

Town of Hudson Regular Meeting

April 21, 2026

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, and Town Clerk, Tammy Swanson

Call to Order:

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

Discuss/Adjust Agenda:

Janet presented the April agenda, and the following additions were requested:

Add: Item 5(a) - Recognition of Detective Tyler Walker
Item 8(a) - Update Project Budget Ordinance

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

Public Comment for Items not on the Agenda:

Speed Limit Concerns – Huss Avenue:

Bo Otti, a resident at 116 Huss Avenue, addressed the Board, and stated that he and his family had just moved to Hudson. Mr. Otti expressed concerns about the speed limit on Huss Avenue. He stated that cars speed in both directions on the street, and he wanted to know if the Police Department could conduct a speed study and possibly install a speed table on the street.

Chief Brandon Nelson addressed the issue with Mr. Otti. Chief Nelson stated that speed studies have been done on Huss Avenue in the past, with the results not yielding cause for speed enforcement for the street. Chief Nelson commented that he would be happy to conduct another speed study; however, Huss Avenue does not connect two state roads, which is a requirement for installing a speed hump or speed table.

Jim asked if extra signage could be added on the street to discourage speeding.

Jonathan stated that we could look at extra signage after the speed study is conducted.

Chief Nelson stated that there is a sign on Huss Avenue that says no through traffic on the street; however, it is ignored by a lot of motorists.

April 21, 2026 Regular Meeting

Jeff asked Mr. Otti if there is a certain time of day that is worse for speeding than others.

Mr. Otti stated that it happens pretty much all times of the day.

Approval of Minutes:

Motion: (Jeff Link/Jim Engelman) to approve the minutes, as presented, for the March 17, 2026 Board Meeting. Unanimously approved.

Recognition of Detective Tyler Walker:

Chief Nelson stated that this is the third meeting in a row that we have recognized an Officer, which makes him very proud of his department. Detective Tyler Walker has received an award for completing investigative training. Chief Nelson commented that Detective Walker is the first officer for the Hudson Police Department to ever receive this award.

Detective Walker thanked the other members of the Police Department, the Board, and his family for supporting him and allowing him the opportunity to complete this training.

Public Hearing for RZ 2026-01: (Advertised in News-Topic on April 2nd and April 16th)

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

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

Teresa presented the following background information for the rezoning.

RZ-2026-01

-Applicant/Property Owner(s): Greenway Residential Development, LLC

-Current Zoning: HB – Highway Business

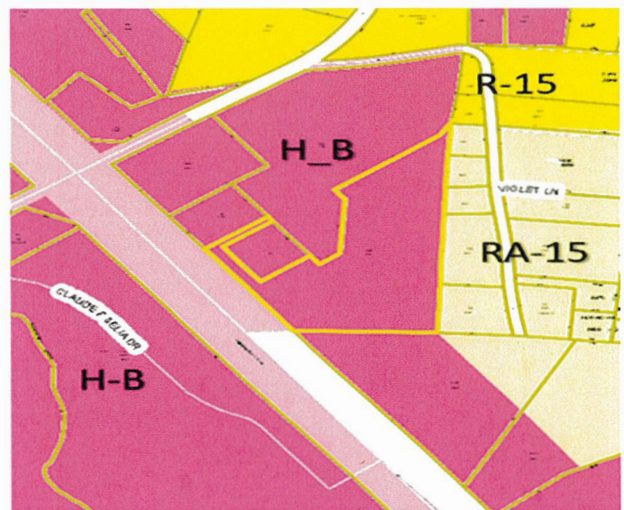
7.21 acres NCPIN 2767463293

½ property is in ETJ and other in municipal limits.

-Proposed Zoning: RHDOD Residential High Density Overlay District underlying zoning will remain HB.

-Total Acreage requesting to be rezoned: 7.21+/- acres

-Current Land Use of the proposed parcel: Vacant





1. Purpose: The applicant-agent would like to obtain approval to rezone the 7.21 acres from Highway Business to allow for the Residential High Density Overlay District (RHDOD). This request is to consider a rezoning of both properties as show above from to Residential High Density Overlay District added to the Highway Business District. A rezoning to RHDOD will mean the only uses allowed hereafter will be permitted uses allowed in the RDHDOD and Highway Business, Approval of this rezoning will continue to further expand the residential development as set forth in the Comprehensive Plan 2022 The Planning Board is to make a recommendation to Town Commissioners as to whether changing the zoning district from RHDOD is appropriate based on location within town, 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 surround 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 will run in the paper for the upcoming public hearing for the has run in the Lenoir News Topic meeting the hearing notice requirements.

(List of Adjoining Property Owners)

MarketValue	AssessedValue	Neighborhood	LandValue	SpecialLandValue	DeferredValue	BuildingValue	ObxfValue
HAAS ANITA MARLENE	HAAS KEITH A	337 MT HERMAN RD			HUDSON	NC	28638 3085 HEFFNER PL HUDSON: H-B
BROOKS JOYA		1473 OLD FINCHVILLE RD			SHELBYVILLE	KY	40065 HEFFNER PL HUDSON: RA-15
ISAACS JASON R	ISAACS KIMBERLY D	95 FALLS AVE			Granite Falls	NC	28630 3040 HEFFNER PL HUDSON: RA-15
BUMGARNER LINDSEY EUGENE	BUMGARNER DEBRA	4237 TROUT BRANCH DR			GRANITE FALLS	NC	28630 HEFFNER PL HUDSON: RA-15
PITTS DIANNA LYNN		3034 HEFFNER PL			Hudson	NC	28638 3034 HEFFNER PL HUDSON: RA-15
HONEYCUTT CHERYL A		3028 HEFFNER PL			Hudson	NC	28638 3028 HEFFNER PL HUDSON: RA-15
HONEYCUTT MICHAEL EUGENE	HONEYCUTT DANA MICHELLE	3020 HEFFNER PL			HUDSON	NC	28638 3020 HEFFNER PL HUDSON: R-15
WALMART REAL ESTATE	BUSINESS TRUST	C/O WALMART TAX DEPT	PO BOX 8050		BENTONVILLE	AR	72712 2794 HICKORY BV HUDSON: H-B
FULBRIGHT GERALD L JR	FULBRIGHT CAROL	1054 KING ST SE			CLEVELAND	TN	37311 2804 HICKORY BL HUDSON: H-B
FAW JAMES C	SHAW DIANE F	PO BOX 673			WILKESBORO	NC	28697 2800 HICKORY BV HUDSON: H-B
CALDWELL TECH INSTITUTE		1000 HICKORY BLVD			HUDSON	NC	28638 2857 HICKORY BV HUDSON: H-B
BUMGARNER LINDSEY EUGENE	BUMGARNER DEBRA	4237 TROUT BRANCH DR			GRANITE FALLS	NC	28630 HEFFNER PL HUDSON: RA-15
BROOKS JOYA		1473 OLD FINCHVILLE RD			SHELBYVILLE	KY	40065 HEFFNER PL HUDSON: RA-15
REEVES STACEYM	REEVES THOMAS H	PO BOX 1012			ROCK HILL	SC	29731 0 HUDSON: H-B
FULBRIGHT GERALD L JR	FULBRIGHT CAROL	1054 KING ST SE			CLEVELAND	TN	37311 2804 HICKORY BL HUDSON: H-B
FAW JAMES C	SHAW DIANE F	PO BOX 673			WILKESBORO	NC	28697 2800 HICKORY BV HUDSON: H-B
WALMART REAL ESTATE	BUSINESS TRUST	C/O WALMART TAX DEPT	PO BOX 8050		BENTONVILLE	AR	72712 2794 HICKORY BV HUDSON: H-B
SVC ABS LLC		255 WASHINGTON ST			NEWTON	MA	2458 2790 HICKORY BL HUDSON: H-B
CALDWELL TECH INSTITUTE		1000 HICKORY BLVD			HUDSON	NC	28638 2857 HICKORY BV HUDSON: H-B
HAAS ANITA MARLENE	HAAS KEITH A	337 MT HERMAN RD			HUDSON	NC	28638 3085 HEFFNER PL HUDSON: H-B

April 21, 2026 Regular Meeting

3. Surrounding Zoning: Proposed rezoning parcel is Highway Business to apply for the RDHDOD

4. Surrounding Land Use: within 100' are as follows. North: Highway Business, R-15
South: Highway Business, RA-15 East: RA-15
West: Highway Business.

5. Jurisdictional Information: The property to be rezoned is located the Municipal Boundry for Hudson and ½ in the Town's ETJ Extraterritorial Planning Jurisdiction.
The property needs to be annex totaling into town limits before the development begins.

6. Infrastructure: The properties have access to US321 Hickory Blvd, Mount Herman Road (collector).

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:

Traffic – Applicant will be required to pursue a driveway permit connection and possible traffic study with NCDOT and install sidewalks or multi-use path or add money to the Town of Hudson Sidewalks fund.

A 96-unit apartment development is expected to generate approximately 40 to 55 trips during the AM-PM peak hours. Given the capacity of US 321, impacts to the arterial network are anticipated to be minimal. These impacts lessen further as the US321/Mt. Herman intersection is upgraded by NCDOT.

Schools – the requested should have some implications on the school system by allowing housing for families in a high-density development. Average Daily Membership for local schools has been falling for several years. Schools should not see negative impacts from development.

Emergency Services –There is somewhat a minimum impact on emergency services at the higher density of housing. This type of development is expected to generate less than 100 calls per year for fire, EMS, and police.

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 times. A new

April 21, 2026 Regular Meeting

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 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 on this site.

10. Zoning Analysis:

The request is to rezone the property to add the RHDOD (Residential High District Overlay District) to the current HB zoning district. Below you will find excerpts from the zoning ordinance examining the intent of each of the districts.

Same as N-B District.

Section 80.11 H-B Highway Business District. The H-B Highway Business Districts are located on major thoroughfares and collector streets in the Hudson planning area. They intend to provide for offices, personal services, and the retailing of durable and convenience goods for the community. Because these commercial uses are subject to public view and are important to the economy of the community, they should have ample parking, controlled traffic movement and suitable landscaping. All uses excluding outdoor storage unless under roof cover and not visible from the public right of way nor adjoining properties. 2022 and 2023 Update the permitted uses in the Highway Business Zoning District Section 80.11

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, Central Business D 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, a 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.

RHDOD Residential District Standards- Overlay District

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

April 21, 2026 Regular Meeting

11. Future land use implications:

When making land use recommendations, the Board of Commissioners and 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 Highway Business on zoning maps and on the Future Land Use Map (see attached), 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.

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.

April 21, 2026 Regular Meeting

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.

Teresa stated that the Planning Board voted unanimously to recommend approval of the rezoning at their meeting on April 9, 2026. Teresa added that staff also recommends approval of the rezoning.

Teresa stated that part of the property is in Town, and part is in the ETJ. In order to get Town services and utilities, the property would need to be fully into the Town Limits, and the developer is aware that it will need to be annexed.

Mark Richardson, developer for the project, addressed the Board, and discussed the plans for the apartments. He stated that they are proposing 96 units. The overlay would allow them to increase from 64 to 96 units.

Richard asked how the apartments would be accessed off Hwy. 321.

Teresa stated that the entrance for the apartments would be from Captain D's driveway. Any driveway permits would be issued by the NCDOT.

Richard commented that with the addition of this many housing units comes the potential for more calls for the Police Department.

Jonathan stated that the Board will be discussing staffing at the upcoming budget work session.

Jeff asked what type of housing the project would include.

Mr. Richardson stated that due to the funding being available through Hurricane Helene grants, the housing would include workforce and market value housing. He commented that construction for the project would probably begin the first quarter of 2027.

Rick asked if development of the project would hinge on getting the grant money.

Mr. Richardson commented that doing the project would definitely hinge on whether or not they are awarded the grant funding.

Richard asked if there would ever be a connection to Heffner Place. Heffner Place is a development behind this property, located outside the Town Limits, with a very narrow street.

Teresa stated that this complex would not have a connection with Heffner Place.

April 21, 2026 Regular Meeting

Close Public Hearing:

Motion: (Jeff Link/Jim Engelman) to close the public hearing. Unanimously approved.

Motion: (Larry Chapman/Rick Shew) to approve RZ-2026-01 as recommended by the Planning Board. Unanimously approved.

Teresa read the consistency statement as follows:

A recommendation from the Planning Board recommends approval of the proposed zoning/map change for RZ-2026-01 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.

Adopt Resolution to Sell Real Property:

Jonathan reviewed the history of the Laws property, located at 222 Hayes Avenue. The Town has been working for several years to locate heirs for the property. After the owner passed away, the property taxes have gone unpaid, the Town has had to mow the property, and the house structure on the property has fell into disrepair. To address these issues, our attorney went through the necessary step to auction the property. The Town was the high bidder, and we now own the property.

Jonathan stated that all of the back taxes have been paid to the Town, and to Caldwell County for the property, and we are ready to sell the property.

Joey Petrack, Town Attorney, stated that efforts were made to track down the family, and notify them of the foreclosure proceedings. He commented that there have been a couple of court hearing for the property, and none of the Laws family attended. So, the judge proceeded with approval the foreclosure.

Joey stated that the Town has owned the property for approximately a month, and he explained the process for selling the property. The Board will need to adopt a resolution in support of selling the property. Then at least 30 days prior to the sale, the auction will need to be advertised in the next printing available for the local newspaper. Joey explained that a bid will require 5% upfront, and the bids will need to be sealed. Then on Tuesday, June 16, 2026 at 4:00pm here at Town Hall, the sealed bids will be opened. The high bid will go before the Board of Commissioners, and the Board will decide whether or not to accept the bid. Joey

April 21, 2026 Regular Meeting

explained after the bid is awarded, the 5% submitted with the bids that were not accepted will be returned to the bidders.

Jonathan presented a resolution for the Board to review, supporting the sale of the property.

Motion: (Jim Engelman/Ann Smith) to approve the resolution in support of selling the property at 222 Hayes Avenue. Unanimously approved.

RESOLUTION No. 2026-02

A RESOLUTION OF THE TOWN OF HUDSON TO SELL REAL PROPERTY BY SEALED BID SALE, PURSUANT TO N.C. GEN. STAT. §160A-268

WHEREAS, the Town of Hudson is a municipal corporation established pursuant to the laws of the State of North Carolina; and

WHEREAS, the Town of Hudson owns certain real property located at 222 Hayes Avenue, Hudson, North Carolina in Caldwell County, North Carolina, that being the property more particularly described in the North Carolina Commissioners Deed recorded in Book 2161 at Page 796, Caldwell County Registry and bearing Caldwell County Parcel Number 032737 (hereinafter the "Property"); and

WHEREAS, North Carolina law authorizes the sale of real property by advertisement and sealed bid, pursuant to N.C. Gen. Stat. §160A-268; and

WHEREAS, the Town Council is of the opinion that this sale is a reasonable method of safely disposing of this surplus town property while at the same time being good stewards of the financial resources and assets of the Town of Hudson.

NOW THEREFORE, be it resolved by the Town Council of the Town of Hudson:

1. That the Town Council hereby declares the following property to be surplus property:

The certain real property located at 222 Hayes Avenue, Hudson, North Carolina in Caldwell County, North Carolina, that being the property more particularly described in the North Carolina Commissioners Deed recorded in Book 2161 at Page 796, Caldwell County Registry and bearing Caldwell County Parcel Number 032737.

2. The Town of Hudson, pursuant to N.C. Gen. Stat. §160A-268 will hereby accept sealed bids for the property until 4:00 p.m., Tuesday, June 16, 2026. Bids shall be delivered to the Office of the Town Manager, Hudson Town Hall, 550 Central St, Hudson, North Carolina 28638.

3. At 4:00 p.m., Tuesday, June 16, 2026, all bids received shall be opened in public in the Council Chambers at the Hudson Town Hall and the amount of each bid recorded. The record

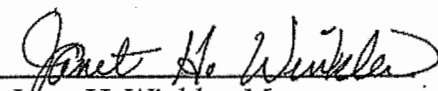
April 21, 2026 Regular Meeting

of bids shall be reported to the Town Council at their regular meeting on Tuesday, June 16, 2026.

4. The Town Council will determine the highest responsible bidder for the property and will award the bid by its regular meeting on Tuesday, June 16, 2026. Bids will remain open and subject to acceptance until the Town Council awards the bid.
5. To be responsible a bid must be accompanied by a bid deposit of five percent (5%) of the amount of the bid. A bid deposit may take the form of cash, a cashier's check, a certified check, or a surety bond. The deposit of the bidder to whom the award is made will be held until sale of the property is closed; if that bidder refuses at any time to close the sale, the deposit will be forfeited to the Town of Hudson. The deposits of other bidders will be returned at the time the Town Council awards the property to the highest responsible bidder.
6. In addition, to be responsible, a bidder must be current on payment of all property taxes owed to the Town of Hudson.
7. The Town of Hudson reserves the right to withdraw the property from sale at any time and the right to reject all bids.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the Town Council of Hudson, North Carolina, at which a quorum was present and which was held on the 21st day of April, 2026.

Adopted this the 21st day of April, 2026.


Janet H. Winkler, Mayor

Attest:


Tamra T. Swanson, Town Clerk



Approve Notice of Award to Mountain Crest for Streetscape Project:

Jonathan stated that bids were opened on April 9th with 4 responsible bidders bidding. Mountain Crest was the lowest, responsive, responsible bidder. Their base bid is \$1,038,383.80. There are two alternates to the bid which add an additional \$25,500, bringing the total to \$1,063,883.80. Jonathan stated that he also recommends a 5% contingency (\$53,194.19), bringing the construction total to \$1,117,077.99.

April 21, 2026 Regular Meeting

Jonathan stated that the Board will need to approve a Notice of Award (NOA) for the project. Once approved, the contracts will be executed with Mountain Crest. Mountain Crest will then receive a Notice to Proceed (NTP), which will give them 270 calendar days to complete the project.

Jonathan stated that the alternates were things that we could do without, but still do the project. He discussed planters and railing that will be added down the sidewalk due to the area being unlevel. These will serve the purpose of being a safety feature, as well as a decorative feature.

Rick asked if we approve this contract now, when will the project actually begin.

Jonathan stated that we are at least 3 weeks away from getting contracts signed. The contractor will have 270 calendar days to finish the project once it starts. Jonathan commented that the project should not affect the upcoming Butterfly Festival next month, or the Tree Lighting event in December. Jonathan stated he plans to have a meeting with the property owners in the project area to let them know about the plans and time schedule.

Rick asked if we will be able to get the parking lot off Museum Street operable during the project.

Jonathan stated that we should probably have at least a gravel pad for the parking lot.

Motion: (Larry Chapman/Jim Engelman) to award the Streetscape project to Mountain Crest. Unanimously approved.

Notice of Award

Date: _____

Project: Central Street Streetscape	
Owner: Town of Hudson	Owner's Contract No.:
Contract: Central Street Streetscape	Engineer's Project No.: 23.01707
Bidder: Mountain Crest, LLC	
Bidder's Address: 1264 Taylorsville Rd.	
Lenoir, NC 28645	

You are notified that your Bid dated April 9, 2026 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for \$1,063,883.80.

The Contract Price of your Contract is One-million, Sixty-Three Thousand, Eight Hundred and Eighty-Three Dollars and Eighty Cents Dollars (\$1,063,883.80).

3 copies of the proposed Contract Documents (except Drawings) accompany this Notice of

April 21, 2026 Regular Meeting

Award.

You must comply with the following conditions precedent within ten (10) days of the date you receive this Notice of Award.

1. Deliver to the Owner [Three (3)] fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security [Bonds] and other documents as specified.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

Town of Hudson

Owner

By: _____

Authorized Signature

Jonathan Greer, Town Manager Title

ACCEPTED

Mountain

Crest, LLC

Contractor

By: _____ Authorized Signature, Title

EJCDC C-510 Notice of Award

Prepared by the Engineers Joint Contract Documents Committee and endorsed by the Construction Specifications Institute.

Page 1 of 1

Update Project Budget Ordinance:

Jonathan stated that we have a project budget ordinance that the Board adopted when the Town received the grant from the State. We have a \$1,000,000 direct appropriation from the NC General Assembly specifically for this project. Also, since the project is a street project that includes paving and sidewalks, we can use Powell Bill reserve funds for the remaining funds needed. Jonathan commented that per our most recent Powell Bill audit, we have \$239,379 in Powell Bill Fund Balance.

Capital Project Ordinance adopted March 21, 2023 amended September 15, 2025 continues until project closure.

CPOA-2301-2

Town of Hudson

April 21, 2026

2023 Capital Project Ordinance Amendment- Streetscapes

WHEREAS, THE Town Manager recommends and the Board now desires to amend the Capital Project Ordinance-Streetscapes,

BE IT ORDAINE[?] BY THE BOARD OF COMMISSIONERS OF THE TOWN OF HUDSON, NORTH CAROLINA that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1: The project change authorized is the Capital Project Ordinance adopted on March 21, 2023 for Downtown Streetscapes and Parking project. This project is for streetscape and parking improvements along a portion of Central Street and Cedar Valley Road. The Town was awarded a State Directed grant to assist with funding of this project.

The grant has a period of performance commencing July 1, 2025 and expiring June 30, 2027.

Section 2: The following revenues are anticipated to be available to the Town to complete the project:

PROJECT REVENUES	Listed As	Amendment	Revised
General Fund	110,000		110,000
State Grant	1,000,000		1,000,000
Powell Bill Fund Balance	0	175,000	175,000
Total Project Revenues	\$ 1,110,000	\$ 175,000	\$ 1,285,000

Section 3: The following amounts are appropriated for the project and authorized for expenditure:

PROJECT EXPENDITURES	Listed As	Amendment	Revised
Construction/Administration	511,000	121,805	632,805
Paving and Concrete	489,000		489,000
Design/Engineering	110,000		110,000
Contingency	0	53,195	53,195
Total Project Expenditures	\$ 1,110,000	\$ 175,000	\$ 1,285,000

Section 4: Documentation

Copies of this capital project 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: The Finance Officer is hereby directed to report the financial status of the project to the governing board on a quarterly basis, or as requested.

April 21, 2026 Regular Meeting

Section 6: 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 next 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.

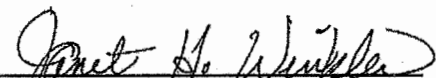
Section 7: Restrictions

- 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 9: The North Carolina Local Government Budget and Fiscal Control Act allows the Board of Commissioners to amend this budget ordinance at any time during the fiscal year, so long as it complies with the North Carolina General Statutes. The Board of Commissioners must approve all budget amendments, except where the Budget Officer is authorized to make limited transfers.

Section 11: This capital project ordinance expires when the project is complete.

Adopted this 21st day of April, 2026:


Janet H. Winkler, Mayor

ATTEST:


Tamra T. Swanson, Town Clerk

Motion: (Larry Chapman/Jim Engelman) to approve the 2023 Capital Project Ordinance Amendment for the Streetscape project as presented. Unanimously approved.

Approve Tax Discounts for FY27:

Tammy Swanson, Tax Collector, stated that each year the Board considers setting a tax discount for the upcoming tax year. She explained that tax discounts are not required; however, we have several taxpayers and mortgage companies that take advantage of the discount, and it is a good

April 21, 2026 Regular Meeting

way to bring in tax revenue early. Last year's discount rates were 2% for payment in July, and 2% for payment in August. Tammy commented that since our taxes are typically mailed in mid-July, it works better for us to have the discount percentage the same for both July and August. The dollar amount of the discounts given for the 2025 tax year with a 2% discount totaled \$30,621.09 representing approximately \$1,531,055. in tax payments or 78% of the total tax levy.

Motion: (Ann Smith/Jim Engelman) to approve a 2% tax discount for 2026 tax payments received in either July or August 2026. Unanimously approved.

Budget Revisions:

- **Budget Amendment #26-15**

Amendment to recognize \$1,000 from Walmart awarded to Police Dept.

Town of Hudson				
Budget Amendment				
Date:	March 31, 2026			
Department:	Police/Finance			
Dept Head Signature				
Purpose:	Recognize Walmart grant awarded to Police Department			
Revenue:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
10-350-3347	Police Donations	\$ 3,000	\$ 1,000	\$ 4,000
				\$ -
	Total	\$ 3,000	\$ 1,000	\$ 4,000
Expense:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
10-510-2330	Police Supplies	15,400.00	\$ 1,000	\$ 16,400
		-		
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
	Total	\$ 15,400	\$ 1,000	\$ 16,400

- **Budget Amendment #26-16**

Amendment to recognize \$25,850 proceeds from sale from surplus equipment. The proceeds are being applied to various Public Works, HUB, and administrative expensive accounts.

Town of Hudson				
Budget Amendment				
Date:	April 17, 2026			
Department:	Finance			
Dept Head Signature				
Purpose:	To recognize sale of surplus property			
Revenue:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
10-370-8200	Sales of Fixed Assets	\$ -	\$ 25,850	\$ 25,850
				\$ -
				\$ -
	Total	\$ -	\$ 25,850	\$ 25,850
Expense:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
10-630-2320	Programming	6,700.00	\$ 620	\$ 7,320
10-550-2331	Small Equipment, non-capital	-	\$ 1,675	\$ 1,675
10-550-3720	C/O Buildings	95,000.00	\$ 11,396	\$ 106,396
10-560-2150	M&R Buildings	1,100.00	\$ 2,700	\$ 3,800
10-560-2330	Department Supplies	5,500.00	\$ 2,500	\$ 8,000
10-560-3750	C/O Vehicles	-	\$ 6,500	\$ 6,500
10-420-2360	Advertising	17,500.00	\$ 459	\$ 17,959
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
	Total	\$ 125,800	\$ 25,850	\$ 151,650

Motion: (Jim Engelman/Larry Chapman) to approve Budget Amendment #26-15 and Budget Amendment #25-16 as presented. Unanimously approved.

April 21, 2026 Regular Meeting

Informal Discussion:

Reports:

- Police Report – Included in Agenda Packet
- Code Enforcement Report:

Case Number (YRMT-XXX)	Date Opened (YRMTDY)		Violation	Status	Deadline
HU2602-170	260325	790 Main St	Illicit Discharge	Resolved	
HU2603-075	260310	170 Sherrill St	Nuisance - TJD	Resolved	
HU2603-076	260310	177 Sherrill St	Nuisance - TJD	Resolved	
HU2603-077	260310	309 Maple St	Nuisance - TJD	Resolved	
HU2603-078	260310	313 Maple St	Nuisance - TJD	Resolved	
HU2603-079	260310	323 Maple St	Nuisance - TJD	Resolved	
HU2603-080	260310	259 Sullivan St	Nuisance - TJD	Resolved	
HU2603-081	260310	271 Sullivan St	Nuisance - TJD	Resolved	
HU2603-082	260310	171 Dell Cir	Nuisance - TJD	Resolved	
HU2603-209	260324	1693 Greenbrooke Rd	Nuisance - TJD	Owner Notified	260407
HU2603-210	260324	1687 Greenbrooke Rd	Nuisance - TJD	Owner Notified	260407
HU2603-211	260324	356 Birch Circle Dr	Nuisance - TJD	Owner Notified	260407
HU2603-212	260324	140 Hudson Caish Mountain Rd	Nuisance - TJD	Owner Notified	260407

- Financial Report:

TOWN OF HUDSON MONTHLY FINANCIAL REPORT March 2026

	Current Month*	Last Month**
SUMMARY OF CASH ACCOUNTS		
Cash/Checking	\$ 550,609	\$ 557,375
SKYLINE MM	\$ 1,678,234	\$ 1,823,195
NC Capital Management Trust	3,128,470	3,161,182
CD - First Citizens Bank	100,136	100,136
	\$ 5,457,450	\$ 5,641,888



	Budget 2025-2026	ACTIVITY THIS MONTH	ACTIVITY TO DATE	OPEN ENCUMBRANCES	Balance	%
REVENUES	\$ 5,033,249	\$ 281,353	\$ 4,082,870		\$ 950,379	81.12%
EXPENDITURES	\$ 5,033,249	\$ 405,025	\$ 3,492,366	\$ 140,540	\$ 1,400,352	72.18%
REVENUES-CAP PROJ STREETSCAPES	\$ 1,110,000		\$ 1,110,000		\$ -	100.00%
EXPENDITURES-CAP PROJ STREETSCAPES	\$ 1,110,000	\$ 9,853	\$ 110,378		\$ 999,622	9.94%
REVENUES-CAP PROJ HUB PARKING LOT/KITCHEN	\$ 350,000	\$ -	\$ 337,500		\$ 12,500	96.43%
EXPENDITURES-CAP PROJ HUB PARKING LOT/KIT	\$ 350,000	\$ -	\$ 275,907	\$ 54,624	\$ 18,469	94.72%
REVENUES- CAPITAL PROJECT HUB ST.	\$ 1,135,300	\$ -	\$ 1,073,047		\$ 62,253	94.52%
EXPENDITURES- CP HUB STATION	\$ 1,135,300	\$ 19,251	\$ 1,152,056	\$ 4,685	\$ (21,441)	101.89%

NOTES:

- 1 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 96% has been collected through the end of March.
- 2 There is a three month lag in sales tax distribution. Sales Tax Revenues to date are still currently approximately 7.79% above revenues in prior year for same period.
- 3 Most state-shared revenues are distributed quarterly. Powell Bill is distributed semi-annually. The second tranche of Powell Bill Funds were received in December.
- 4 Investment earnings this period were \$14,873.77. YTD earnings are \$136,346.48. This is 6% 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

April 21, 2026 Regular Meeting

• Tax Report:

April 21, 2026

2025 Tax Report

	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 04/21/2026		96.00%	\$ (1,875,269.31)	\$ 1,875,269.31	
Uncollected as of 04/21/2026		4.00%	\$ 80,212.84		\$ 80,212.84
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 04/21/2026		94.00%	\$ (193,828.54)	\$ 193,828.54	
San. Uncollected as of 04/21/2026		6.00%	\$ 12,433.46		\$ 12,433.46
Total Collections as of 04/21/2026				\$ 2,069,097.85	
Total Due as of 04/21/2026					\$ 92,646.30

April 21, 2026 Regular Meeting

- **Reminders:**

- Budget Work Session – Wednesday, April 22nd at 5:30pm at Town Hall
- HCDA Car Show – Friday, May 1st Downtown Hudson
- NC Butterfly Festival – Saturday, May 2nd Downtown Hudson 9am-4pm

Adjournment:

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

Tamra T. Swanson, Town Clerk