

Town of Hudson Regular Meeting

June 16, 2026

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

Members Absent: Mayor Janet Winkler

Others Present: Town Manager, Jonathan Greer, Assistant 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 Pro Tem, Rick Shew, called the meeting to order, and Commissioner Larry Chapman led the audience in the Pledge of Allegiance and opening prayer. Mayor Pro Tem, Rick Shew, presided over the meeting in the absence of Mayor Janet Winkler.

Discuss/Adjust Agenda:

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

Motion; (Larry Chapman/Jim Engelman) 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: (Jeff Link/Jim Engelman) to approve the minutes, as presented, from the May 19, 2026 Regular Meeting, the May 19, 2026 Closed Session, and the June 1, 2026 Budget Work Session. Unanimously approved.

Resolution Honoring Caldwell Community College Softball Team:

Rick stated that since the Cobras Softball Team plays its home games at Hudson Optimist Park, and the College is a part of our Town, the Town would like to recognize their great 2025-2026 season. The team finished the season ranked 2nd in the nation. Several of the team members were present, along with their Coach, Scott Triplett.

Coach Triplett thanked Dr. Dena Holman, Dr. Mark Poarch from the College, along with Commissioner Jeff Link, who is also the College's Athletic Director, for their support of the team. He also thanked the Town for allowing the team to use Optimist Park as their home field. The players thanked Jerry Triplett, a Town Planning Board Member, and Coach Triplett's father, for taking care of the team.

Jeff Link presented the Town with a medallion for the team finishing runner up. The team showed the awards they earned during the season.

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Rick presented a resolution honoring the accomplishments of the team for the 2025-2026 season.

Motion: (Larry Chapman/Jim Engelman) to approve the resolution, as presented, honoring and congratulating the 2025-2026 Cobras Softball Team on an outstanding season.

Unanimously approved.

***Resolution Honoring
Caldwell Community College & Technical Institutes Cobras Softball Team
On Its 2025-2026 Season***

WHEREAS, it's important for the Town of Hudson to recognize accomplishments and milestones achieved by its citizens and local organizations; and

WHEREAS, Caldwell Community College & Technical Institute has developed nationally recognized athletic programs with men's basketball, women's volleyball, baseball, and softball; and

WHEREAS, the Cobras Softball Team has achieved great success in its 6 seasons as a program, with Coach Scott Triplett at the helm; and

WHEREAS, the 2025-2026 team, playing its home games at Hudson's Optimist Park, finished the season with a 44-8 record; and

WHEREAS, this team's accomplishments include National Junior College Athletic Association Division III Region-10 Champion, Appalachian District Champion, automatic bid to the NJCAA Division III World Series, finishing the as national runner-up; and

NOW THEREFORE BE IT RESOLVED, that I, Rick Shew, Mayor Pro Tem, on behalf of the Board of Commissioners, do hereby extend to Coach Triplett and the Cobras Softball Team, our sincere and grateful appreciation for an outstanding season, our congratulations on well-earned honors, and our best wishes for continued success in years to come.

Adopted in Hudson, North Carolina, this the 16th day of June, 2026, by the Town of Hudson Board of Commissioners.

ATTEST:


Tamra Swanson, Town Clerk


Rick Shew, Mayor Pro Tem

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Resolution Honoring Caldwell Community College Baseball Team:

Rick stated that the 2025-2026 Cobras Baseball Team also had a great year. He commented that the Cobras Baseball program has had great success over its 6 seasons, finishing this year with a 36-16 record. The team is led by Coach Tyler Deanton, who was in attendance along with other coaching staff and players.

Coach Deaton thanked Dr. Poarch and Athletic Director, Jeff Link, for their support. He commented that the student athletes this year worked together well, and he was proud of their accomplishments.

Rick presented a resolution recognizing the team, and congratulating them on their accomplishments.

Motion: (Jeff Link/Larry Chapman) to approve the resolution in honor of the Cobras Baseball Team on their 2025-2026 season. Unanimously approved.

*Resolution Honoring
Caldwell Community College & Technical Institutes Cobras Baseball Team
On Its 2025-2026 Season*

WHEREAS, it's important for the Town of Hudson to recognize accomplishments and milestones achieved by its citizens and local organizations; and

WHEREAS, Caldwell Community College & Technical Institute has developed nationally recognized athletic programs with men's basketball, women's volleyball, baseball, and softball; and

WHEREAS, the Cobras Baseball Team has achieved great success in its 6 seasons as a program, with Coach Tyler Deaton at the helm; and

WHEREAS, the 2025-2026 team, finished the season with a 36-16 record; and

WHEREAS, this team's accomplishments include National Junior College Athletic Association Division III Region-10 Champion, Mid-Atlantic District Champion, and automatic bid to the NJCAA Division III World Series; and

NOW THEREFORE BE IT RESOLVED, that I, Rick Shew, Mayor Pro Tem, on behalf of the Board of Commissioners, do hereby extend to Coach Deaton and the Cobras Baseball Team, our sincere and grateful appreciation for an outstanding season, our congratulations on well-earned honors, and our best wishes for continued success in years to come.

Adopted in Hudson, North Carolina, this the 16th day of June, 2026, by the Town of Hudson Board of Commissioners.

ATTEST:


Tahira Swanson, Town Clerk


Rick Shew, Mayor Pro Tem

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Dr. Poarch thanked the Board and Town Staff for all the support that is shown to the College. He thanked the Board for allowing the college to use the Town's facilities. Community support is so important in the success of the College's athletic programs. Dr. Poarch commented that not only is he proud of the athletic accomplishments of these teams, but their academic accomplishments are also outstanding, with grade point averages being the highest in the history of the College. For 100 student athletes, the grade point averages ranged from 3.27 to 3.47 which is outstanding. Also, 4 student athletes were announced as All-Americans.

Jeff Link also expressed how proud he was of the student athletes, and commended them for their hard work and accomplishments.

Public Hearing and Presentation of FY 2026-2027 Budget:

Rick requested a motion to open the floor for public hearing.

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

Jonathan presented the FY 2026-2027 proposed budget.

- **Budget is Balanced**
\$5,325,985
- **7% Increase compared to Fiscal Year 2025-2026 Amended Budget**
- **Maintain Tax Rate of \$0.40 per \$100 of valuation**
- **3% Cost of Living Adjustment**
- **35% Increase in Health Insurance Premiums**

Major Revenues:

Ad Valorem Taxes (**1 Cent = \$51,034**)

Valuation: \$510,340,351

Levy: \$ 2,041,361

98% Collection Rate: \$ 1,965,567

Prior Year Collections **\$ 43,500**

Motor Vehicle Tax **\$ 193,100**

Sanitation **\$ 200,000**

Sales Tax **\$ 1,164,480**

Powell Bill **\$ 152,000**

Lease-HUB Arts Center **\$ 66,800**

Lease-McCreary Business Center **\$ 47,000**

Auditorium Rentals **\$ 28,000**

Dinner Theater **\$ 80,000**

Recreation **\$ 79,000**

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Expenditures:

Expenditure	FY26-27 Proposed	FY25-26 Adopted	Difference
Governing Board	\$ 46,200	\$ 46,775	\$ (575)
Administration	\$ 348,500	\$ 284,423	\$ 64,077
Legal	\$ 38,000	\$ 36,000	\$ 2,000
Finance	\$ 257,100	\$ 237,873	\$ 19,227
Tax Collections	\$ 129,975	\$ 123,715	\$ 6,260
Police	\$ 1,926,830	\$ 1,787,946	\$ 138,884
Public Works	\$ 645,682	\$ 740,738	\$ (95,053)
Sanitation	\$ 211,220	\$ 169,220	\$ 42,000
Recreation & Cultural	\$ 569,960	\$ 542,490	\$ 27,470
HUB Station	\$ 606,355	\$ 551,273	\$ 55,082
Powell Bill	\$ 382,348	\$ 166,100	\$ 216,248
Planning & Zoning	\$ 77,475	\$ 68,955	\$ 8,520
Debt Service	\$ 86,340	\$ 86,340	\$ 0
Transfer To Other Funds	\$ 0	\$ 88,800	\$ (88,800)
Total General Fund	\$ 5,325,985	\$ 4,930,623	\$ 395,362

Major Changes Since May:

Department	Amount	Description
Police Department	-\$6,000	Reduced Fence Quote
HUB Station	-\$3,500	Reduced Advertising
Personnel	\$47,705	Pay Study Adjustments

Fee Schedule Changes:

Department	Fee
Recreation: Programs	Resident \$55 Non-Resident \$65
Recreation: Pool Rental	\$200 per 2 hours
Public Works: Special Pick-Up	\$150 per load
Public Schools (in-Town)	Up to 4 free rentals per yr each (ticketed events discounted)

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New Fees - Kitchen

Fee	Amount	Description
Orientation	\$50	HUB Equipment Training
Cleaning Deposit	\$75	Annual Fee
Security Deposit	\$75	First Time Users
1-30 hours used per month	\$30/hr	30 mins allowed prior and post for cleaning
31+ hours used per month	\$20/hr	30 mins allowed prior and post for cleaning
Cooler Storage	\$60/month	
Dry Cage	\$40/month	
Storage Only Orientation (no cooking)	\$25	One Time Fee
Supplies	\$5/block of usage	Disposable aprons, hairnets, towel, cleaning supplies

HUB Administrative Assistant – Move from part-time to full-time

- Increased programming
- New kitchen
- Additional office and event coverage

New Police Officer

- First new patrol officer position since 1989
- Provide coverage when short staffed
- Reduce single-officer shift issue

New Town Planner – Funded for second half of year

- Town is growing
- WPCOG increasing current contract
- Will eliminate 2 contracts with WPCOG
- Provide additional coverage in Town Hall

(Town will still be a partner with the WPCOG, and they will continue to provide a planner through the end of the FY 2026-2027, or until we hire a planner.)

Capital and Large Expenditures

Department	Expenditure	Budget
Administration	Website	\$7,500
	Façade Grant	\$20,000
Police	New Officer Equipment	\$15,000
	Building Remodel (Fencing and Security)	\$43,000
	Radio	\$10,300
Recreation	CivicRec Software	\$11,500
Public Works	Wash-pit Roof	\$12,900
HUB Station	A-Building Façade Repairs	\$50,000
	Business Center Bathroom Heat and Gym HVAC	\$23,275

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WPCOG Contracts

- Planning & Zoning Administration - \$36,000 – One-year contract
- Storm water Management - \$19,575 – Second year of two-year contract
- Code Enforcement - \$17,500 – Second year of two-year contract

Capital Project Funds

- Fund #46 Streetscape \$1,285,000
- Fund #47 HUB Kitchen/Parking Lot (Rural Transformation Grant) \$350,000
- Fund #49 HUB Building Improvements \$1,135,300

Close Pubic Hearing

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

Motion: (Larry Chapman/Jim Engelman) to approve the proposed budget for FY 2026-2027 as presented. Unanimously approved.

Budget Ordinance:

FY 2026-2027 Budget Ordinance

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

The following estimated fund revenues, department expenditures, and interfund transfers are approved and appropriated for the Town of Hudson's operations for the Fiscal Year beginning July 1, 2026, and ending June 30, 2027.

SECTION 1: GENERAL FUND

Revenues:		Restricted	
Local Taxes	2,190,967		
Unrestricted Intergovernmental-Sales Tax	1,184,980		
Unrestricted Intergovernmental-Other	250,000		
Restricted Intergovernmental Income	457,000	152,000	Powell Bill
	-	305,000	Community Resource Officers
Other Revenue	383,500		
Sanitation Fees	200,000		
Investment Earnings	75,000		
Appropriated Fund Balance	584,538	230,348	Powell Bill
Total General Fund Revenue:	5,325,985	687,348	Restricted Revenue

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Expenditures:			
Governing Board	46,200		
Administration	348,500		
Legal	38,000		
Finance	257,100		
Tax Collections	129,975		
Law Enforcement	1,926,830	305,000	Community Resource Officers
Public Works, Street, Landscaping	645,682		
Sanitation	211,220		
Recreation & Cultural	569,960		
HUB Station	606,355		
Powell Bill	382,348	382,348	Powell Bill
Planning	77,475		
Debt Service	86,340		
Contingency	-		
Other Financing Uses (Transfers Out)	-		
Total General Fund Expenditures:	5,325,985	687,348	Restricted

SECTION 2: AD VALOREM TAXES

An Ad Valorem tax rate of \$0.40 per (\$100) valuation of taxable property, as listed for taxes as of January 1, 2026, is hereby levied and established as the official tax rate for the Town of Hudson for fiscal year 2026-2027. The rate is based upon a total projected valuation not including motor vehicles of \$510,340,351 and an estimated collection rate of 98% collection rate. Motor vehicle tax is based upon a valuation \$40,800,000 and a 95% collection rate.

SECTION 3: SCHEDULE OF FEES

A schedule of fees as approved by the Board of Commissioners shall be effective upon the adoption of the FY2026-2027 budget.

SECTION 4: DOCUMENTATION

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

SECTION 5: SPECIAL AUTHORIZATION

- A. The Town Manager shall serve as Budget Officer.
- B. The Budget Officer shall be authorized to reallocate departmental appropriations from among the various expenditures within each department not to exceed \$5,000. Notification of all such transfers or amendments shall be made to the Board of Commissioners at their 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 6: RESTRICTIONS

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

SECTION 7: BUDGET AMENDMENTS

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

SECTION 8: UTILIZATION OF BUDGET AND BUDGET ORDINANCE

This ordinance and the budget documents shall be the basis for the financial plan of the Town of Hudson during the 2026-2027 Fiscal Year. The Budget Officer shall administer the budget. The accounting system shall establish records which are in consonance with this budget and this ordinance and the appropriate statutes of the State of North Carolina.

Adopted this 16th day of June, 2026.


Rick Shew, Mayor Pro Tem

ATTEST:


Tamra T. Swanson, Town Clerk

Approve Bid for Sale of 222 Hayes Avenue:

Jonathan stated that the 222 Hayes Avenue property has been abandoned for a very long time. The property has gone through foreclosure proceedings, and then to auction with the Town being the highest bidder. The Town paid off the Caldwell County taxes that were owing on the property, plus the Town taxes that were owing. The Town advertised for bids to sell the property, only receiving one bid from Integrity Building Group for \$12,000. Jonathan commented that this was a low bid, not covering the costs involved, and he recommended rejecting the bid.

Jeff asked if there is any way to negotiate with the bidder.

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Jonathan stated that we could possibly negotiate, or the property could possibly need to be rebid.

Jonathan stated that with the budget amendment, \$22,385 is what has been paid for the property to the court. We would just like to recoup as much of the expense for the property as possible. Jonathan commented that he believed part of what happened with the bidding was that the ad was published for a long time, and potential bidders that had expressed interest in the property forget about the bidding.

Jonathan Green stated that he would check to see what would need to be done as far as rebidding the property if the bid is not accepted.

Jonathan commented that we could notify the people that have expressed interest if the property is rebid.

Motion (Ann Smith/Larry Chapman) to accept the Town Manager's recommendation to reject the bid, and proceed as suggested by the Town Attorney.

Voting on the motion was as follows:

Commissioners: Ann Smith, Larry Chapman, Richard Blevins, and Jeff Link voted in favor of the motion.

Commissioner Jim Engelman voted against the motion.

The motion carried by a voted of 4 to 1.

Budget Revisions:

Jonathan presented the following budget amendments. He explained that this is our yearly "clean-up" revision of the budget. He added that we may have one more year-end amendment.

Amendment #26-17

Date:	June 15, 2026			
Department:	Finance			
Dept Head Signature				
Purpose:	To move budget between lines items within departments to clear negative variances and to recognize additional revenues			
Revenue:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
10-380-3831	General Fund Investment Earnin	\$ 107,000	\$ 55,000	\$ 162,000
10-310-3025	2025 MV Tax	\$ 25,000	\$ 20,000	\$ 45,000
10-390-9900	Trans from Other funds	\$ -	\$ 1,200	\$ 1,200
10-340-3353	CCC&TI officer contract	140000	6721	\$ 146,721
	Total	\$ 272.000	\$ 82.921	\$ 354.921

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Expense:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
10-410-2451	election expense	4,500.00	\$ 2,020	\$ 6,520
10-410-2540	workers comp	75.00	\$ 14	\$ 89
10-410-2550	insurance/bonds	3,600.00	\$ 362	\$ 3,962
10-410-2570	miscellaneous	4,000.00	\$ (1,750)	\$ 2,250
10-410-2450	contracted services	5,000.00	\$ (646)	\$ 4,354
10-420-2132	gas	250.00	\$ 252	\$ 502
10-420-2260	advertising	17,500.00	\$ 4,064	\$ 21,564
10-420-2540	workers comp	225.00	\$ 29	\$ 254
10-420-3760	c/o other	0	\$ 22,385	\$ 22,385
10-420-1060	insurance	8860	\$ 2,900	\$ 11,760
10-420-1021	pt salaries	3000	\$ (3,000)	\$ -
10-420-1080	unemployment	5,000.00	\$ (5,000)	\$ -
10-420-2120	printing	275.00	\$ (275)	\$ -
10-420-2140	travel/training	2750	\$ (1,000)	\$ 1,750
10-420-2150	M&R bldg	11500	\$ (4,500)	\$ 7,000
10-420-2160	M&R equipment	250.00	\$ (250)	\$ -
10-420-2450	Contracted sevices	56,359.00	\$ (4,500)	\$ 51,859
10-420-2550	ins/bonds	6,000.00	\$ (1,950)	\$ 4,050
10-440-1060	insurance	17,620.00	\$ 1,550	\$ 19,170
10-440-2100	telephone	350.00	\$ 75	\$ 425
10-440-2120	printing	600.00	\$ 750	\$ 1,350
10-440-2132	gas	300.00	\$ 100	\$ 400
10-440-2140	travel/training	4,500.00	\$ 889	\$ 5,389
10-440-1020	salaries	131,556.00	\$ 7,500	\$ 139,056
10-440-2530	dues/subs	400.00	\$ 140	\$ 540
10-440-2540	workers comp	150.00	\$ 103	\$ 253
10-440-2550	ins/bonds	1,000.00	\$ 83	\$ 1,083
10-440-2580	penalty/cc fees	4,250.00	\$ 2,850	\$ 7,100
10-440-1042	audit	18,000.00	\$ (1,100)	\$ 16,900
10-440-2160	m&R equip	200.00	\$ (200)	\$ -
10-440-2450	contracted svc	20,000.00	\$ (6,500)	\$ 13,500
10-440-2570	misc	613.00	\$ (550)	\$ 63
10-440-2590	retrn chck	150.00	\$ (100)	\$ 50
10-460-2540	workers comp	100.00	\$ 114	\$ 214
10-460-1025	contracted svcv	6,000.00	\$ (114)	\$ 5,886
10-490-1049	code enforcement	17,500.00	\$ 505	\$ 18,005
10-490-2535	stormwater fees	1,000.00	\$ 916	\$ 1,916
10-490-2460	engineering fees	1,000.00	\$ (1,000)	\$ -
10-490-2260	advertising	2,500.00	\$ (421)	\$ 2,079
10-510-2132	gas	800.00	\$ 554	\$ 1,354
10-510-2450	contracted svc	34,600.00	\$ 5,540	\$ 40,140
10-510-2550	ins/bonds	35,000.00	\$ 4,069	\$ 39,069
10-510-2570	misc	1,113.00	\$ 37	\$ 1,150
10-511-1025	salaries/OT	500.00	\$ 3,128	\$ 3,628
10-511-2550	ins/bonds	7,000.00	\$ 720	\$ 7,720
10-510-2100	telephone	12,500.00	\$ (1,200)	\$ 11,300
10-510-2160	m&R equip	2,000.00	\$ (1,775)	\$ 225
10-510-2200	batteries/tires	5,750.00	\$ (1,500)	\$ 4,250
10-510-2270	gasoline	40,000.00	\$ (8,000)	\$ 32,000
10-510-2330	supplies	16,400.00	\$ (1,573)	\$ 14,827
10-550-2132	gas	3,000.00	\$ 2,500	\$ 5,500
10-550-2550	ins/bonds	14,000.00	\$ 1,675	\$ 15,675
10-550-3720	c/o bldg	106,396.00	\$ (4,175)	\$ 102,221
10-560-1020	salaries	147,224.00	\$ 8,189	\$ 155,413
10-560-2150	m&r bldg	3,800.00	\$ 350	\$ 4,150

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10-560-2270	gasoline	\$ 6,000	\$ 1,350	\$ 7,350
10-560-2330	supplies	\$ 8,000	\$ 3,860	\$ 11,860
10-560-2370	nc hwy use tax	\$ -	\$ 350	\$ 350
10-560-2550	ins/bonds	\$ 6,700	\$ 820	\$ 7,520
10-560-2570	misc	\$ 2,000	\$ (1,375)	\$ 625
10-560-2100	telephone	\$ 1,500	\$ (950)	\$ 550
10-560-2130	electric	\$ 350	\$ (350)	\$ -
10-560-2140	travel/train	\$ 250	\$ (250)	\$ -
10-560-2331	small equip	\$ 3,000	\$ (1,500)	\$ 1,500
10-560-2360	uniforms	\$ 7,200	\$ (700)	\$ 6,500
10-560-2540	workers comp	\$ 16,600	\$ (1,875)	\$ 14,725
10-550-1020	salaries	\$ 58,404	\$ (2,919)	\$ 55,485
10-550-3720	c/o equip	\$ 106,396	\$ (5,000)	\$ 101,396
105802451	pickup	\$ 145,000	\$ 12,000	\$ 157,000
105802453	tipping fee	\$ 18,000	\$ 900	\$ 18,900
10-600-2132	gas	\$ 1,050	\$ 350	\$ 1,400
10-600-2155	landscaping materials	\$ 6,000	\$ (350)	\$ 5,650
10-620-1020	salaries	\$ 175,050	\$ 7,700	\$ 182,750
10-620-1021	pt salaries	\$ 45,800	\$ (6,099)	\$ 39,701
10-620-2132	gas	\$ 4,500	\$ 1,560	\$ 6,060
10-620-2310	auto supplies	\$ 1,000	\$ 656	\$ 1,656
10-620-2330	supplies	\$ 10,000	\$ 500	\$ 10,500
10-620-2341	basketball supplies	\$ 2,000	\$ 105	\$ 2,105
10-620-2370	sales tax	\$ -	\$ 616	\$ 616
10-620-2450	contracted svc	\$ 7,500	\$ 832	\$ 8,332
10-620-2480	purch for resale	\$ 10,851	\$ 1,410	\$ 12,261
10-620-2550	ins/bonds	\$ 15,500	\$ 1,520	\$ 17,020
10-620-2570	misc	\$ 2,500	\$ (2,500)	\$ -
10-620-2640	special events	\$ 2,000	\$ (2,500)	\$ (500)
10-620-2456	baseball	\$ 1,200	\$ (1,200)	\$ -
10-620-2452	soccer	\$ 2,500	\$ (1,300)	\$ 1,200
10-620-2453	indoor soccer	\$ 3,500	\$ (1,300)	\$ 2,200
10-622-2331	chemicals	\$ 10,000	\$ 800	\$ 10,800
10-622-2130	electric	\$ 1,000	\$ (800)	\$ 200
10-624-2330	supplies	\$ 1,000	\$ 300	\$ 1,300
10-624-2550	ins/bonds	\$ 600	\$ 30	\$ 630
10-624-3740	c/o equip	\$ 2,149	\$ 1	\$ 2,150
10-624-2150	m& r grnds	\$ 5,000	\$ (331)	\$ 4,669
10-630-2132	gas	\$ 5,000	\$ 1,400	\$ 6,400
10-630-2450	contracted svc	\$ 22,000	\$ 3,425	\$ 25,425
10-630-2530	dues	\$ 500	\$ 200	\$ 700
10-630-2550	ins/bonds	\$ 16,700	\$ 2,010	\$ 18,710
10-630-2260	advertising	\$ 24,000	\$ (6,000)	\$ 18,000
10-630-2331	small equip	\$ 48,763	\$ (1,035)	\$ 47,728
10-632-2132	gas	\$ 2,500	\$ 1,400	\$ 3,900
10-632-2330	supplies	\$ 1,000	\$ 300	\$ 1,300
10-632-2550	ins/bonds	\$ 6,100	\$ 700	\$ 6,800
10-632-3740	c/o bldg	\$ 2,000	\$ (2,000)	\$ -
10-632-2450	contracted svc	\$ 2,453	\$ (400)	\$ 2,053
10-635-2336	royalties	\$ 2,500	\$ 1,200	
10-635-2350	postage	\$ 1,500	\$ 600	\$ 2,100
10-635-2335	meals	\$ 60,000	\$ (1,800)	
10-640-4810	interest	\$ 5,769	\$ 100	\$ 5,869
10-660-5950	transfer to other funds	\$ 88,800	\$ 55,176	\$ 143,976
	Total	\$ 1,766,701	\$ 82,921	\$ 1,787,722

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The Arts Council Grant for the Veterans project is winding down, and amendment #26-18, will close it out.

Amendment #26-18

Date:	June 15, 2026			
Department:	Finance			
Dept Head Signature				
Purpose:	To update project budget and prepare for close out.			
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
41-630-2000	admin costs	1,000.00	\$ (1,000)	\$ -
41-630-2330	supplies	3,700.00	\$ (200)	\$ 3,500
41-660-9900	trans to gf	-	\$ 1,200	\$ 1,200
	Total	\$ 4,700	\$ -	\$ 4,700

GPOA-2601

Town of Hudson

June 16, 2026

FY 2025-2026 Grant Project Ordinance for Veteran's Healing Journey Through Art Project

WHEREAS, THE Town Manager recommends and the Board now desires to amend the Capital Project Ordinance-HUB Station Building Improvements,

BE IT ORDAINED 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 grant project ordinance is hereby adopted for the duration of the project:

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Section 1: The project authorized is the Veteran's Healing Journey Through Art Project in partnership with Life Workz. The Town of Hudson will act as the fiscal sponsor for this project. This project aims to provide veterans of the area an opportunity to share their stories, preserve their legacies, and find healing through the arts creating a collaborative Heroes Book that will be archived in schools, libraries, and community spaces. The project will be funded by a NC Arts Council Grant with a grant performance period of July 1, 2025 through June 30, 2026.

Section 2: The officers of this unit are hereby directed to proceed with the grant project within the terms of the budget contained herein.

Section 3: The following revenues are anticipated to be available to the Town to complete the project:

PROJECT REVENUES	Listed As	Amendment	Revised
NC ARTS COUNCIL GRANT	12,000		12,000
Total Project Revenues	\$ 12,000	\$ -	\$ 12,000

Section 4: The following amounts are appropriated for the project and authorized for expenditure:

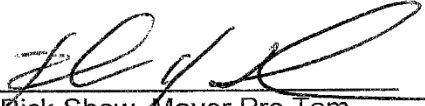
PROJECT EXPENDITURES	Listed As	Amendment	Revised
MATERIALS / SUPPLIES	3,700	-200	3,500
ARTIST CONTRACTS	2,000		2,000
OTHER CONTRACTS	5,300		5,300
ADMINISTRATIVE COSTS	1,000	-1,000	0
TRANSFER TO GF	0	1200	1200
Total Project Expenditures	\$ 12,000	\$ -	\$ 12,000

Section 5: The Finance Officer is hereby directed to maintain within the grant project fund sufficient specific detailed accounting records to provide the accounting required by any financing agreement associated with this project and/or State and Federal regulations.

Section 6: The Finance Officer is hereby directed to report the financial status of the project to the governing board on a quarterly basis.

Section 7: Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to Town Council.

Adopted this 16th day of June, 2026.


Rick Shew, Mayor Pro Tem

ATTEST:


Tamra T. Swanson, Town Clerk

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Motion: (Ann Smith/Jeff Link) to approve budget amendments #26-17 for the year end “clean up,” and #26-18 and Ordinance for closing out the Arts Council Grant for the Veterans project as presented. Unanimously approved.

Informal Discussion

Reports:

- **Police Reports – Included in Agenda Packet**
- **Planner’s Report:**

May-June 2026 Planner’s Report -Teresa E. Kinney CZO, Senior Planner, WPCOG

Key Areas of Responsibility

Economic Development • Zoning Ordinance • Subdivision • Watershed • Floodplain Enforcement

Economic Development Overview

Active & Upcoming Projects

- **Potential Developments** in CBD and Highway Business Districts.
 - **96 unit apartment complex rezoning application at Neighborhood Walmart**
 - **Huss Avenue Property**
 - **Mitford Discovery Center**
 -
-

Major Project Reviews

1. Pocket Community with commercial added– Huss Avenue

- Ongoing discussion.
- Site-plan review expected in **2026**.

2. Mitford Discovery Center-Review Approved permitted

3. Burger King under remodel will look somewhat different than Lenoir

4. Additional Commercial Properties

5. Possible expansion of Steve Hamby/Ben Griffin, Jr. on Pleasant Hill subdivision

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Watershed & Floodplain Management

- New FEMA floodplain maps released for public review.
 - Adoption required after public comment period in 2027
 - Maps available at: fris.nc.gov/fris/Home.aspx?ST=NC
-

Subdivision Activity

Minor Subdivisions

- **4 approvals** completed.
- Additional subdivision concerns addressed as needed.

Major Subdivision

- **0-ongoing major subdivision** currently under review.
-

Zoning Permits & Citizen Services

2026 permit Activity

36 permits issued to date:

- New single-family dwellings-10 new home permits for late Nov-December
- Home additions/expansions
- Swimming pools
- Accessory buildings
- Business occupancy & use changes
- Sign permits

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Citizen & Business Interaction

- Over **40+** phone and/or in person inquiries from citizens, surveyors, realtors, and developers.
- Permit demand showing increased activity.
- Meetings held with business owners regarding expansion and compliance.

Zoning & Floodplain Enforcement

Current Cases

- .
- Additional violations monitored as they arise.

Items Requiring Commissioner Attention

Upcoming Actions this meeting -NONE unless Commissioners have something to add

Subdivision Review Final Plat: 0

Zoning Ordinance:

• Code Enforcement Report

Case Number (YRMT-XXX)	Date Opened (YRMTDY)	Town	Property Address	Violation	Man Hours	Status	Deadline
HU2605-009	260501	Hudson	127 Locust Ave	Nuisance - Ovrgrth		Resolved	
HU2605-079	260507	Hudson	350 Hilltop St	Nuisance - Ovrgrth	1	Resolved	
HU2605-080	260507	Hudson	350 Hilltop St	JNMV	1	Owner Notified	260531
HU2605-081	260507	Hudson	318 Hilltop St	Nuisance - Ovrgrth	1	Resolved	
HU2605-082	260507	Hudson	316 Hilltop St	Nuisance - TJD	1	Owner Notified	260531
HU2605-083	260507	Hudson	124 Hope Ave	Nuisance - Ovrgrth	1	Resolved	
HU2605-084	260507	Hudson	127 Locust Ave	Nuisance - Ovrgrth	1	Resolved	
HU2605-085	260507	Hudson	127 Locust Ave	JNMV	1	New Violation	260531
HU2605-086	260507	Hudson	127 Locust Ave	Min Housing	1	Owner Notified	260531
HU2605-087	260507	Hudson	126 Maplewood Ct	Nuisance - Ovrgrth	1	Resolved	
HU2605-088	260507	Hudson	128 Maplewood Ct	Nuisance - Ovrgrth	1	Resolved	
HU2605-170	260518	Hudson	270 Sullivan St	Nuisance - TJD	1	Owner Notified	260531
HU2605-171	260518	Hudson	296 Legion Rd	Nuisance - Ovrgrth	1	Resolved	
HU2605-172	260518	Hudson	234 Legion Rd	Nuisance - Ovrgrth	1	Resolved	
HU2605-173	260518	Hudson	661 Hillcrest St	Nuisance - Ovrgrth	1	Resolved	
HU2605-174	260518	Hudson	213 Lenox Ave	JNMV	1	Extension	260630
HU2605-175	260518	Hudson	255 Cedar Valley Rd	Nuisance - Ovrgrth	1	Resolved	
HU2605-176	260518	Hudson	136 Eastview St	Nuisance - Ovrgrth	1	Resolved	
HU2605-177	260518	Hudson	124 Shamrock Circle	Nuisance - Ovrgrth	1	Resolved	
HU2605-178	260518	Hudson	140 Shamrock Circle	Nuisance - Ovrgrth	1	Resolved	
HU2605-179	260518	Hudson	100 Kirkland Ave	Nuisance - Ovrgrth	1	Resolved	
HU2605-180	260518	Hudson	200 Kirkland Ave	Nuisance - Ovrgrth	1	Resolved	
HU2605-181	260518	Hudson	300 Kirkland Ave	Nuisance - Ovrgrth	1	Resolved	
HU2605-182	260518	Hudson	500 Kirkland Ave	Nuisance - Ovrgrth	1	Resolved	
HU2605-183	260518	Hudson	600 Kirkland Ave	Nuisance - Ovrgrth	1	Resolved	
HU2605-202	260520	Hudson	437 Mulberry St	Nuisance - Ovrgrth	1	Resolved	
HU2605-203	260520	Hudson	431 Mulberry St	Nuisance - Ovrgrth	1	Resolved	
HU2605-204	260520	Hudson	433 Mulberry St	Nuisance - Ovrgrth	1	Resolved	
HU2605-205	260520	Hudson	199 Hayes St	Nuisance - Ovrgrth	1	Resolved	
HU2605-206	260520	Hudson	212 Hayes St	Nuisance - Ovrgrth	1	Resolved	
HU2605-207	260520	Hudson	164 Hayes St	Nuisance - Ovrgrth	1	Resolved	
HU2605-208	260520	Hudson	509 Circle Dr	Nuisance - Ovrgrth	1	Resolved	
HU2605-209	260520	Hudson	508 Circle Dr	Nuisance - Ovrgrth	1	Resolved	
HU2605-210	260520	Hudson	139 Whispering Pines	Nuisance - Ovrgrth	1	Resolved	
HU2605-211	260520	Hudson	134 Whispering Pines	Nuisance - Ovrgrth	1	Resolved	
HU2605-212	260520	Hudson	163 Whispering Pines	Nuisance - TJD	1	New Violation	260610
HU2605-239	260527	Hudson	291 Hilltop St	Illicit Discharge	1	Resolved	

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- Tax Report**

June 16, 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:			\$ (100.10)		
Discounts: Tax & Sanitation			\$ (30,621.09)		
Sr. Citizen Exemptions:	9,071,950		\$ (36,287.80)		
Mowing Fees Paid			\$ (900.00)		
Net Levy			\$ 1,955,388.22		
Collections as of 05/19/2026		97.00%	\$ 1,892,257.36	\$ 1,892,257.36	
Uncollected as of 05/19/2026		3.00%	\$ 63,130.86		\$ 63,130.86
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 06/16/2026		95.00%	\$ (195,844.54)	\$ 195,844.54	
San. Uncollected as of 06/16/2026		5.00%	\$ 10,417.46		\$ 10,417.46
Total Collections as of 06/16/2026				\$ 2,088,101.90	
Total Due as of 06/16/2026					\$ 73,548.32

- Financial Reports**

Sales Tax Revenue		
	PY	CY
3231	312,869.05	360,244.69
3232	229,404.46	235,873.40
3233	149,918.21	172,547.75
3234	64,202.26	66,422.38
3235	250,589.83	247,480.85
	1,006,983.81	1,082,569.07
% Increase		7.51%

TOWN OF HUDSON
MONTHLY FINANCIAL REPORT MAY 2026

- Upcoming Events

- Adjournment:**

Tamra T. Swanson, Town Clerk