hudson Board of Commissioners has held a public hearing to consider public comments regarding the proposed amendment; and,

WHEREAS, the Town of Hudson Board of Commissioners has provided a statement regarding the consistency of the proposed zoning map amendment/rezoning of property identified as NCPIN #2757937413 and #2757935396. The zoning map amendment is consistent with the *Town of Hudson's Comprehensive Plan*.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF HUDSON BOARD OF COMMISSIONERS, HUDSON, NC:

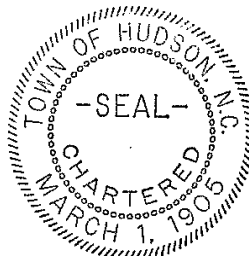
The Town of Hudson Board of Commissioners shall cause the Town of Hudson Zoning Map to be amended in accordance with ARTICLE XIV, AMENDMENTS AND CHANGES, and Staff Report attached for RZ2025-02.

Adopted this the 17th day of June, 2028


Janet H. Winkler, Mayor

ATTEST:


Tamra T. Swanson, Town Clerk



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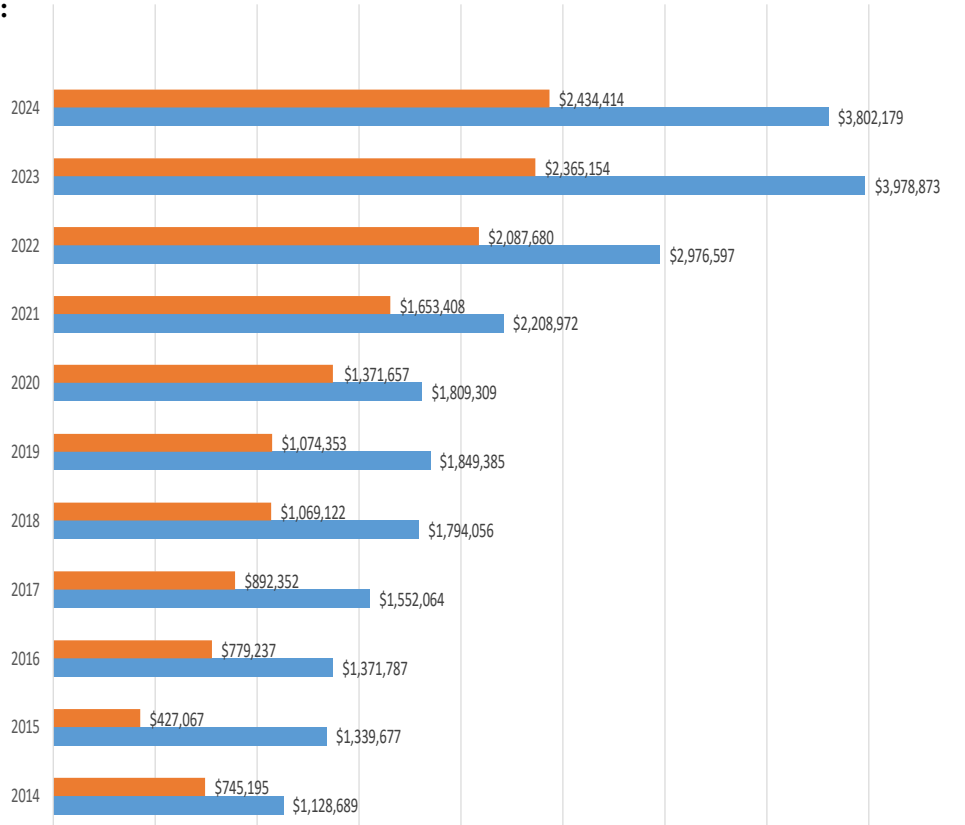
Public Hearing and Adoption of the FY2025-2026 Budget:

Janet asked for a motion to open the floor for public hearing.

Motion: (Jeff Link/Rick Shew) to open the floor for public hearing. Unanimously approved.

Jonathan presented the proposed budget for FY2025-2026.

Fund Balance:



FY25 Revaluation

Fiscal Year	Assessed Value	Valuation Increase	Percent Change
2025-2026	\$491,830,932	\$155,082,656	46.05%
2024-2025	\$336,748,276	\$16,862,182	5.27%
2023-2024	\$319,886,094	\$17,204,556	5.68%
2022-2023	\$302,681,538	\$43,545,325	16.8%
2021-2022	\$259,136,213		

Average growth % since previous revaluation is 9.25% |

Proposed Budget



- **Budget is Balanced**
\$4,930,623
- **0.01% decrease** compared to Fiscal Year 2024-2025 Amended Budget
- **TAX RATE DECREASE.** New rate is **\$0.40** per \$100 of valuation
- **3% Cost of Living Adjustment**
- **3.5% Increase in Health Insurance Premiums**

Major Revenue



Ad Valorem Taxes

Valuation:	\$491,830,932
Levy:	\$ 1,967,323
98% Collection Rate:	\$ 1,927,977

1 Cent = \$49,183

Prior Year Collections	\$ 42,000
Motor Vehicle Tax	\$ 163,029
Sanitation	\$ 207,947
Sales Tax	\$ 1,141,654
Powell Bill	\$ 154,382
Lease-HUB Arts Center	\$ 66,800
Lease-McCreary Business Center	\$ 47,000
Auditorium Rentals	\$ 25,000
Dinner Theater	\$ 80,000
Recreation	\$ 73,600



Changes Since May 21

REVENUE	MAY 21, 2025	JUNE 17, 2025
Caldwell County SRO Contract	\$135,000	\$159,000
Fund Balance Appropriation	\$295,978	\$218,726
Powell Bill Fund Balance Appropriation	\$11,718	\$52,370

EXPENSE	MAY 21, 2025	JUNE 17, 2025
Public Works Contracted Svs	\$0	\$12,500
Debt Service	\$112,340	\$86,340

Expenditures



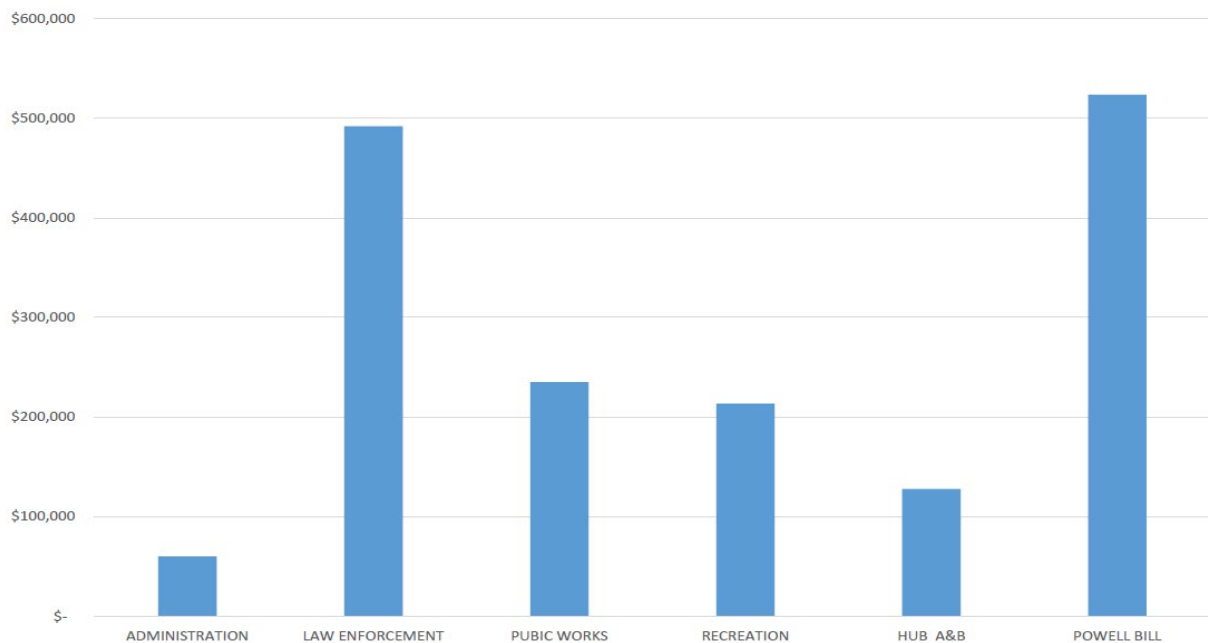
Expenditure	FY24-25 Adopted	FY25-26 Proposed	Difference
Governing Board	\$ 42,150	\$ 46,775	\$ 4,625
Administration	\$ 230,070	\$ 285,073	\$ 55,003
Legal	\$ 36,650	\$ 36,000	\$ (650)
Finance	\$ 249,380	\$ 237,873	\$ (11,507)
Tax Collections	\$ 120,140	\$ 123,490	\$ 3,350
Police	\$ 1,749,316	\$ 1,792,996	\$ 43,680
Public Works	\$ 623,826	\$ 700,186	\$ 76,360
Sanitation	\$ 169,220	\$ 169,220	\$ 0
Recreation & Cultural	\$ 551,765	\$ 537,490	\$ (14,275)
HUB Station	\$ 515,845	\$ 550,673	\$ 34,828
Powell Bill	\$ 178,160	\$ 206,752	\$ 28,592
Planning & Zoning	\$ 74,083	\$ 68,955	\$ (5,128)
Debt Service	\$ 177,422	\$ 86,340	\$ (91,082)
Transfer To Other Funds	\$ 85,000	\$ 88,800	\$ 3,800
Total General Fund	\$ 4,803,027	\$ 4,930,623	\$ 127,596



Capital and Large Expenditures

Department	Expenditure	Budget
Administration	Vacation Buy-back	\$10,000
	Wayfinding Sign Design	\$30,400
	2025 Election	\$4,500
Police	Rifles	\$15,000
	Radios	\$155,000
Recreation	Utility Trailer	\$3,500
Public Works	Garage	\$95,000
	Snow Plow	\$10,100
	Shop Roof Repairs	\$5,000
HUB Station	Microphones	\$23,200
	Lighting	\$8,200
	HVAC	\$22,000
	New Programming	\$3,200
	Scissor Lift	\$10,800

5-Year Capital Plan



WPCOG Contracts



Planning & Zoning Administration
\$26,980 – Second year of two-year contract

Storm water Management
\$19,575 – First year of two-year contract

Code Enforcement
\$17,500 – First year of two-year contract

Capital Project Funds



Fund #46
Streetscape
\$110,000

Fund #47
HUB Kitchen/Parking Lot (Rural Transformation Grant)
\$350,000

Fund #49
HUB Building Improvements
\$1,135,300

Comments:

Jonathan stated that he and Shana had been meeting with our insurance representatives for workers' comp and property insurance, and we are hopefully going to be able to stay at basically the same rate for these coverages.

Barry commented that the entire budget process has improved over the past few years, and he thanked the staff for the good work done in preparing the budget.

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Close Public Hearing

Motion: (Larry Chapman/Rick Shew) to close the public hearing. Unanimously approved.

Adopt Budget:

Motion: (Jeff/ Link/Ann Smith) to adopt the FY 2025/2026 Budget as presented.

Unanimously approved.

FY 2025-2026 Budget Ordinance

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF HUDSON, NORTH CAROLINA:

The following estimated fund revenues, department expenditures, and interfund transfers are approved and appropriated for the Town of Hudson's operations for the Fiscal year beginning July 1, 2025, and ending June 30, 2026.

SECTION 1: GENERAL FUND

Revenues:		Restricted	
Local Taxes	2,151,806		
Unrestricted Intergovernmental-Sales Tax	1,162,154		
Unrestricted Intergovernmental-Other	240,000		
Restricted Intergovernmental Income	453,382	154,382	Powell Bill
	-	299,000	Community Resource Officers
Other Revenue	356,500		
Sanitation Fees	200,685		
Investment Earnings	95,000		
Appropriated Fund Balance	271,096	52,370	Powell Bill
Total General Fund Revenue:	4,930,623	505,752	Restricted Revenue

Expenditures:			
Governing Board	46,775		
Administration	285,073		
Legal	36,000		
Finance	237,873		
Tax Collections	123,490		
Law Enforcement	1,792,996	299,000	Community Resource Officers
Public Works, Street, Landscaping	700,186		
Sanitation	169,220		
Recreation & Cultural	537,490		
HUB Station	550,673		
Powell Bill	206,752	206,752	Powell Bill
Planning	68,955		
Debt Service	86,340		
Contingency	-		
Other Financing Uses (Transfers Out)	88,800.00		
Total General Fund Expenditures:	4,930,623	505,752	Restricted

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An Ad Valorem tax rate of \$0.40 per (\$100) valuation of taxable property, as listed for taxes as of January 1, 2025, is hereby levied and established as the official tax rate for the Town of Hudson for fiscal year 2025-2026. The rate is based upon a total projected valuation not including motor vehicles of \$491,830,932 and an estimated collection rate of 98% collection rate. Motor vehicle tax is based upon a valuation of \$40,757,250, and a 97% collection rate.

SECTION 3: SCHEDULE OF FEES

A schedule of fees as approved by the Board of Commissioners shall be effective upon the adoption of the FY2025-2026 budget.

SECTION 4: DOCUMENTATION

Copies of this ordinance will be kept on file at Town Hall and shall be furnished to the Town Clerk and Finance Officer to provide direction in the collection of revenues and disbursement of Town funds.

SECTION 5: SPECIAL AUTHORIZATION

- A. The Town Manager shall serve as Budget Officer.
- B. The Budget Officer shall be authorized to reallocate departmental appropriations from among the various expenditures within each department not to exceed \$5,000. Notification of all such transfers or amendments shall be made to the Board of Commissioners at their regular meeting following the effective date of the transfer.
- C. The Budget Officer shall be authorized to effect interdepartmental transfers not to exceed \$5,000. Notification of all such transfers or amendments shall be made to the Board of Commissioners at their next regular meeting following the effective date of the transfer.

SECTION 6: RESTRICTIONS

- A. Interfund transfers of money shall be accomplished only by authorization from the Board of Commissioners.
- B. The utilization of any contingency appropriation, in any amount, shall be accomplished only by the authorization from the Board of Commissioners.

SECTION 7: BUDGET AMENDMENTS

The North Carolina Local Government Budget and Fiscal Control Act allows the Board of Commissioners to amend the budget ordinance at any time during the fiscal year, so long as it complies with the North Carolina General Statutes. The Board of

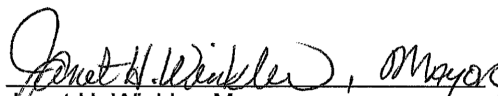
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Commissioners must approve all budget amendments, except where the Budget Officer is authorized to make limited transfers.

SECTION 8: UTILIZATION OF BUDGET AND BUDGET ORDINANCE

This ordinance and the budget documents shall be the basis for the financial plan of the Town of Hudson during the 2025-2026 Fiscal Year. The Budget Officer shall administer the budget. The accounting system shall establish records which are in consonance with this budget and this ordinance, and the appropriate statutes of the State of North Carolina.

Adopted this 17th day of June, 2025.


Janet H. Winkler, Mayor



ATTEST:


Tamra T. Swanson, Town Clerk

Appoint Town's Representative to Caldwell Railroad Commission:

Jonathan stated that the Board needs to appoint the Town's representative for the Caldwell County Railroad Commission. Jonathan commented that Janet has served as the Town's representative in the past, but he received notification that the membership terms have expired.

Motion: (Jeff Link/Larry Chapman) to reappoint Mayor Janet Winkler to serve as the Town's representative on the Caldwell Railroad Commission. Unanimously approved.

Approve Temporary Price Drop for Redwood Pool:

Jonathan stated that the Recreation Department is requesting a temporary reduction in pool entrance fee from May 30th to July 3rd. He stated that according to Chuck Raby, Recreation Director, there are no daycares or parties scheduled for this week, and pool attendance is typically low. In an effort to increase attendance during that week, Chuck would like to drop the entry fee from \$5 to \$3 for that week only. Friday of that week is free due to the 4th of July Kiddie Car Parade. Jonathan commented that beginning July 5th, the entry fee will revert back to \$5 per the fee schedule.

Motion: (Rick Shew/Larry Chapman) to approve the temporary pool fee reduction between May 30th and July 3rd as requested. Unanimously approved.

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Jonathan stated that Chuck plans to have signs advertising the temporary fee reduction.

Budget Revision:

Jonathan presented the following budget revision.

Budget Revision #25-09

Date:	June 5, 2025			
Department:	Finance			
Manager's Approval:				
Purpose:	To recognize financing for Smart Fusion software conversion and adjust expense for monthly principal and interest payments			
Revenue:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
10-380-3840	Issuance of Installment Note	\$ 255,188	\$ 62,020	\$ 317,208
	Total	\$ 255,188	\$ 62,020	\$ 317,208
Expense:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
10-440-2450	Contracted Services	39,000.00	\$ 55,861	\$ 94,861
10-640-4805	Principal-Installment Debt	79,743.00	\$ 4,381	\$ 84,124
10-640-4810	Interest Debt	1,662.00	\$ 1,778	\$ 3,440
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
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				\$ -
				\$ -
				\$ -
				\$ -
	Total	\$ 120,405	\$ 62,020	\$ 182,425

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**Motion: (Rick Shew/Larry Chapman) to approve budget revision #25-09 as presented.
Unanimously approved.**

Informal Discussion:

Reports:

- **Police Report: Included in Agenda Packets**

- **Planner's Report:**

Jonathan stated that the Planning Board approved a stormwater permit for Tractor Supply at their meeting on June 12th. Tractor Supply is moving forward with their project to be located at 3293 & 3311 Hickory Blvd. (Entrance at 395 Cedar Valley Road).

Jonathan also commented that Teresa has been getting inquiries from developers interested in possible housing projects for the area.

- **Code Enforcement Report:**

Case Number (YRMT-XXX)	Date Opened (YRMTDY)	Town	Property Address	Violation	Man Hours	Status
HU2505-067	250506	Hudson	629 Hawthorne St	Nuisance - Ovrgrth	1	Owner Notified
HU2505-068	250506	Hudson	141 Mathewson St	Nuisance - TJD	1	Resolved
HU2505-069	250506	Hudson	285 Hilltop St	Nuisance - TJD	1	Owner Notified
HU2505-070	250506	Hudson	670 Hillcrest St	Nuisance - Ovrgrth	1	Owner Notified
HU2505-071	250506	Hudson	759 Main Ave	Nuisance - Ovrgrth	1	Owner Notified
HU2505-072	250506	Hudson	296 Pine Mountain Rd	Nuisance - Ovrgrth	1	Owner Notified
HU2505-073	250506	Hudson	220 Lemont Ave	Nuisance - TJD	1	Owner Notified
HU2505-074	250506	Hudson	602 Hillcrest St	Nuisance - Ovrgrth	1	Owner Notified
HU2505-238	250529	Hudson	1711 Greenbrooke Dr	Nuisance - Ovrgrth	1	New Violation



670 Hillcrest St.
Yard Overgrown



285 Hilltop Street



220 Lemont Ave.

A photograph of a residential property. In the background, there is a single-story house with red brick walls and white siding on the gable end. The house has green shutters on the windows. A large, mature tree stands to the right of the house. In the foreground, there is a grassy area with some weeds. A black mailbox is mounted on a wooden post. A large, diagonal red stamp with the word "RESOLVED" in capital letters is overlaid across the center of the image. A concrete sidewalk is visible in the lower left corner, and a paved road is in the lower right corner.

A photograph of a two-story house with a carport, surrounded by tall grass and trees. Two green recycling bins are in the foreground.

[illegible]

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- Sales Tax**

Sales Tax Revenue		
	PY	CY
3231	297,962.11	312,869.05
3232	224,250.07	229,404.46
3233	143,074.76	149,918.21
3234	61,592.74	64,202.26
3235	247,524.28	250,589.83
	974,403.96	1,006,983.81
% Increase		3.34%

- June Tax Report**

June 2025

2024 Tax Report

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 06/17/2025		97.00%	\$ (1,368,258.65)	\$ 1,368,258.65	
Uncollected as of 06/17/2025		3.00%	\$ 42,607.79		\$ 42,607.79
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-\$378.00 Adj. \$62.06			\$ (440.06)		
Total Sanitation			\$ 204,028.89		
San. Collections as of 06/17/2025		96.00%	\$ (196,282.36)	\$ 196,282.36	
San. Uncollected as of 06/17/2025		4.00%	\$ 7,746.53		\$ 7,746.53
Collections as of 06/17/2025				\$ 1,564,541.01	
Total Due as of 06/17/2025					\$ 50,354.32

June 17, 2025 Regular Meeting

- **Redwood Park & Optimist Park Report:**

Usage Report: Redwood Park and Optimist Park - June 2024 through June 2025:

-Redwood Park: includes gym, pool, and park - approximately 219,000 visits made – average time spent in park – 1 hour.

-Optimist Park: approximately 31,000 visitors – includes college softball games.

- **Volunteers needed for Depot Museum:**

Jonathan stated that Warren Gruber's volunteer list for the Depot Museum has grown shorter, with it basically being down to just him. Jonathan commented that he himself plans to do more of the tours when he is available, but we need to have a push for volunteers. The Museum is open 2 Fridays per month from 11am to 1pm.

Reminders:

- Third Thursday Music Event, June 19th at HUB Station
- Kiddie Car Parade, July 4th – Line up at 9:30am at HUB Station – Parade starts at 10:00am

Closed Session – N.C.G.S. 143-318.11(a)(4) Economic Development

Janet asked for a motion to go into Closed Session in accordance with N.C.G.S. 143-318.11(a)(4) Economic Development.

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

Motion: (Jeff Link/Rick Shew) to return to regular session. Unanimously approved.

Adjournment:

Motion: (Jeff Link/Larry Chapman) to adjourn the meeting. Unanimously approved.

Tamra T. Swanson, Town Clerk