

Town Of Oakboro

**Board of Commissioners
MINUTES
Public Hearing followed by Regular Meeting
August 16, 2021
7:00 PM**

Mayor Little opened the Public Hearing. The purpose of the public hearing is to consider comments, for or against, concerning a request by Terry Hinson for a zoning change at the corner of W. 8th street and Main Street in Oakboro; changing from a combination of R-15/Highway Business to Highway Business.

Joe Millikin: He is with Randolph Restaurant Group – and he owns a Bojangles franchise and wants to put a Bojangles restaurant on the corner of W. 8th street and main. Based on his restaurant in Randleman, he should be looking to hire 40 people. He would be interested in sponsoring ball teams and thinks it will be a great addition for Oakboro.

Carolyn Coffee: She is against having Bojangles in our town. She does not want to see it on that corner. She is not looking forward to sitting in her front yard hearing “May I take your order” coming over a loud speaker.

Cuffie Furr: This restaurant would be in his back yard. He afraid his property value will go down, stating he has researched it and it would be hard for him to sale property later on. He had rather us upgrade our water system.

Rodney Hartsell: He is concerned since he would be living diagonal from the restaurant. He hates to see our small, beautiful town change. He asked how anyone else would feel if it was across the street from them. He thinks another location would be better.

With no one else showing up to speak, Mayor Little closed Public Hearing.

The Town Clerk called the roll with the following present: Commissioner Efir, Commissioner Hathcock, Commissioner Huneycutt, Mayor Little, Commissioner Smith, Commissioner Watkins and Town Administrator, Doug Burgess.

Mayor Little led the Pledge of Allegiance to the US flag.

Commissioner Huneycutt had devotions.

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Commissioner Huneycutt made a motion to approve the agenda. Commissioner Smith seconded the motion and it carried, unanimously.

Commissioner Efird made a motion to approve the minutes from July 19, 2021. Commissioner Hathcock seconded the motion and it carried, unanimously.

Commissioner Smith made a motion to approve the accounts payable in the amount of \$270,522.20. Commissioner Watkins seconded the motion and it carried, unanimously.

Open Forum: no one signed up to speak.

Department Updates:

Budget and Finance: Commissioner Smith referred to Town Administrator, Doug Burgess. Mr. Burgess reported that with the 1st month of the new fiscal year, the town had a lot of expense. General Fund: Revenues at 5% and Expenditures at 11 %. Water Fund: Revenues at 10% and Expenditures at 8%. Sewer Fund: Revenues at 29% and Expenditures at 15%.

Cemetery and Streets: Commissioner Hathcock reported that Cash Grading had cleaned out Allison Branch.

Police Department: Commissioner Huneycutt called upon Chief Smith for a report. He reported that he and Commissioners Hathcock and Huneycutt had some plaques made. He hates that those two recipients are sick. He also presented a plaque to Sgt. Jason Eschert in recognition for his dedication and devotion to Oakboro's first canine program. Sgt. Eschert introduced his K-9, Bane, to the Board. Plaques for Sgt. Daigle and Brian K. Russell will be presented at a later date. Officer Brandon McLendon was promoted to Corporal with his wife pinning on his new collar pins.

Chief Smith continued with his report. 195 Calls of service, 694 field contacts, 14 arrests and 120 citations.

Commissioner Huneycutt congratulated Corporal McLendon on his service to the community. He also wanted to thank Chief Smith for including him to get to know the police better.

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Commissioner Efird asked to add something. He asked Sgt. Jason Eschert to stand up. As everyone probably knows by now, he is going to be leaving us very soon and he wanted to take time to thank him for what he has done for this town. Efird stated that Eschert set the bar pretty high for the work he has done and he wanted him to know that he will be missed in this community. He thanked him for his services. Eschert stated that he was going to stay on as a part-time officer since he lives here.

Parks and Recreation: Commissioner Hathcock referred to Josh Almond, Head of Parks and Recreation. Mr. Almond reported that the recent model boat national championship completed their tournament last month with 49 participants from all over the US. They donated \$500.00 to the town and they rented our community building. They're already asking to come back next year. It is a good thing for Oakboro. 86 kids have signed up for soccer, this is up by 19% over last soccer season.

Water and Sewer: Commissioner Efird: Reggie Bowers is our representative and is unable to be here tonight but reported that they continue to chase I & I issues all over town with Mark Cash Grading. They are narrowing down the issues and have made a tremendous amount of improvement. Efird further reported that on the southside of town we have had a water pressure issue for years. Doug Burgess, our Town Administrator, felt that it would be a good idea to address this matter at this time since the new water line for the Charlotte Pipe project would pass nearby. Mr. Burgess proposes to extend a new 6' waterline back towards Hamilton Street approximately 1100 feet where we could upgrade the existing water system for the whole south Oakboro area. Mr. Burgess contacted Stephen Chambers with Chambers Engineering of Albemarle and asked him to prepare an estimate for designing the new waterline extension along with the necessary surveying for the project. Mr. Chambers estimated the engineering costs to be \$2500.00 and the surveying cost at \$7432.00. These costs will be paid from the ARP Infrastructure Grant.

Commissioner Efird made a motion to hire Stephen Chambers Engineering to provide us a survey and layout design to amend our contract for water line to southside of Oakboro. Commissioner Huneycutt seconded the motion and it carried, unanimously.

Advisory Board/Code Enforcement: Commissioner Efird reported that the Board needs to adopt two resolutions. It is in reference to two properties
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that we have tried to get individuals to allow the waterlines across their properties. We have one individual that refuses and we will have to use "Eminent Domain" to obtain the property for the greater good of the municipality. 12141 Swift Road is the first property. Our town attorney will work to condemn the property for the water line. He read the resolution.

Commissioner Efird made a motion that the Board adopt the resolution for 12141 Swift Road, Oakboro, NC. Commissioner Huneycutt seconded the motion and it carried unanimously.

Commissioner Efird also reported that there were circumstances at 16756 Silver Road that would also require "Eminent Domain". He read that resolution.

~~*Commissioner Efird made a motion that the Board adopt the resolution for 16756 Silver Road, Oakboro, NC. Commissioner Smith seconded the motion and it carried, unanimously.*~~

Commissioner Efird further reported that the Oakboro Planning and Zoning Board has sent a Statement of Reasonableness and Consistency for rezoning the property at 8th street and main. He read the Consistency statements. (attached)

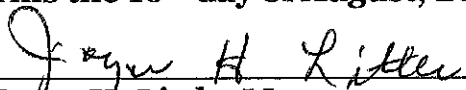
Commissioner Huneycutt made a motion to adopt the Statements of Consistency for the rezoning of W. 8th and Main Street. Commissioner Efird seconded the motion and it carried, unanimously.

Commissioner Efird stated that the owner of property, Terry Hinson, has asked that his property on W. 8th and Main be rezoned from a combination of R-15 and Highway Business to Highway Business. He did remind the Board that the ONLY thing being voted on was rezoning this property. You cannot consider the rezoning by what it may or may not be used for.

Commissioner Efird made a motion that the property at W. 8th street and Main be rezoned to HB. Commissioner Huneycutt seconded the motion and it carried. Commissioner Smith voted no. Vote count was 4 yes and 1 no.

Commissioner Huneycutt made a motion to adjourn. Commissioner Efird seconded the motion and it carried, unanimously.

This the 16th day of August, 2021.



Joyce H. Little, Mayor



Patti W. Efird, Town Clerk