

Maiden Town Council Regular Meeting
Tuesday, June 13, 2023, 6:00 PM
Council Chambers, Maiden Town Hall

The Maiden Town Council met on Tuesday, June 13, 2023, at 6:00 p.m. for their regularly scheduled meeting, held in the Town of Maiden Council Chamber.

Present for the meeting were, Mayor Max Bumgarner Jr., Mayor Pro Tem Beth Rudisill, Councilmembers Bob Sigmon, Ronnie Williams, Cameron Ramseur, and Holly Crafton-Lay. Councilmember Cameron Ramseur arrived at 6:04 p.m. and was absent to vote on the Approval of Agenda and Approval of the meeting minutes.

Also, present were Town Manager Todd Herms, Town Attorney Wesley Deaton, and Town Clerk-HR Officer Wanda Barnes.

Others attending: See attached sheet.

The meeting was called to order at 6:00 p.m. by Mayor Max Bumgarner Jr. The invocation was given by Councilmember Ronnie Williams. The Pledge of Allegiance was led by Councilmember Ronnie Williams.

4. Approval of the Agenda

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY MAYOR PRO TEM BETH RUDISILL TO APPROVE THE AGENDA AS PRESENTED. MOTION CARRIED UNANIMOUSLY 4-0.

5. Approval of Meeting Minutes

MOTION WAS MADE BY COUNCILMEMBER RONNIE WILLIAMS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE REGULAR MEETING MINUTES AS PRESENTED. MOTION CARRIED UNANIMOUSLY 4-0.

6. Citizen Requests and Comments

Town Manager Todd Herms states that as of July 1st, Wanda Barnes will become Director of Human Resources/Deputy Town Clerk. Anna Hughey will become Town Clerk. Barnes will be filling in for Anna when needed. Herms also says that as soon as permitting is completed the fire department project will be put up for bid and hopes to have the bids back and available for the council to approve at the August meeting. Herms says he thinks that once it gets through permits it takes about five weeks to bid it out. This is not included in the operational budget and is included in the capital budget. He says this will have more effect on next year's budget than this year's. Herms states the annual Edith Pirkle 4th of July Parade will be held on July 4th at 10:00 a.m.

Maiden Town Council Regular Meeting
Tuesday, June 13, 2023, 6:00 PM
Council Chambers, Maiden Town Hall

Samantha Saunders, President of the Maiden Business Association asks if there are any comments or concerns about this year's Jive After Five concerts. She states that last week's beer sales were the MBA's highest beer sales and the crowd was larger. Councilmember Ronnie Williams comments that the weather was very nice. Saunders requests that next year's Jive After Five dates be added to the Town calendar and LED sign. Town Manager Herms states that the new website is under construction and these requests will be met. Saunders says that the MBA has 2 events coming up in the fall. The first is a new merchant event that is in the beginning planning stages but will update with more information. Fall movie night will be held on October 21st around 7:15 p.m. The event will have free hot dogs provided by MBA and popcorn provided by the Recreation Department. Merry Maiden will be held on December 14th from 6:00-8:30 p.m. Food, vendors, shopping, and more at this event. Saunders says that Daisy from Taco Boss would like to have a Cinco De Mayo event in 2024 most likely on May 3rd. Councilmember Bob Sigmon states that he hopes next year's Jive After Five Events can be spread out over the summer more. Herms states that Kevin Saunders has been working on this.

Councilmember Cameron Ramseur thanks everyone for coming to the Juneteenth event and everyone that helped with the event. Ramseur asks for an update on the fire department. Herms states that it will be going out for bid and if everything goes according to plan the bid will be awarded at the August meeting.

7. Consent Agenda

A. Finance Officers Report May (Motion)

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS TO APPROVE THE MAY FINANCE OFFICER REPORT AS PRESENTED. MOTION WAS CARRIED UNANIMOUSLY 5-0.

8. Public Hearing

A. FY 2023-2024 Operational Budget

The public hearing began at 6:12 p.m. and closed at 6:18 p.m.

Todd Herms states that several meetings have been held to discuss the operational budget over the last few months and he will give a brief overview. The total operational budget is \$25,325,116 which is broken down to just over 3 million in the general fund, 8.6 million in the electric fund, and 3.5 million in the water and sewer fund. The property rate tax is set at 38 per 100 which is no change, the electric rates are set to not change other than the four CP customers that have been met with individually. Water rates are set to increase by 4%. There will be a 10% increase in bulk sales so the Town is absorbing 6% of that. The new minimum is \$19.22 per month. Sewer rates are set to increase by 9.5%-10% but the Town is set to absorb all of that except 5.5%. The new minimum is \$19.77 a month. If you live in town limits that is less than

Maiden Town Council Regular Meeting
Tuesday, June 13, 2023, 6:00 PM
Council Chambers, Maiden Town Hall

\$40 a month which is the lowest in the county. The sanitation rate will decrease by 37.6% which equals \$8.12 a month. This is an annual savings of \$127.80. Mayor Max Bumgarner asks if there are any questions. Kirk Wentz approaches the podium and states he is the owner of roughly 10 properties in Maiden. He states that he has continued to dig into the budget since last month's meeting. He says his question is if there was no property revaluation would we have seen a property tax increase this year? He says that if the answer is no, why are taxpayers expected to absorb an increase in net property taxes? He says if you compare the 22-23 budget and the 23-24 budget that revenues are up about 2 million dollars and incentives increase about 1.1 million. Which is about \$900,000 in revenues resulting in a 15% increase in the budget. Wentz says that he understands inflation is high but that it is everywhere in the county and everywhere else has found a way to cut taxes. He says he knows the tax increase is only about \$350-\$400 a year but this is a month's worth of groceries, daycare, or medicine for some people. He says we are lucky to have Apple, GKN, and Ethan Allen that allow Maiden to have the tax base it has but their rates have not increased as much as private citizens who will see about an 80% increase. Wentz says he knows that Maiden has the lowest tax rate in the county but that Maiden spends money at about a 25% higher rate per capita than any other town except for Claremont and Catawba. He asks the council to not pass this budget and find a way to get the budget in line with something a little more reasonable. Mayor Bumgarner asks if anyone else would like to speak.

B. Hearing on Major Subdivision- Travis Lawing Subdivision

The public hearing began at 6:19 p.m. and closed at 6:23 p.m.

- a. Finding of Fact (Motion)
- b. Major Subdivision- Travis Lawing Subdivision (Motion)

Town Attorney Wesley Deaton begins the quasi-judicial hearing by stating that he has been asked to read a statement and explain how these hearings work. He states that this is an evidentiary hearing concerning the major subdivision. He says Planning Director Blake Wright will speak. Before they begin he needs the council to confirm that no one has had any undisclosed communications since the last council meeting and that no council member has been contacted to discuss this subdivision. He also needs to confirm that no council member has any conflicts of interest with this subdivision. Deaton states that this hearing is for facts only and is not a forum for citizens to express opinions only supported opinions and relevant evidence. The Council will decide on three elements. First, is the application complete? Second, does the proposed use meet all required conditions and specifications listed in the ordinance? Third, will the proposed subdivision affect the health, safety, or welfare of those residing or working in the neighborhood? Everyone speaking must come to the podium and be sworn in and identify themselves. Blake Wright is sworn in and states he would like to submit the staff report and plat submittal as evidence. He explains the reason for the major subdivision is that it has exceeded

Maiden Town Council Regular Meeting

Tuesday, June 13, 2023, 6:00 PM

Council Chambers, Maiden Town Hall

the limits of a minor subdivision. When the subdivision exceeds five lots that is when it becomes a major subdivision. This will be in the R-20 zoning district and must meet the lot size and setbacks that are required. Deaton asks Wright to confirm if the application is complete and meets the required conditions. Wright answers yes to both questions. Deaton asks Wright if it negatively affects those who live or work near the neighborhood and he answers no.

Councilmember Ronnie Williams asks if this will be annexed into town limits and Wright states there is no plan to do so. Wright also adds that each property has deed restrictions that the home must be 2000+ square feet and a single-family residence. Travis Lawing is not in attendance.

Mayor Bumgarner asks if there is anyone else who would like to speak and then closes the public hearing.

MOTION WAS MADE BY COUNCILMEMBER HOLLY CRAFTON-LAY AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS THAT THE APPLICATION FOR THE TRAVIS LAWING SUBDIVISION IS COMPLETE. MOTION CARRIED UNANIMOUSLY 5-0.

MOTION WAS MADE BY COUNCILMEMBER HOLLY CRAFTON-LAY AND SECONDED BY MAYOR PRO TEM BETH RUDISILL THAT THE USE MEETS ALL REQUIRED CONDITIONS AND SPECIFICATIONS IN THE UDO. MOTION CARRIED UNANIMOUSLY 5-0.

MOTION WAS MADE BY COUNCILMEMBER HOLLY CRAFTON-LAY AND SECONDED BY COUNCILMEMBER BOB SIGMON THAT THE PROPOSED PLAT WILL NOT ADVERSELY AFFECT THE HEALTH OR SAFETY OF THOSE LIVING OR WORKING IN THE AREA. MOTION WAS CARRIED UNANIMOUSLY 5-0.

MOTION WAS MADE BY COUNCILMEMBER RONNIE WILLIAMS AND SECONDED BY COUNCILMEMBER BOB SIGMON TO APPROVE THE TRAVIS LAWING SUBDIVISION. MOTION WAS CARRIED UNANIMOUSLY 5-0.

C. Maiden Comprehensive Plan

The public hearing began at 6:33 p.m. and closed at 6:47 p.m.

Blake Wright states that this plan has been a year-long process and thanks the Western Piedmont Council of Government for their assistance with the project. He then introduces Johnny Weir from the WPCOG who will give a presentation. The presentation can be found in the agenda packet. Todd Herms thanks Weir and WPCOG staff for the work that was put into the plan.

Maiden Town Council Regular Meeting
Tuesday, June 13, 2023, 6:00 PM
Council Chambers, Maiden Town Hall

9. Ordinance/Resolutions/Proclamation

- a. Ordinance # 27-2023 An Ordinance to Amend the FY 2022-2023 Budget –Fire Department Expenses (Motion)

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY MAYOR PRO TEM BETH RUDISILL TO AMEND THE FY 2022-2023 BUDGET IN THE FIRE DEPARTMENT EXPENSE FUND. MOTION CARRIED UNANIMOUSLY 5-0.

- b. Ordinance #28-2023 An Ordinance to update the Maiden Comprehensive Plan (Motion)

MOTION WAS MADE BY MAYOR PRO TEM BETH RUDISILL AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS TO UPDATE THE MAIDEN COMPREHENSIVE PLAN. MOTION CARRIED UNANIMOUSLY 5-0.

- c. Ordinance #29-2023 An Ordinance for FY 2023-2024 Operational Budget (Motion)

Councilmember Holly Crafton-Lay asks if the board is stuck on keeping the tax rate where it is. She says there have been many compelling arguments to look at this. Herms says that a lot of other cities are raising fees and lowering taxes. He says Maiden's tax base is mostly industrial whereas others are residential. Herms says if you combine increases from Public Safety it is about \$900,000. Councilmember Cameron Ramseur asks where the money will go. Herms explains that every budget year he takes the needs of the town and tries to figure out the best way to spend the money according to these needs. He says that 8 years ago many cities went up every year by about 4 cents and Maiden did not. His professional opinion is that the tax rate should remain where it is and to cut fees. Mayor Pro Tem Beth Rudisill says her concern is that if the tax rate is cut that it will affect the building of the new fire station. Herms says the Town was in a similar situation when Town Hall was built and he recommends following the same recommendation. Councilmember Holly Crafton-Lay says she believed the fire department was a done deal. Herms says the fire department is done but is still factoring debt service into his recommendation. Mayor Pro Tem Beth Rudisill states that the loan that was secured is no longer and thinks before any more big financial decisions are made that things should be kept secure. Finance Officer Jessica White says that the USDA did not award the loan because the Town's finances are in too good of standing. Herms says he is most concerned about the cost of the daily operations of the Fire Department versus the actual cost to build it. Herms says he does not recommend cutting taxes and sanitation fees at the same time. Councilmember Ronnie Williams says that he has looked at a few numbers with his home as an example and compared going revenue neutral with not lowering sanitation fees and vice versa. He says that by lowering sanitation fees the residents are saving money. Mayor Pro Tem Beth Rudisill likes that lowering the sanitation fee directly affects the person living in the home. Councilmember Bob Sigmon is concerned that if rates are lowered this year will have to be raised in the near future.

Maiden Town Council Regular Meeting

Tuesday, June 13, 2023, 6:00 PM

Council Chambers, Maiden Town Hall

Councilmember Holly Crafton-Lay says that our spending is more per capita than in any other town. She then asks if the Town is looking into using different vendors or only sticking with the ones that have been used in the past. She asks what the Town is doing to cut costs. Herms says this budget contains fewer projects than past budgets. He also notes that part of this budget is 7 million dollars in incentives and should be considered. Herms says that the Town follows the purchasing policy and always tries to get the lowest price. Mayor Pro Tem Beth Rudisill says this is a hard decision for her but her focus is on the business of the Town. Holly Crafton-Lay says she is concerned for those who already struggle to provide for their family and pay the bills. Councilmember Ronnie Williams says this is also a tough decision for him but he made the second based on the numbers he looked at. He also states his concern about making sure the fire department is built and staffed efficiently. Councilmember Bob Sigmon asks Chief Shoffner when a new truck will be needed. He says that regulations change but the fire department has been very fortunate to have good mechanics, equipment, and vehicles to keep them running smoothly and safely.

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY COUNCILMEMBER RONNIE WILLIAMS TO ACCEPT THE FY 2023-2024 OPERATIONAL BUDGET. THE MOTION WAS PASSED IN FAVOR NON-UNANIMOUSLY 3-2. MAYOR PRO TEM BETH RUDISILL AND COUNCILMEMBERS BOB SIGMON AND RONNIE WILLIAMS VOTED YES. COUNCILMEMBERS HOLLY CRAFTON-LAY AND CAMERON RAMSEUR VOTED NO.

- d. A Proclamation Proclaiming June 4, 2023, as Tourette Syndrome Awareness Day
Mayor Max Bumgarner Jr. proclaims June 4th, 2023, as Tourette Syndrome Awareness Day in Maiden.

10. Adjourn

MOTION WAS MADE BY COUNCILMEMBER BOB SIGMON AND SECONDED BY MAYOR PRO TEM BETH RUDISILL TO ADJOURN THE MEETING AT 7:16 P.M. MOTION WAS CARRIED UNANIMOUSLY 5-0.

**Maiden Town Council Regular Meeting
Tuesday, June 13, 2023, 6:00 PM
Council Chambers, Maiden Town Hall**

**Respectfully Submitted:
Anna Hughey, Town Clerk**

Max Bumarnner Jr., Mayor

ATTEST:

Anna Hughey, Town Clerk