

Town of Hudson Regular Meeting

August 19, 2025

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

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

Call to Order:

Mayor Janet Winkler called the August 19th 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 August agenda, and there were no changes or additions requested.

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

Public Comment for Items not on the Agenda:

No one signed up for public comment.

Approval of Minutes:

Motion: (Larry Chapman/Barry Mitchell) to approve the minutes, as presented, for the July 15, 2025 Regular Meeting. Unanimously approved.

Second Reading and Public Hearing Regarding Claude F. Selia Drive: (Note: The public hearing was advertised in the *News Topic* on August 5th and August 12th.)

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

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

Jonathan briefly reviewed the request from Sgt. Scott Lovins, CCC & TI's SRO, for the Board to consider reducing the speed limit on Claude F. Selia Dr. from 25 mph to 15 mph. Claude F. Selia Dr. runs through the CCC & TI campus, and is a Town maintained street. Jonathan recommended that the speed be changed to 15 mph as requested.

The Town maintains approximately 0.41 miles of Claude F. Selia Dr., which covers from Mt. Herman Road to the middle entrance of the College connecting to Hwy. 321.

The red line on the photo below shows the portion of Claude F. Selia Dr. that the Town maintains.



The Board discussed taking over maintenance of the entire road. Jonathan commented that the Town gets approximately \$2,400 to \$2,500 each year from Powell Bill for maintenance of Claude F. Selia, and adding the remaining section of the road to the lower entrance would only add about \$800 to \$900 in Powell Bill funding.

Jim asked if there were any comments from the College about taking over control of the road.

Jeff commented that the concerns expressed by the College's Safety Committee involved reducing the speed limit on the road, and also restriping the road to separate the lanes, and make the directions for the road clearer, especially in the area of CASA. The Committee did not ask for the Town to make any changes with the maintenance of the road.

Jonathan commented that restriping of the road can be done internally, and there should be no problem with restriping the entire road, including the lower section to the lower entrance.

The comment was also made that, since there is construction planned for the campus for the next couple of years, there will be increased traffic using Claude F. Selia Dr., which makes reducing the speed limit and improving the striping very important.

Close Public Hearing:

Motion: (Jim Engelman/Rick Shew) to close the public hearing.

Motion: (Rick Shew/Ann Smith) to approve the change of the speed limit for Claude F. Selia Drive from 25 mph to 15 mph as requested, and to restripe the road as needed. Unanimously approved.

Call for Public Hearing for September 16, 2025 Meeting:

Jonathan stated that last October, the Town held a public hearing that served as a “blanket hearing” for Community Development Block Grant (CDBG) funding. He explained that there is now CDBG funding available to help Habitat for Humanity with building houses in Hudson. Jonathan explained that a government agency has to apply for the funding, and act as lead agent. The WPCOG will actually apply for and administer the grant for Habitat, and the Town will act as the applicant and agent. Habitat currently has 4 houses under construction in Hudson, and this grant could allow them to expand the project. The funding could be up to \$1 Million.

Jonathan stated that as a part of the application process, the Town would need to hold a public hearing at the September 16th meeting to discuss the funding. Ben Willis from the WPCOG will be at the September meeting to explain the program. Jonathan asked the Board to call for a public hearing.

Janet asked if the CDBG funding would only be used for the current Habitat project.

Jonathan stated that the funds would be for the Habitat project only.

Motion: (Ann Smith/Jim Engelman) to call for a public hearing for the September 16, 2025 Board Meeting to discuss CDBG funding for the Habitat project. Unanimously approved.

Budget Revisions:

Jonathan and Shana presented the following budget revisions.

- (1) Revision for Year Ended 6/30/25: To move budgeted funds between line items within departments to clear negative variances and to recognize interest revenue for final overages in Sanitation.

Town of Hudson Budget Amendment				
Date:	7/24/2025 FOR YEAR ENDED 6/30/2025			
Department:	Finance			
Dept Head Signature				
Purpose:	To move budgeted funds between line items within departments to clear negative variances and to recognize interest revenue for final overages in Sanitation			
Revenue:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
10-380-3831	General Fund Investment Earnings	\$ 118,391	\$ 16,191	\$ 134,582
				\$ -
				\$ -
	Total	\$ 118,391	\$ 16,191	\$ 134,582
Expense:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
104202130	UTILITIES	2,450.00	\$ 218	\$ 2,668
104202260	ADVERTISING	17,400.00	\$ 267	\$ 17,667
104202450	CONTRACTED SERVICES	22,200.00	\$ 2,297	\$ 24,497
104201021	PT SALARIES	3,000.00	\$(2,782)	\$ 218
104401020	SALARIES	127,000.00	\$ 370	\$ 127,370
104402130	UTILITIES	1,200.00	\$ 88	\$ 1,288
104402550	INSURANCE/BONDS	941.00	\$ 85	\$ 1,026
104402580	PENALTY/FEES	5,135.00	\$ 313	\$ 5,448
104401042	AUDIT	18000	\$(856)	\$ 17,144
104601020	SALARIES	68600	\$ 146	\$ 68,746
104602130	UTILITIES	1225	\$ 62	\$ 1,287
10-480-2550	INSURANCE/BONDS	850.00	\$ 77	\$ 927
10-460-1025	OT SALARY	2,000.00	\$(285)	\$ 1,715
10-510-1020	SALARIES	652100	\$ 7,474	\$ 659,574
10-510-1050	FICA/MEDICARE	51100	\$ 719	\$ 51,819
10-510-2100	TELEPHONE	5,000.00	\$ 7	\$ 5,007
10-510-2140	TRAVEL	6,000.00	\$ 454	\$ 6,454
10-511-1020	SALARIES	228,800.00	\$ 448	\$ 229,248
10-510-1060	GROUP INS	96,349.00	\$(5,925)	\$ 90,424
10-510-2330	SUPPLIES	24,000.00	\$(3,177)	\$ 20,823
10-550-2330	SUPPLIES	5,900.00	\$ 143	\$ 6,043
10-550-2360	UNIFORMS	1,000.00	\$ 145	\$ 1,145
10-550-2570	MISC	-	\$ 11	\$ 11
10-550-2150	M&R BLDG	7,438.00	\$(299)	\$ 7,139
10-560-1020	SALARIES	151,268.00	\$ 471	\$ 151,739
10-560-1030	401K	4,400.00	\$ 16	\$ 4,416
10-560-2131	STREET LIGHTS	78,558.00	\$ 1,237	\$ 79,795
10-560-2160	M&R EQUIPMENT	9,000.00	\$ 236	\$ 9,236
10-560-2270	GAS	7,930.00	\$ 572	\$ 8,502
10-560-2360	UNIFORMS	6,900.00	\$ 307	\$ 7,207
10-560-2450	CONTR SVC	9,100.00	\$ 316	\$ 9,416
10-560-1060	GROUP INS	29,100.00	\$(1,972)	\$ 27,128
10-560-2100	TELEPHONE	1,500.00	\$(834)	\$ 666
10-560-2130	UTILITIES	350.00	\$(349)	\$ 1
10-580-2451	GARBAGE	161,315.00	\$ 14,664	\$ 175,979
10-580-2453	TIPPING FEE	18,013.00	\$ 1,527	\$ 19,540
10-620-1020	SALARIES	168,300.00	\$ 2,257	\$ 170,557
10-620-2342	OUTDOOR SOCCER	3,350.00	\$ 1,012	\$ 4,362
10-620-2343	INDOOR SOCCER	2,650.00	\$ 92	\$ 2,742
10-620-2450	CONTR SVC	3,000.00	\$ 2,118	\$ 5,118
10-620-2480	PURCH FOR RESALE	13,300.00	\$ 1,995	\$ 15,295
10-620-1021	PT SALARY	46,700.00	\$(3,058)	\$ 43,642
10-620-1025	OT SALARY	580.00	\$(580)	\$ -
10-620-1050	FICA	17,200.00	\$(830)	\$ 16,370
10-620-1070	RETIREMENT	23,100.00	\$(742)	\$ 22,358
10-620-2134	W/S	2,500.00	\$(500)	\$ 2,000
10-620-2155	LANDSCAPING	3,000.00	\$(1,115)	\$ 1,885
10-620-2270	GASOLINE	3,500.00	\$(649)	\$ 2,851
10-622-2331	CHEMICALS	10,360.00	\$ 37	\$ 10,397
10-622-2330	SUPPLIES	2,000.00	\$ 37	\$ 1,963
10-630-2320	HUB PROGRAMMING	3,500.00	\$ 893	\$ 4,393
10-630-3740	C/O EQUIP	15,275.00	\$ 7,643	\$ 22,918
10-630-2331	SMALL EQUIPMENT	17,330.00	\$(8,536)	\$ 8,794
10-635-2334	CAST MEALS	5,200.00	\$ 5,357	\$ 10,557
10-635-2336	ROYALTIES	5,824.00	\$ 1,324	\$ 7,148
106352340	GENERAL SUPPLIES	\$ 1,850	\$ 29	\$ 1,879
10-635-2335	MEALS	\$ 60,000	\$(6,710)	\$ 53,290
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -

[illegible]

**Motion: (Rick Shew/Larry Chapman) to approve all 3 of the budget revisions as presented.
Unanimously approved.**

Informal Discussion:

- Police Report – Included in agenda packet.
- Planner's Report:

Staff Report-Planning/Zoning Department, June-July 2025

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

Project	Issue	Status
Economic Development	Ongoing	
Economic Dev and plan review	1. Still open Discussion of pocket Community-on Huss Ave rezoning coming in 2026 2. New Taco Bell 3086 Hickory Blvd-open 3. Tractor Supply at US321 and Cedar Valley Plan Review grading now	Plan review Tractor Supply has renewed their contract for the US321/Cedar Valley Property began submitting paperwork to the engineering firm . Main project 2025 into the Spring . Redevelopment and new apartments on Pepper Lane off of Freezer Locker Road. 500 feet from the intersection of Freezer Locker Rd and Pine Mountain Road.
Watershed/Floodplain and	New FEMA Floodplain maps are soon going to be available and the town will need to adopt following public comment time.	New Maps are available for review online https://fris.nc.gov/fris/Home.aspx?ST=NC
Subdivision Regulations	Approved 4 minor subdivisions of property. Dealt with a few other subdivision problems.	Ongoing
**Zoning Permits and compliance letters	40 permits issued so far this year majority being new houses, swimming pools, and accessory buildings.	Single Family House permits and home expansions, swimming pools, accessory uses, and sign permits and changes of use
**Citizens requests permits and general discussion	Phone Calls received (30+) Permits and citizen contact has picked up	Had several phone calls by citizens, realtors, surveyors, and developers. Business has picked up again. Met with business owners about expansions
Zoning violations/floodplain	Outdoor storage HB district RV/Shed living	RV/Shed living Sullivan St , Maple St
Action Items for Commissioners this meeting	Rezoning Public Hearing Animal Keep and Sign Section of Zoning Ordinance	
General: Planning Board and Board of Adjustment: Reviewing new sign ordinance, animal keeping amendments in preparation.		

- **Code Enforcement Report:**

Curt discussed the status of some of the violations he has been addressing.

- Shed on Maple Street – addressing issue of someone living in the shed.
- 591 Balsam St. – property is vacant and overgrown. Family is looking after the property, and they plan to address the issues.

- **August Tax Report**

Tax Billing Comparison - 2024 and 2025:						
		2024 Tax Year	2025 Tax Year			
Categories			Tax levy	Increase		
Original Levy:						
Personal Property		\$ 224,618.17	\$ 227,308.37	\$ 1,784.03		
State Assessed						
City Late Fee						
Real Property:		\$ 1,196,210.24	\$ 1,727,428.72	\$ 531,218.48		
				\$ 533,002.51	Increase in Tax Billing for 2025	
Sanitation		\$ 207,270.00	\$ 206,262.00	\$ (1,008.00)	Decrease in Sanitation (based on # of users)	
Monthly Report						
Tax Billing and Payment Status Report						
			2025 Billing	Discount	Collected	Uncollected
Personal Property			\$ 227,308.37	\$ (1,422.54)	\$ (69,706.46)	\$ 156,179.37
Real Property (Including Sanitation)			\$ 1,933,690.72	\$ (5,978.77)	\$ (298,063.50)	\$ 1,629,648.45
			\$ 2,160,999.09	\$ (7,401.31)	\$ (367,769.96)	8.26% Collected \$ 1,785,827.82

- **Reminders:**
- **Live Music at HUB Station – August 21st**
- **Pam Pennell’s Retirement Party – August 26th at 3:30pm at HUB Station**
- **First Friday art event at HUB Station – September 5th at 5:30pm**
- **Report from Hudson Rotary Club** – Jim reported that the Rotary Club has been working on a project at Hudson Middle School, building a shed or cover for the 8th graders. Harmony Timberworks has made a donation to the project, and there are also benches being built. Jim commented that they are hoping to do a ribbon cutting in September when the project is completed.
- Rakeema Felder has been hired as a part-time HUB Assistant for Addie. We will also be hiring a replacement for Pam.

Adjournment:

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

Tamra T. Swanson, Town Clerk