

*Town of Taylorsville*



**TOWN COUNCIL WORK SESSION**  
**Town Council Chambers**  
**Tuesday, May 20<sup>th</sup>, 2025, 2:00 pm.**

Prepared By: Nicole Mayes

**Present:** Mayor George Holleman  
Mayor Pro Tem Eric Bumgarner  
Councilwoman Tamara Odom  
Councilman Jack Simms  
Councilwoman Kim Brown

The Town Council work session was called to order by Mayor Goerge Holleman on Tuesday, May 20, 2025 at 2:07 pm, followed by an invocation.

**Open Forum:**

There was not a public comment forum held at the work session.

**Discussion Items**

**1. Planning & Zoning Agreement with Alexander County**

**Town Manager, Nathan Hester**

Town Manager Nathan Hester covered the proposed Planning & Zoning Assistance Services Contract from Alexander County. Town Manager Hester explained the proposed contract is the same as the previous contract with Alexander County, with the inclusion of enforcement of the Solid Waste & Nuisance Ordinance and enforcement of the Alexander County Historic Preservation Ordinance. The cost of this service will be \$40,000.00 for FY 2025-2026, with a 5% increase in FY 2026-2027 to \$42,000.00, and a 5% increase for FY 2027-2028 to \$44,100.00. The proposed contract explained if the Town of Taylorsville took legal action, it is at the Town's expense.

Councilman Jack Simms asked about the number of days enforcement will take place. Town Manager Hester stated the enforcement would take place as needed / every day. Mayor George Holleman asked

if the County enforced cutting grass. Town Manager Hester said the Town could also approach citizens about a concern, such as mowing the grass, prior to involving County enforcement. Mayor Holleman emphasized the need to utilize the Town's staff / crews to notify management of any issues so those issues may be referred to the county for enforcement. Councilman Eric Bumgarner asked about the cost of service with the new proposed contract in comparison to the previous contract. Councilman Simms replied, \$19-20,000.000 for one day of service per month, that being the reason for his previous question. Councilwoman Kim Brown asked if the Town would be locked into a three-year term with the proposed contract and could the Town hire a part-time position for enforcement. Mayor George Holleman stated the Town would need both a planner and code enforcement; and, this contract gives us both. Councilman Jack Simms commented, the Town would not be able to find an employee for \$40,000.00; and also stated he thought this was a good decision for the Town at this time. Councilwoman Tamara Odom agreed with Councilman Sims, but added as long as we are pleased with what the County does and they continue to work with us. Mayor Holleman asked who to pass the citizen's complaints/ concerns on to, to Town Manager who would then pass the information on to the County, or to report them directly to the county. It was agreed to send community concerns to the Town Manager, in order to have a record of the concern and follow-up action taken.

A motion was made by Councilwoman Kim Brown and seconded by Councilman Jack Simms to authorize the Planning & Zoning Assistance Services Contract from Alexander County. The motion was passed unanimously.

## **2. ABC Rental Agreement**

**Town Manager, Nathan Hester**

Town Manager Nathan Hester provided a copy of the prior lease agreement with Catawba County ABC Board for comparison to produce a new lease agreement for the Taylorsville ABC Board. Town Manager Hester recommended the tenant continues to pay the utility expenses and keep the rent at \$2,500.00 per month. The Town will continue to be responsible for the repairs to the building. A new door has been installed and the awnings are in good repair. Town Manager Hester explained if the ABC Board would like to paint / beautify the building, it would be at their expense.

Councilwoman Tamara Odom asked how the sales were at the ABC Store. According to Town Manager Hester, the store had \$135,0000.00 in sales in April. Councilwoman Kim Brown stated the store manager has a good assortment of alcohol available.

Public Utilities Manager Aaron Wike suggested the Town continues the care and maintenance of the main structural plumbing; however, have the ABC Store be responsible for fixtures, toilets, drip, and leaks. Councilman Eric Bumgarner disagreed with the statement and believes it should be the property owner who is responsible for repairs. Mr. Wike explained, if the ABC Store is responsible for plumbing issues they could call a plumber themselves to schedule repairs vs. the ABC Store calling Town Hall with their issue and Town Hall Staff scheduling the repair; removing the Town as the middleman. Also, the ABC Store's revenue comes to the Town after operating expenses are paid. Town Manager Nathan Hester stated to leave the plumbing as is, but the ABC Store can contact the plumbers for repairs and if there is a bigger issue the Town will step in.

Town Manager Nathan Hester stated he will work with the Town's attorney, Monroe Pannell, to develop a new lease agreement for the ABC Board. The new lease agreement should be ready for council to vote on at the regular council meeting in June.

Councilwoman Kim Brown also mentioned there were no parking issues at the ABC Store during the Apple Blossom Festival this year. Councilwoman Brown acknowledged how great the store manager and the staff members are at the ABC Store.

### 3. Budget Discussion

Town Manager, Nathan Hester

#### a. Insurance

Town Manager Nathan Hester provided cost analysis information for dental, vision, short term disability, and employer sponsored life/ AD&D insurance. Mr. Hester stated he e-mailed the updated employee salaries [effective 7.1.2025] to the insurance representative requesting a more precise premium cost for short-term disability through USABLE. Mr. Hester asked the insurance representative about increasing the coverage for elected officials from \$20,000.000 to \$30,000.00 rather than offering life/ AD&D insurance for retirees [\$10,000.00] since this is not a benefit offered to retirees.

#### b. Budget

Town Manager Nathan Hester provided an updated budget to Town Council. Town Manager Hester reported changes were made to the budget due to the percentage increase for state retirement; the Town will no longer be receiving revenue from planning & zoning permits; and the decrease in rental revenue from the Urgent Care building. Town Manager Hester reported a shortage of \$16,250.00; however, Finance Director Zachary Greene will contact Carrie at the bank about deposit revenue to balance the budget. Councilman Eric Bumgarner questioned the licensing & permit revenue. Finance Director Zachary Green explained this was from hospital parking lot permits, which is no longer a revenue source.

Councilwoman Kim Brown brought up the hospital property asking about the wall falling. Town Manager Nathan Hester stated he was unsure of what the owner's plans are for the building but the property is for sale. Mayor George Holleman stated there are demolition funds available through Appalachian Regional Commission, if a property is owned by a town or county. Councilwoman Tamara Odom stated the property would be a good place for a medical facility once the building is gone.

Town Manager Nathan Hester asked council about moving forward with the Urgent Care property. Mr. Hester stated he has a meeting scheduled on June 4<sup>th</sup> with Novant in hopes they will establish an urgent care/ medical facility in Taylorsville. Councilwoman Kim Brown asked if Novant would want to use the Urgent Care building. Mr. Hester responded with uncertainty if Novant would be interested in purchasing / renting the currently Urgent Care Facility or possibly building a new facility. With no further complaints about water issues, Mr. Hester recommended selling the property valued at \$435,000.00. Councilwoman Tamara Odom

suggested advertising the property as a medical facility. Councilman Eric Bumgarner questioned if a reserve could be placed on the bid process. Both Councilman Jack Simms and Town Manager Nathan Hester answered yes, a reserve could be placed on a bid or the Town has the option to not accept a bid offer. Councilman Jack Simms asked if the council could wait until after the meeting with Novant to make a decision about the property.

c. ABC Store

Town Manager Nathan Hester reported the sales at the Taylorsville ABC Store are still climbing, the manager is hosting distillery tastings and she is getting allocations no other stores are getting. There is confusion between the ABC Board, the state, and the Town about the dollar amount the ABC Store must keep in capital reserve. The ABC Store has \$223,000.00 in inventory with \$100,000.00 of it bought and paid for. The ABC Board would like to have \$250,000.00 worth of inventory on hand. Town Manager Hester reported the Town has \$80,000.00 currently budgeted as allocation revenue. Councilman Jack Simms asked if the reason the ABC Store wanted a high inventory was in case they could not get inventory in. Councilwoman Kim Brown stated the store should be forward buying inventory [purchasing larger quantities of on-sale merchandise, taking advantage of the lower price to sale the merchandise in the future at regular price]. Councilwoman Kim Brown stated there is no way the ABC Board is to have a capital reserve of \$400,000.00; the state limits the amount the ABC Board can keep based on percentage; and their sales dictate what is distributed to the town. Councilman Eric Bumgarner mentioned Ron Roseman requesting to leave his position on the ABC Board. Town Manager Hester confirmed Ron Roseman was no longer on the ABC Board and the board will offer a recommendation at the council meeting in June.

D. Other Topics

Councilman Jack Simms asked about the line item under Buildings on page 15 of the proposed budget, Contracted Services – Pest Control. Finance Director Zachary Greene explained this service will be brought inhouse and done by maintenance because of increased prices with Orkin.

Councilman Jack Simms asked if there was one more budget hearing. Town Manager Nathan Hester clarified, the last public hearing on the budget will be at the council meeting in June.

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**4. Integrated Mobility Project**

**Town Manager, Nathan Hester**

Town Manager Nathan Hester explained NCDOT Integrated Mobility Project and multimodal transportation. Participation could lead to grant opportunities. Councilwoman Tamara Odom volunteered to represent Town of Taylorsville by attending the first meeting on May 27<sup>th</sup> at 6:00 pm at the County Services Building.

## Staff Reports

### Public Utilities Manager: Aaron Wike

Eagle Engineer needs an easement. Allen Bost would like five properties to be connected to sewer in exchange for an easement with Eagle Engineer. Since this would be an outside sewer connection, it will require council approval. More information to come.

Town Home Tree Service won the bid at \$10,350.00. Town Home Tree Service will bring a crane in on Thursday; stump removal is planned for Friday but may carry over into Monday. Linney's Mountain Road will be closed from 3<sup>rd</sup> Ave to 4<sup>th</sup> Ave/ Black Oak Ridge Rd.

Mr. Wike sent Kelly Pennell to check the hole forming at the storm drain near Mark Davis and found there is a rat's nest; poison has been put out. Public Works will back fill the hole in 2-3 weeks.

The feasibility study concerning the addition of six roundabouts was sent out to council; recommendations begin on page 18. It was determined there may be a traffic delay at the Y point intersection if it is replaced by a roundabout, however slowing the speed of traffic there may be a good thing. The roundabout study will be on the agenda for the regular council meeting in June. The Town will take the information provided in the feasibility study to be reviewed by and request input from the state, emergency services, and citizens.

### Finance Director: Zachary Greene

No further reports.

## City Managers Report

Town Manager Nathan Hester reminded council of the staff appreciation lunch on Friday, May 23<sup>rd</sup> at 11:30.

## Council General Discussion

Councilwoman Kim Brown asked if staff had received an update on the DOT repaving the street. Public Utilities Manager Aaron Wike has reached out to Jonathn Barnette but has not heard back.

Councilman Jack Simms stated there are four acres of land for sale located on the backside of the wastewater treatment plant beside of the collection port; if the Town wanted to expand this would be the time to purchase the land. The selling price is \$6,000.00 per acre.

Councilman Jack Simms reported Habitat for Humanity has five acres they would like to develop but need a 25 ft easement. Habitat for Humanity also owns fifty acres on Paul Payne Store Road, which a developer is interested in purchasing and building 250 homes. If the developer purchases the property, they would also correct the storm water issue Mrs. Glenda Jolly mentioned at the previous public hearing.

Town Manager Nathan Hester stated the Happy Plains development project was still as planned.

Councilman Jack Simms commented, in 2022 after Court House Park opened, the town gave 2<sup>nd</sup> Street to the County with the stipulation of making a right turn only going back into HWY 16. Town Manager Hester agreed to look into this information.

### Adjournment

Mayor George Holleman asked for the motion to adjourn, a motion was made by Councilman Jack Simms to adjourn and seconded by Councilwoman Tamara Odom. The motion was passed unanimously.

With no further business to discuss the meeting was adjourned at 3:50 pm.

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Mayor

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Councilman

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Attest: \_\_\_\_\_  
Nicole Mayes, Town Clerk