Town of Wingate

Wingate Board of Commissioners
Minutes of the Regular Meeting
June 23, 2020 at 6:00 PM

The Wingate Board of Commissioners met in regular session in the Wingate Government Center with the following persons in attendance:

Present: Mayor Gary Hamill, Commissioners: John Lowery, John Mangum, and Peggy Taylor

Absent: Commissioner Bart Farmer

Staff: Town Manager Brad Sellers, Town Clerk/Finance Officer Karen Wingo Police Chief Craig Bradshaw and Public Works Director Eugene Jones

Call to Order

At 6:00 PM, Mayor Hamill called the meeting to order. A quorum was present.

Approval of Agenda

Mayor Hamill asked for the addition of a Closed Session to agenda as authorized by NCGS 143-318.11(a)(6) to discuss personnel performance.

Motion by Commissioner Mangum to approve the meeting agenda as amended.
Second by Commissioner Lowery and unanimously approved.

Public Comments

Mayor Hamill asked for any comments from the public.

Bea Colson (104 Booker Street) is a member of the Wingate Planning Board. She expressed her concerns over the True Homes requests for large quantity of new homes and the small lot sizes. She asked the Board of Commissioners to consider what is best for the teachers and schools. Growth must be strategically planned in ways that will not overburden our community resources.

Joint Public Hearing

Request for Designating the Wingate Historic District in the Planning Jurisdiction of the Town of Wingate, A Historic Landmark Designation for 205, 207-209, 211 North Main Street, Wingate, NC owned by the Fern H. Shubert Family Trust

Mayor Hamill opened the Joint Public Hearing with the Union County Historic Preservation Commission. The UCHPC members present were: Barbara Moore, Crystal Gilliard and John Dickerson. Jess Perry represented the applicant, Fern Shubert.

Commissioner Lowery asked about the advantage to the Town to adopt this ordinance and why now? Ms. Moore responded that these buildings were added to the National Historic Registry in 2014. The UCHPC does not actively seek out buildings; the property owner must approach them. Ms. Moore provided additional information regarding the historic designation:

- The property owner may place a sign on the property or right-of-way stating that the property is historic.
- The owner may apply for automatic deferral of 50% of the Ad Valorem taxes on the historic property.
- The owner of historic property must secure a Certificate of Appropriateness for the UCHPC before any material alteration, restoration, removal or demolition of historic property may occur. A certificate of appropriateness may not be denied; however, the effective date of a certificate for demolition may be delayed for a period of up to 180 days from date of approval.

Jess Perry feels this is an important part of Wingate's history and should be preserved. This historic designation only applies to exterior of the buildings.

There was some discussion as to whether Fern Shubert or Wingate University paid for the building renovations.

Being no further comments, Mayor Hamill closed the Public Hearing.

Continued Business

A.) Request to Designate the Wingate Historic District in the Planning Jurisdiction of the Town of Wingate, A Historic Landmark Designation for 205, 207-209, 211 North Main St., Wingate, NC owned by Fern H. Shubert Family Trust

Motion by Commissioner Taylor to table this item until July 21, 2020 meeting.
Second by Commissioner Mangum and unanimously approved

B.) Board of Commissioner Vacancy

The Board was in consensus to schedule a special meeting to interview the applicants on July 21, 2020 at 5:00 PM in the Wingate Government Center.

New Business

A.) Minutes of Previous Minutes

Motion by Commissioner Mangum to approve the May 19, 2020 meeting minutes.
Second by Commissioner Taylor and unanimously approved.

Minutes are attached as Exhibit1 and incorporated herein by this reference.

B.) FY-2020 Budget Amendments

FO Wingo explained these are end of year housekeeping items to get budget in-line to better reflect with actuals revenues and expenditures.
Motion by Commissioner Taylor to approve the FY-2020 budget amendments.
Second by Commissioner Mangum and unanimously approved.

Budget Amendment is attached as Exhibit 2 and incorporated herein by this reference.

C.) FY-2020 Utility Write-Offs

FO Wingo explained we legally cannot collect on utility debts over 3 years-old.
Motion by Commissioner Lowery to approved the FY-2020 Utility Write-Offs.
Second by Commissioner Taylor and unanimously approved.

Utility Write-offs are attached as Exhibit 3 and incorporated herein by this reference.

D.) FY-2021 Budget Adoption

Motion by Commissioner Lowery to adopt the FY-2021 Budget and Fees Schedule.
Second by Commissioner Mangum and unanimously approved.

FY-2021 Budget Ordinance is attached as Exhibit 4 and incorporated herein by this reference.

E.) Hazard Mitigation Plan

FEMA requires this agreement to be updated every 5 years.

Motion by Commissioner Lowery to approved the Hazard mitigation Plan.
Second by Commissioner Taylor and unanimously approved.

Hazard Mitigation Plan is *attached as Exhibit 5 and incorporated herein by this reference.*

F.) State of Emergency Ordinance

Motion by Commissioner Taylor to adopt the State of Emergency Ordinance.
Second by Commissioner Mangum and unanimously approved.

State of Emergency Ordinance is attached as Exhibit 6 and incorporated herein by this reference.

G.) True Homes Development Agreement

Manager Sellers provided an update on the True Homes development agreement negotiations. The Board noted the following items of upmost importance:

- Glencroft Drive – the Board wants full-dept reclamation (with no price cap) and the contractor follows same specs for the new road and Glencroft Drive.
- Common Area – The Board wants interior portion graded and walking trails installed with no price cap.
- Homes are to be 1,400 square feet minimum
- Stone or brick on every home front
- No responsibility of water/sewer permits from UCPW

Closed Session

Motion by Commissioner Lowery to enter a closed session as authorized by NCGS 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee.
Second by Commissioner Mangum and unanimously approved.

There was no reportable action taken after the Closed Session.

Adjourn – 7:28 PM

Being no additional business, Mayor Hamill entertained a motion to adjourn.

Motion by Commissioner Lowery to adjourn the regular meeting.
Second by Commissioner Taylor and unanimously approved.

Respectfully submitted,

Gary R Hamill

Gary R. Hamill, Mayor

ATTEST:

Karen M. Wingo, Town Clerk

Approved: June 28, 2020