

# Town of Hudson Regular Meeting

March 17, 2026

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

**Others Present:** Town Manager, Jonathan Greer, Assistant Town Manager/Finance Officer, Shana Guy, Chief of Police, Brandon Nelson, Town Attorney, Joey Petrack, Town Planner, Teresa Kinney, Code Enforcement Officer, Curt Willis, and Town Clerk, Tammy Swanson

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## **Call to Order:**

Mayor Janet Winkler called the March meeting to order, and Mayor Pro Tem, Rick Shew led the audience in the Pledge of Allegiance and opening prayer. Janet wished everyone a Happy St. Patrick's Day.

## **Discuss/Adjust Agenda:**

Janet presented the March agenda, and the following additions were requested.

Add: 13(a) – Call for a Public Hearing RZ 2026-02

**Motion: (Larry Chapman/Rick Shew) 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: (Rick Shew/Larry Chapman) to approve the minutes, as presented, from the February 17, 2026 meeting. Unanimously approved.**

## **Introduction of Gary Leonhardt, New Public Works Director:**

Jonathan stated that Gary Leondardt has been selected as the new Public Works Director, and he introduced Gary to the Board. Gary has been with the Town since October 2024. Prior to coming to the Town, Gary worked for 13 years for the City of Lenoir Street Dept. in various rolls. When advertised, there were 9 applicants for the position, including Gary, and he just rose to the top.

Gary stated that he is very excited about his new position, and he thanked the Board and Jonathan for the opportunity. Gary introduced his family to the Board, and mentioned that he has a son attending Appalachian State University.

The Board thanked Gary for his interest in leading the Public Works Dept, and congratulated him on his new position.

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Chuck, who served as Interim Public Works Director for a few months, commented that the Department is doing well. The Dept. has new equipment, which is what was needed moving forward. Chuck commented that he has worked with Gary, and has confidence that he will be able to move the Dept. in a positive direction. He added that the Dept. is made up of a good group of guys, and he encouraged the Board to visit them.

Chuck also mentioned that the new building at the Public Works facility should be finished mid to late April. He commented that this building will be very helpful in storing equipment.

The Board thanked Chuck for stepping in and looking after Public Works, and they thanked the Dept. for the fine job that is always done for the Town.

#### **Recognition of Officer Curtis:**

Chief Brandon Nelson stated that Officer C.J. Curtis has attained his Intermediate Law Enforcement Certificate. Chief Nelson commented that to receive this Certificate, Officer Curtis, had to complete the following:

- Achieve Professional Award; and
- Accumulate at least 30 training points, and at least four (4) years of creditable experience.

Chief Nelson presented Officer Curtis with the Certificate, and congratulated him on this achievement.

CJ stated that it is very nice to work for a town that supports you. He stated that having the equipment they do helps them with their jobs, which is very important.

The Board congratulated Officer Curtis for being awarded this certificate.

Chief Nelson stated that this is the second Board meeting in a row that he has presented one of these certificates, and he should have another one next month. He thanked the Board for the opportunity for training.

#### **Lineman Appreciation Proclamation:**

Janet stated that April 18<sup>th</sup> is National Electric Linemen Appreciation Day, which gives us an opportunity to recognize and celebrate their service and dedication to our communities. She presented the following Proclamation, proclaiming April 18, 2026 as "National Lineman Appreciation Day" in the Town of Hudson.

**Motion: (Ann Smith/Jim Engelman) to approve the proclamation declaring April 18, 2026 as "National Linemen Appreciation Day" in the Town of Hudson. Unanimously approved.**



**TOWN OF HUDSON**

## ***Proclamation***

**WHEREAS**, the profession of Electric Lineman requires passion, dedication and is steeped in tradition; and

**WHEREAS**, linemen work 365 days per year, often times in inclement weather and unsafe conditions, to build, maintain, and repair electrical infrastructure; and

**WHEREAS**, linemen are often the first responders during storms and other catastrophic events, working to make the scene safe for other first responders; and

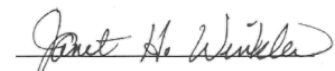
**WHEREAS**, the Town of Hudson joins other communities across the nation in recognizing and celebrating the profession of Electric Linemen, and therefore we honor their service to our community.

**NOW THEREFORE**, I, Janet Winkler, Mayor, and on behalf of the Board of Commissioners of the Town of Hudson, North Carolina do hereby proclaim **April 18th** as:

### **NATIONAL LINEMAN APPRECIATION DAY**

And call upon all citizens and businesses to acknowledge and thank the linemen you see for the selfless and dangerous work they perform every day to keep our power on and the public safe.

**IN WITNESS WHEREOF**, I have, hereunto, set my hand and caused the Seal of the Town of Hudson, North Carolina, to be affixed this, the seventeenth day of April, Two Thousand Twenty-Six.

  
Janet Winkler, Mayor

ATTEST:

  
Tamra Swanson, Town Clerk

### **Special Events Resolution – Concerts in Windmill Park:**

Tammy Williamson, Member of the Hudson Rotary Club, addressed the Board to present an events application for the Summer Concert Series in Windmill Park. She stated that the Rotary Club is planning to have 4 concerts this summer:

- June 12 – Third Times the Charm
- June 26 – Euphoria

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- July 17 – Night Moves
- July 31 – Kountry Wranglers

Jonathan stated that the Board would need to approve the resolution permitting the special events, and allowing alcohol to be sold by the Rotary Club for the concerts. He added that the Rotary Club has submitted the ABC permit forms for review.

**Motion: (Larry Chapman/Jeff Link) to approve the Special Events Resolution for the Summer Concert Series in Windmill Park as presented. Unanimously approved.**

**TOWN OF HUDSON**

**RESOLUTION No. 3-26**

**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:

**Hometown Concerts 2026**

**June 12, June 26, July 17, July 31**

Events begin at 6:00 pm and is over by 9:00 pm. This resolution permits event goers who have purchased alcohol from ABC permitted vendors to consume their beverage within the limits Windmill Park and Town Hall parking lot. Signs will designate permitted limits for alcohol. Vendors selling alcohol will be required to check for proper identification.

**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 17th day of March, 2026.



Janet H. Winkler  
Mayor

ATTEST:



Tamra T. Swanson  
Town Clerk

**Special Events Resolution – Butterfly Festival:**

Jonathan stated that the Board needs to approve a Special Events Resolution for the Butterfly Festival, scheduled for May 2, 2025. He commented that there have been no major changes with the Festival from previous years other than where alcohol is allowed. Currently, there's only one vendor, Twisted Vine Winery, that has submitted an application. Twisted Vine has their permits to be a vendor, and we see no issues in allowing them to have the wine available in the festival area. HCDA is requesting that alcohol sold from permitted vendors be consumed within the Festival boundaries, and there will be signs designating those limits. Jonathan stated that the boundaries have been discussed with Chief Nelson, and all officers and reserves will be on duty the day of the Festival to patrol the event. Jonathan commented that the street closings will be the same as in previous years.

**Motion: (Larry Chapman/Jim Engelman) to approve the Special Events Resolution permitting the NC Butterfly Festival on Saturday, May 2, 2026 as requested. Unanimously approved.**

**TOWN OF HUDSON**

**RESOLUTION No. 4-26**

**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:

**NC Butterfly Festival**

**Saturday, May 2, 2025**

Event begins at 9:00 am and is over by 4:00 pm. This resolution permits event goers who have purchased alcohol from ABC permitted vendors to consume their beverage within the limits of the festival space. Signs will designate permitted limits for alcohol. Vendors selling alcohol will be required to check for proper identification.

**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 17th day of March, 2026.



Janet H. Winkler  
Mayor

ATTEST:



Tamra T. Swanson  
Town Clerk

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**Special Events Resolution – Cruise-ins:**

Jonathan stated that HCDA is planning to have 6 cruise-ins this year. The first cruise-in will be Friday, May 1st, the evening before the Butterfly Festival. Then, a cruise-in will be held the 2<sup>nd</sup> Saturday evening of each month through October 2026 (June 13<sup>th</sup>, July 11<sup>th</sup>, August 8<sup>th</sup>, September 12<sup>th</sup>, and October 10<sup>th</sup>.) Jonathan commented that HCDA is aware that the location will need to shift based on streetscape construction. He added that since they will require street closure, the cruise-ins will need a permit.

**Motion: (Jeff Link/Jim Engelman) to approve the Special Events Resolution for the HCDA Cruise-Ins on the dates requested. Unanimously approved.**

**TOWN OF HUDSON**

**RESOLUTION No. 5/26**

**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:

**Cruise-Ins**

**May 1<sup>st</sup>, June 13<sup>th</sup>, July 11<sup>th</sup>, August 8<sup>th</sup>, September 12<sup>th</sup>, October 10<sup>th</sup>**

HCDA intends to host six car shows in 2026. The first is the evening before the Butterfly Festival and then once per month through October. Car shows will be on Central Street near Town Hall, unless displaced by construction. Closing of Central Street may fluctuate based on number of participants, allowing some of the street to remain open. Every effort will be made to lessen any impact on Central Street businesses during event. HCDA will manage all aspects of the events.

**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 17th day of March 2026.



Janet H. Winkler  
Mayor

ATTEST:



Tamra T. Swanson  
Town Clerk

**Approve FY26 Audit Contract:**

Shana stated that the Board needs to approve the FY26 Audit Contract with Cindy Randolph. She stated that the contact is basically the same as last year's contact, with a slight increase in fees due to audit requirements for the streetscape grant - cost increased by \$300 dollars; however, the extra funds may not be needed.

**Motion: (Ann Smith/Jim Engelman) to approve the audit contact with Cindy Randolph as presented. Unanimously approved.**

| LGC-205 Form B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CONTRACT TO AUDIT ACCOUNTS       |                            | Rev. 02/2026 |              |                                  |                       |                |                  |                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------|--------------|--------------|----------------------------------|-----------------------|----------------|------------------|----------------------------|
| FEES FOR AUDIT SERVICES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                            |              |              |                                  |                       |                |                  |                            |
| <p>1. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct (as applicable) and <i>Government Auditing Standards, 2018 Revision</i>. Refer to Paragraph 27 of this contract for specific requirements. The following information must be provided by the Auditor; contracts presented to the LGC without this information will be not be approved.</p> <p>Financial statements were prepared by:    <input checked="" type="checkbox"/> Auditor    <input type="checkbox"/> Governmental Unit    <input type="checkbox"/> Third Party</p> <p>If applicable: The individual at the Governmental Unit designated to have the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the non-attest services and accept responsibility for the results of these services:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;"><b>Name:</b></td> <td style="width: 33%; border-bottom: 1px solid black;"><b>Title and Unit / Company:</b></td> <td style="width: 33%; border-bottom: 1px solid black;"><b>Email Address:</b></td> </tr> <tr> <td>Jonathan Greer</td> <td>Finance Director</td> <td>j.greer@townofhudsonnc.com</td> </tr> </table> <p><input type="checkbox"/> OR Not Applicable (Identification of SKE Individual on the LGC-205 Contract is not applicable for GAAS-only audits or audits with FYEs prior to June 30, 2020.)</p> |                                  |                            |              | <b>Name:</b> | <b>Title and Unit / Company:</b> | <b>Email Address:</b> | Jonathan Greer | Finance Director | j.greer@townofhudsonnc.com |
| <b>Name:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Title and Unit / Company:</b> | <b>Email Address:</b>      |              |              |                                  |                       |                |                  |                            |
| Jonathan Greer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Finance Director                 | j.greer@townofhudsonnc.com |              |              |                                  |                       |                |                  |                            |
| <p>2. Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter but may not be included in this contract or in any invoices requiring approval of the LGC. See Paragraphs 8 and 13 for details on other allowable and excluded fees.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  |                            |              |              |                                  |                       |                |                  |                            |
| <p>3. The audit fee information included in the table below for both the Primary Government Fees and the DPCU Fees (if applicable) should be reported as a specific dollar amount of audit fees for the year under this contract. If any language other than an amount is included here, the contract will be returned to the audit firm for correction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                  |                            |              |              |                                  |                       |                |                  |                            |
| <p>4. Prior to the submission of the completed audited financial report and applicable compliance reports subject to this contract, or to an amendment to this contract (if required) the Auditor may submit interim invoices for approval for services rendered under this contract to the Secretary of the LGC, not to exceed 75% of the billings for the Unit's last annual audit that was submitted to the Secretary of the LGC. All invoices for services rendered in an audit engagement as defined in Rule 20 NCAC .0503 shall be submitted to the Secretary of the LGC for approval before any payment is made. Payment before approval is a violation of law. (This paragraph not applicable to contracts and invoices associated with audits of hospitals).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                            |              |              |                                  |                       |                |                  |                            |
| <b>Primary Government Unit</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  | Town of Hudson             |              |              |                                  |                       |                |                  |                            |
| Audit Fee (financial and compliance if applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  | \$ 9,400                   |              |              |                                  |                       |                |                  |                            |
| Fee per Major Program (if not included above)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  | \$                         |              |              |                                  |                       |                |                  |                            |
| <b>Additional Fees Not Included Above (if applicable):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                            |              |              |                                  |                       |                |                  |                            |
| Financial Statement Preparation (incl. notes and RSI)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  | \$ 6,800                   |              |              |                                  |                       |                |                  |                            |
| All Other Non-Attest Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  | \$ 1,000                   |              |              |                                  |                       |                |                  |                            |
| <b>TOTAL AMOUNT NOT TO EXCEED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  | <b>\$ 17,200</b>           |              |              |                                  |                       |                |                  |                            |
| <b>Discretely Presented Component Unit</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  | N/A                        |              |              |                                  |                       |                |                  |                            |
| Audit Fee (financial and compliance if applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  | \$                         |              |              |                                  |                       |                |                  |                            |
| Fee per Major Program (if not included above)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  | \$                         |              |              |                                  |                       |                |                  |                            |
| <b>Additional Fees Not Included Above (if applicable):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                            |              |              |                                  |                       |                |                  |                            |
| Financial Statement Preparation (incl. notes and RSI)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  | \$                         |              |              |                                  |                       |                |                  |                            |
| All Other Non-Attest Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  | \$                         |              |              |                                  |                       |                |                  |                            |
| <b>TOTAL AMOUNT NOT TO EXCEED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  | <b>\$</b>                  |              |              |                                  |                       |                |                  |                            |

*March 17, 2026 Regular Meeting*

**Call for Public Hearing RZ-2026-01:**

Teresa stated that at last month's meeting, the Board called for a public hearing for today's meeting to rezone approximately 7 acres located next to the Walmart Neighborhood Market to add the Residential High Density Overlay District. Since the Planning Board did not have a quorum for their March meeting, no recommendation was made by the Planning Board. So, we need to move everything to April, and she asked that the Board call for a public hearing for the April 21, 2026 meeting to discuss the rezoning.

Teresa stated that the applicant for the rezoning is Greenway Residential Development, and they hope to build 96 apartment units with a mix of tax-credit financing (workforce housing) and market-rate units.

**Motion: (Jeff Link/Larry Chapman) to call for a public hearing for the April 21, 2026 Board Meeting to discuss RZ 2026-01. Unanimously approved,**

**Call for Public Hearing RZ 2026-02**

Teresa stated that developers have reached out to property owner, William Bell, about property that is located at the end of Short Street (where the Town closed the unused section of Short Street). The developers want to do a small subdivision on the property, HUD approved housing called CrossMods. Teresa explained that CrossMods are similar to manufactured homes, built to state and local building standards. They look like traditional housing, equipped with amenities of site-built homes. Teresa commented that the housing would probably be sold at approximately \$175,000, and she stated that she would have examples for the Board to see at the public hearing.

Teresa stated that she is not going to worry about text amendments for this type of housing yet. She commented that she is hoping for changes at the federal level for allowing this type of housing.

The question was asked about how many homes are being planned for the property.

Teresa stated that there are about 2 acres of property available in this location, so there could possibly be 8 houses built.

**Motion: (Larry Chapman/Jim Engelman) to call for a public hearing for the April 21, 2026 meeting to discuss RZ 2026-02 – Short Street Development (CrossMods). Unanimously approved.**

**Budget Revisions:**

**Motion: (Jeff Link/Larry Chapman) to add Approval of Budget Revisions to the agenda as Item 13(b). Unanimously approved.**

Jonathan presented the following Budget Revisions for the Board to review.

*March 17, 2026 Regular Meeting*

## Amendment #26-08

**To recognize/receipt donation for new auditorium/stage lighting and move funds between expenditures for purchase of sound board for new mics.**

[illegible]

## Amendment #26-09

**To move funds for the Police HVAC replacement from maintenance and repair to capital outlay.**

[illegible]

**Amendment #26-10**

To recognize receipt of Walmart Donation to Police Department.

|                            |                                                               |                       |                         |                       |
|----------------------------|---------------------------------------------------------------|-----------------------|-------------------------|-----------------------|
| <b>Date:</b>               | March 11, 2026                                                |                       |                         |                       |
| <b>Department:</b>         | Police                                                        |                       |                         |                       |
| <b>Dept Head Signature</b> |                                                               |                       |                         |                       |
| <b>Purpose:</b>            | To recognize receipt of Walmart Donation to Police Department |                       |                         |                       |
| <b>Revenue:</b>            |                                                               |                       |                         |                       |
| <b>Account Number</b>      | <b>Account Title</b>                                          | <b>Current Budget</b> | <b>Change to Budget</b> | <b>Amended Budget</b> |
| 10-350-3347                | Police Donations                                              | \$ -                  | \$ 3,000                | \$ 3,000              |
|                            |                                                               |                       |                         | \$ -                  |
|                            | <b>Total</b>                                                  | \$ -                  | \$ 3,000                | \$ 3,000              |
| <b>Expense:</b>            |                                                               |                       |                         |                       |
| <b>Account Number</b>      | <b>Account Title</b>                                          | <b>Current Budget</b> | <b>Change to Budget</b> | <b>Amended Budget</b> |
| 10-510-2140                | Police Travel and Training                                    | 6,000.00              | \$ 3,000                | \$ 9,000              |
|                            |                                                               |                       |                         | \$ -                  |
|                            |                                                               |                       |                         | \$ -                  |
|                            |                                                               |                       |                         | \$ -                  |
|                            |                                                               |                       |                         | \$ -                  |
|                            |                                                               |                       |                         | \$ -                  |
|                            |                                                               |                       |                         | \$ -                  |
|                            |                                                               |                       |                         | \$ -                  |
|                            |                                                               |                       |                         | \$ -                  |
|                            |                                                               |                       |                         | \$ -                  |
|                            | <b>Total</b>                                                  | \$ 6,000              | \$ 3,000                | \$ 9,000              |

**Amendment #26-11**

Offset funds in 10-620-2331 – Small Equipment Non-Capital.

|                            |                                                         |                       |                         |                       |
|----------------------------|---------------------------------------------------------|-----------------------|-------------------------|-----------------------|
| <b>Date:</b>               | March 17, 2026                                          |                       |                         |                       |
| <b>Department:</b>         | Recreation                                              |                       |                         |                       |
| <b>Dept Head Signature</b> | Chuck Raby                                              |                       |                         |                       |
| <b>Purpose:</b>            | Offset funds in 10-620-2331 Small Equipment Non Capital |                       |                         |                       |
| <b>Revenue:</b>            |                                                         |                       |                         |                       |
| <b>Account Number</b>      | <b>Account Title</b>                                    | <b>Current Budget</b> | <b>Change to Budget</b> | <b>Amended Budget</b> |
|                            |                                                         |                       |                         | \$ -                  |
|                            |                                                         |                       |                         | \$ -                  |
|                            |                                                         |                       |                         | \$ -                  |
|                            | <b>Total</b>                                            | \$ -                  | \$ -                    | \$ -                  |
| <b>Expense:</b>            |                                                         |                       |                         |                       |
| <b>Account Number</b>      | <b>Account Title</b>                                    | <b>Current Budget</b> | <b>Change to Budget</b> | <b>Amended Budget</b> |
| 10-620-2150                | MTCE/REP Blds&Grds Rec                                  | \$ 55,258             | \$ (3,500)              | \$ 51,758             |
| 10-620-2331                | Small Equipment Non Capital                             | \$ 2,000              | \$ 3,500                | \$ 5,500              |
|                            |                                                         |                       |                         | \$ -                  |
|                            |                                                         |                       |                         | \$ -                  |
|                            |                                                         |                       |                         | \$ -                  |
|                            |                                                         |                       |                         | \$ -                  |
|                            |                                                         |                       |                         | \$ -                  |
|                            | <b>Total</b>                                            | \$ 57,258             | \$ -                    | \$ 57,258             |

### Amendment #26-12

Move money to allow for Purchase for Resale Baseball Season – Hudson Optimist Club has decided to not sell concessions.

|                     |                                                             |                |                  |                |
|---------------------|-------------------------------------------------------------|----------------|------------------|----------------|
| Date:               | March 17, 2026                                              |                |                  |                |
| Department:         | Recreation                                                  |                |                  |                |
| Dept Head Signature | Chuck Raby                                                  |                |                  |                |
| Purpose:            | Move money to allow for Purchase for Resale Baseball Season |                |                  |                |
|                     |                                                             |                |                  |                |
| 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 |
| 10-624-3740         | Capital Outlay Equip.-Optimist                              | \$ 3,500       | \$ (1,351)       | \$ 2,150       |
| 10-624-2330         | Dept. Supplies-Rec.                                         | \$ 3,000       | \$ (2,000)       | \$ 1,000       |
| 10-620-2332         | Program Supplies-Misc                                       | \$ 3,000       | \$ (2,000)       | \$ 1,000       |
| 10-620-2480         | Purch. For Resale-Rec                                       | \$ 5,500       | \$ (6,851)       | \$ 10,851      |
|                     |                                                             |                |                  | \$ -           |
|                     |                                                             |                |                  | \$ -           |
|                     |                                                             |                |                  | \$ -           |
|                     | Total                                                       | \$ 15,000      | \$ -             | \$ 15,000      |

### Amendment #26-13

Balancing line items.

|                     |                               |                |                  |                |
|---------------------|-------------------------------|----------------|------------------|----------------|
| Date:               | March 17, 2026                |                |                  |                |
| Department:         | Public Works                  |                |                  |                |
| Dept Head Signature | Chuck Raby                    |                |                  |                |
| Purpose:            | Balancing Line Items          |                |                  |                |
|                     |                               |                |                  |                |
|                     |                               |                |                  |                |
| 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 |
| 10-560-2160         | MTCE/REP Equipment Street     | \$ 7,000       | \$ -3,500        | \$ 10,500      |
| 10-560-2280         | Fuel Oil Street               | \$ 3,500       | \$ -3,500        | \$ -           |
| 10-550-2330         | Dept. Supplies PW             | \$ 5,500       | \$ -2,015        | \$ 7,515       |
| 10-600-2450         | Contract Services-Landscaping | \$ 1,500       | \$ -950          | \$ 550         |
| 10-600-2570         | Misc. Landscaping             | \$ 900         | \$ -825          | \$ 75          |
| 10-600-3740         | Capital Outlay Equip. Landsc. | \$ 10,150      | \$ -2,140        | \$ 9,910       |
| 10-600-2155         | Landscape Materials Landsc.   | \$ 9,000       | \$ -3,000        | \$ 6,000       |
| 10-560-2331         | Small Equip. Non Capital      | \$ -           | \$ -3,000        | \$ 3,000       |
|                     | Total                         | \$ 37,550      | \$ -14,925       | \$ 37,550      |

## Amendment #26-14

To recognize revenue to cover unexpected roof replacement for HUB kitchen.

[illegible]

**Motion: (Jeff Link/Ann Smith) to approve budget revisions #26-8, #26-9, #26-10, #26-11, #26-12, #26-13, and #26-14 as presented. Unanimously approved.**

## Reports:

- **Police Report – Included in the Agenda Packet.**
- **Code Enforcement Report**

Curt discussed the following property issues with the Board.

- 270 Sullivan Avenue: The property at 270 Sullivan is in the Home Repair Service through the WPCOG for roof repairs.
- 112 Mathewson Street: This property is also in need of roof repairs. Curt stated that it is his understanding that this property is going to be sold.
- 341 Maple Street: Awaiting Civil Action.

*March 17, 2026 Regular Meeting*

## March 2026 Code Enforcement – Action Tracker

| Case Number<br>(YRMT-XXX) | Date Opened<br>(YRMTDY) | Town   | Property Address | Violation         | Man Hours | Status         | Deadline |
|---------------------------|-------------------------|--------|------------------|-------------------|-----------|----------------|----------|
| HU2602-059                | 260209                  | Hudson | 270 Sullivan St  | Min Housing       | 1         | Owner Notified | 260224   |
| HU2602-060                | 260209                  | Hudson | 270 Sullivan St  | Nuisance - TJD    | 1         | Owner Notified | 260228   |
| HU2602-092                | 260216                  | Hudson | 688 Central St   | Nuisance - TJD    | 1         | Owner Notified | 260301   |
| HU2602-093                | 260216                  | Hudson | 688 Central St   | JNMV              | 1         | Owner Notified | 260301   |
| HU2602-094                | 260216                  | Hudson | 680 Central St   | Nuisance - TJD    | 1         | Owner Notified | 260301   |
| HU2602-095                | 260216                  | Hudson | 141 Autumn Ln    | Nuisance - TJD    | 1         | Extension      | 260531   |
| HU2602-096                | 260216                  | Hudson | 669 Central St   | JNMV              | 1         | Owner Notified | 260301   |
| HU2602-097                | 260216                  | Hudson | 647 Woodlands St | Nuisance - TJD    | 1         | Owner Notified | 260301   |
| HU2602-098                | 260216                  | Hudson | 685 Central St   | Nuisance - TJD    | 1         | Owner Notified | 260301   |
| HU2602-099                | 260216                  | Hudson | 103 Museum St    | Nuisance - TJD    | 1         | Resolved       |          |
| HU2602-100                | 260216                  | Hudson | 195 Elm Ave      | Nuisance - TJD    | 1         | Resolved       |          |
| HU2602-101                | 260216                  | Hudson | 532 Hickory St   | Non Res Min       | 1         | Owner Notified | 260301   |
| HU2602-102                | 260216                  | Hudson | 233 Elm Ave      | Nuisance - TJD    | 1         | Resolved       |          |
| HU2602-145                | 260220                  | Hudson | 248 Hemlock St   | Nuisance - TJD    | 1         | Owner Notified | 260303   |
| HU2602-169                | 260225                  | Hudson | 790 Main St      | Nuisance - TJD    | 1         | Resolved       | 260312   |
| HU2602-171                | 260225                  | Hudson | 203 Elm Ave      | Nuisance - TJD    | 1         | New Violation  | 260313   |
| HU2602-172                | 260225                  | Hudson | 112 Mathewson St | Min Housing       | 1         | New Violation  | 260312   |
| HU2602-173                | 260225                  | Hudson | 137 Mathewson St | Nuisance - TJD    | 1         | New Violation  | 260315   |
| HU2602-174                | 260225                  | Hudson | 137 Mathewson St | JNMV              | 1         | New Violation  | 260316   |
| HU2602-184                | 260226                  | Hudson | 790 Main St      | Illicit Discharge | 1         | Resolved       |          |

- **Financial Report**

**TOWN OF HUDSON**  
**MONTHLY FINANCIAL REPORT FEBRUARY 2026**

| SUMMARY OF CASH ACCOUNTS    |                     | Current Month*      | Last Month** |
|-----------------------------|---------------------|---------------------|--------------|
| Cash/Checking               | \$ 557,375          | \$ 411,513          |              |
| SKYLINE MM                  | \$ 1,823,195        | \$ 1,867,248        |              |
| NC Capital Management Trust | 3,161,182           | 3,306,327           |              |
| CD - First Citizens Bank    | 100,136             | 100,136             |              |
|                             | <b>\$ 5,641,888</b> | <b>\$ 5,685,224</b> |              |



**TOWN OF HUDSON**  
IT'S A NEW HOME TOWN

|                                           | Budget<br>2025-2026 | ACTIVITY<br>THIS MONTH | ACTIVITY<br>TO DATE | OPEN<br>ENCUMBRANCES | Balance      | %       |
|-------------------------------------------|---------------------|------------------------|---------------------|----------------------|--------------|---------|
| REVENUES                                  | \$ 4,973,086        | \$ 243,040             | \$ 3,809,003        |                      | \$ 1,164,083 | 76.59%  |
| EXPENDITURES                              | \$ 4,973,086        | \$ 269,255             | \$ 3,077,368        | \$ 140,540           | \$ 1,755,177 | 64.71%  |
| REVENUES-CAP PROJ STREETSAPES             | \$ 1,110,000        |                        | \$ 1,110,000        |                      | \$ -         | 100.00% |
| EXPENDITURES-CAP PROJ STREETSAPES         | \$ 1,110,000        | \$ 15,000              | \$ 100,280          |                      | \$ 1,009,720 | 9.03%   |
| REVENUES-CAP PROJ HUB PARKING LOT/KITCHEN | \$ 350,000          | \$ -                   | \$ 337,500          |                      | \$ 12,500    | 96.43%  |
| EXPENDITURES-CAP PROJ HUB PARKING LOT/KIT | \$ 350,000          | \$ -                   | \$ 276,907          |                      | \$ 73,093    | 79.12%  |
| REVENUES- CAPITAL PROJECT HUB ST.         | \$ 1,135,300        | \$ -                   | \$ 1,073,047        |                      | \$ 62,253    | 94.52%  |
| EXPENDITURES- CP HUB STATION              | \$ 1,135,300        | \$ -                   | \$ 1,132,805        | \$ 10,918            | \$ (8,422)   | 100.74% |

**NOTES:**

- Property tax bills were mailed at the end of July. Historically, the majority of property tax and solid waste collections occur during August through November. Approximately 95% has been collected through the end of February.
- There is a three month lag in sales tax distribution. Sales Tax Revenues to date are still currently approximately 8.81% above revenues in prior year for same period.
- Most state-shared revenues are distributed quarterly. Powell Bill is distributed semi-annually. The second tranche of Powell Bill Funds were received in December.
- Investment earnings this period were \$14,885.57. YTD earnings are \$119,472.71. This is 5% above earnings this time last year and represents 126% of current year budget despite the drop in interest rates. This is primarily due to the \$1 Million dollars received from the State to fund the Streetscape Project.

\* Does not reflect all monthly adjusting entries  
 \*\*Reflects Monthly Closing Entries and Updated

| Sales Tax Revenue |            |            |
|-------------------|------------|------------|
|                   | PY         | CY         |
| 3231              | 208,970.65 | 244,797.17 |
| 3232              | 156,246.62 | 162,169.56 |
| 3233              | 100,181.32 | 117,428.05 |
| 3234              | 42,736.43  | 44,285.89  |
| 3235              | 171,939.82 | 171,284.94 |
|                   | 680,074.84 | 739,965.61 |
| % Increase        |            | 8.81%      |

March 17, 2026 Regular Meeting

- Tax Report: March 17, 2026

|                                    | Property    |              |                   |                 |               |  |
|------------------------------------|-------------|--------------|-------------------|-----------------|---------------|--|
|                                    | Valuation   | Rate         | Tax Levy          | Collections     | Total Due     |  |
| Categories                         |             |              |                   |                 |               |  |
| Original Levy:                     |             | \$ 0.40      |                   |                 |               |  |
| Personal Property                  | 56,536,468  | \$ 0.40      | \$ 226,145.87     |                 |               |  |
| Unreg. Vehicles                    |             | \$ 0.40      |                   |                 |               |  |
| Mobile Homes                       |             | \$ 0.40      |                   |                 |               |  |
| Other                              |             | \$ 0.40      |                   |                 |               |  |
| Fixtures                           |             | \$ 0.40      |                   |                 |               |  |
| Mft. Inventory                     |             | \$ 0.40      |                   |                 |               |  |
| State Assessed                     | 7,595,335   | \$ 0.40      | \$ 30,381.34      |                 |               |  |
| City Late Fee                      |             | \$ 0.40      |                   |                 |               |  |
| Real Property:                     | 441,155,674 | \$ 0.40      | \$ 1,764,622.69   |                 |               |  |
| Total:                             |             | \$ 0.40      | \$ 2,021,149.90   |                 |               |  |
| Discoveries:                       |             |              |                   |                 |               |  |
| Current Year                       |             |              | \$ 1,162.53       |                 |               |  |
| Prior Years                        |             |              | \$ 984.78         |                 |               |  |
| Late List Fees:                    |             |              |                   |                 |               |  |
| Abatements:                        |             |              |                   |                 |               |  |
| Current Year's Adjustments:        |             |              | \$ (6.17)         |                 |               |  |
| Discounts: Tax & Sanitation        |             |              | \$ (30,621.09)    |                 |               |  |
| Sr. Citizen Exemptions:            | 9,071,950   |              | \$ (36,287.80)    |                 |               |  |
| Mowing Fees Paid                   |             |              | \$ (900.00)       |                 |               |  |
| Net Levy                           |             |              | \$ 1,955,482.15   |                 |               |  |
| Collections as of 03/17/2026       |             | 95.04%       | \$ (1,863,883.77) | \$ 1,863,883.77 |               |  |
| Uncollected as of 03/17/2026       |             | 4.96%        | \$ 91,598.38      |                 | \$ 91,598.38  |  |
| Sanitation:                        |             |              |                   |                 |               |  |
| Residential                        | \$ 126.00   | 1,383 Billed | \$ 190,386.00     |                 |               |  |
| Commercial                         | \$ 252.00   | 59 Billed    | \$ 15,876.00      |                 |               |  |
| Add: Discovery Sanitation:         |             |              |                   |                 |               |  |
| Less: Adjustments                  |             |              |                   |                 |               |  |
| Total Sanitation                   |             |              | \$ 206,262.00     |                 |               |  |
| San. Collections as of 03/17/2026  |             | 93.04%       | \$ (191,908.26)   | \$ 191,908.26   |               |  |
| San. Uncollected as of 03/17/2026  |             | 6.96%        | \$ 14,353.74      |                 | \$ 14,353.74  |  |
| Total Collections as of 03/17/2026 |             |              |                   | \$ 2,055,792.03 |               |  |
| Total Due as of 03/17/2026         |             |              |                   |                 | \$ 105,952.12 |  |

Reminders:

- Town's Annual Spring Clean Up: April 1<sup>st</sup> – April 15<sup>th</sup>
- Shredding Event: April 11<sup>th</sup> 9:00AM – 12:00Noon

Adjournment:

Motion: (Larry Chapman/Jim Engelman) to adjourn the meeting. Unanimously approved.

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Tamra T. Swanson, Town Clerk