

Town of Taylorsville



**Town Council Work Session
Town Council Chambers
Tuesday, August 19, 2025, 2:00 p.m.**

Prepared By: Nicole Mayes

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

Absent: Mayor George Holleman (Representing the town in Altenburger Land, Germany with Sister Cities.)
Town Clerk Nicole Mayes (Attending the North Carolina Association of Municipal Clerks Summer Conference in Cherokee, NC.)

Call to Order, Invocation, Pledge of Allegiance

Eric Bumgarner, Mayor Pro Tem

The Town Council work session was called to order by Mayor Pro Tem Eric Bumgarner on August 19, 2025 at 2:00 pm.

Agenda Amendment

Eric Bumgarner, Mayor Pro Tem

Mayor Pro Tem Eric Bumgarner requested an amendment to the agenda to add new discussion item: "5. Amendment to the Audit Contract with Martin, Starnes and Associates."

Motion to approve the agenda amendment was made by Councilmember Tamara Odom, seconded by Councilmember Jack Simms, and approved unanimously.

Discussion Items

1. Real Property Sale Discussion

Nathan Hester, Town Manager

a. Northwood Property

Town Manager Nathan Hester initiated a discussion on the potential sale of two town properties, starting with the Northwood Property. He sought direction from the council on how to proceed with the sale, including whether to use a sealed bid or upset bid process, or to consider a transfer to the school system for their CTE program.

Mayor Pro Tem Bumgarner expressed interest in selling the property to support the town's growth. Councilmember Tamara Odom asked for the Town Manager's recommendation on the sales process. Town Manager Hester stated he had no recommendation since Town Attorney Monroe Pannell had not yet reviewed a sealed bid process. Councilmember Jack Simms expressed support for selling the

property, noting that Mayor George Holleman had previously favored giving the property to the school system.

The Town Manager brought forth the idea to advertise the property for sale and bring any offers to the board for review at a future meeting.

No action was taken on this item.

b. Urgent Care Building

Nathan Hester, Town Manager

Town Manager Hester provided an update on the Urgent Care building. He noted that he had been contacted by two parties interested in the property: a physician who owns and operates an urgent care facility in Pineville, NC, and a representative from Carolina Quick Care who are currently building an Urgent Care on Hwy 16 in Conover. Both parties expressed interest in leasing the property, while the town's preference is for a sale. The Town Manager stated the council could consider a short-term lease with an option to purchase to secure an after-hours urgent care facility for the community.

The discussion then shifted to a potential alternative use for the building. Councilmember Jack Simms suggested relocating the Police Department to the Urgent Care building. Town Manager Hester noted that this would require significant renovations, including a new evidence room, and would eventually necessitate additional staff. Police Chief Michael Millsaps stated he was in favor of the location, believing it would provide a more central and accessible location. Councilmember Eric Bumgarner weighed both options, stating that while he liked the idea of relocating the Police Department for community growth, an after-hours urgent care facility would be his optimal choice for the location.

The council also discussed other options, including the possibility of relocating Town Hall to the old BB&T building and leaving the Police Department and Council Chambers in their current location. Councilmembers Kim Brown and Tamara Odom expressed support for the proximity of the entities being located close together.

Town Manager Hester was directed to continue his discussions with the interested after hours urgent care regarding a longer lease option.

No formal action was taken on this item.

2. Code of Ordinance Review

N. Hester, Town Manager

Town Manager Nathan Hester wanted to review the Town of Taylorsville Code of Ordinances focusing on the Chapter 50: Garbage; Solid Waste specifically sections: 50.06 Control of Solid Waste; 50.16 Accumulation of Solid Waste; and penalties.

a. High Grass

Mr. Hester presented an issue with the current ordinance, § 92.01, noting its lack of a clear definition for "noxious weeds" and the absence of a specific height restriction. He recommended amending the ordinance to include clear height restrictions, citing Bessemer City's 12-inch residential and Alexander County's 2-foot non-residential standards as potential models. Councilmembers Tamara Odom and Eric Bumgarner supported this recommendation, noting the current ordinance is difficult to enforce. The council agreed to have Mr. Hester work with Town Attorney Pannell to draft new ordinance language for future consideration.

No formal action was taken on this item.

b. Junk & Debris

Mr. Hester presented a recommendation to amend the ordinance to create a more specific process for addressing properties with accumulated junk and debris. He stated the current ordinance does not define what can accumulate on a property, nor does it provide a clear process for notification or enforcement. He provided an example from Bessemer City's ordinance, which he believes could help the town in its cleanup efforts.

Councilmembers Eric Bumgarner and Jack Simms both supported adding more detail to the ordinance. Town Attorney Pannell advised the council that if they adopt the new ordinance, they must be prepared to commit the necessary resources for enforcement and stand behind their staff. He also clarified that any funds collected from civil penalties would go to the school system, per the North Carolina Constitution.

No formal action was taken on this item.

c. Junk/ Abandoned/ Nuisance Vehicles

Mr. Hester clarified that abandoned vehicles would be handled by the Police Department, and the town would not take possession of them. He explained that the purpose of the proposed ordinance is to motivate property owners to clean up their properties, and that the town would take a deliberate and careful approach when notifying residents.

No formal action was taken on this item.

d. Cemetery

Aaron Wike, Public Utilities Manager

Public Utilities Manager Aaron Wike announced that the new cemetery section (Section K) is complete, but it needs to be incorporated into the town's cemetery ordinance. Staff recommended that its regulations be consistent with the existing Section J.

Mr. Wike also brought up two specific items for the council's consideration:

- **Double Burials:** Mr. Wike asked the council to consider allowing double burials (two vaults in one plot) as a way to save space. The town could charge a higher rate for these plots, such as 1.5 times the cost of a single plot. He noted the proposal has been voted down in the past.
- **Concrete Border Requirement:** Mr. Wike recommended removing the concrete border requirement around monuments unless a vase is being added. He explained that this would reduce maintenance and potential damage to equipment. Additionally, eliminating the concrete border would prevent grass and weeds from growing in the cracks that form as the ground settles.

Councilmember Kim Brown asked if Bessemer City had an ordinance regarding what could be placed at gravesites, to which Town Manager Nathan Hester agreed to research this. Councilmember Eric Bumgarner inquired how long it would be before the new section was filled, and Mr. Wike estimated about 20 years. Councilmember Jack Simms asked if the ordinance for Section K would be ready by the next council meeting in September.

Mr. Wike also informed the council that Rhett Miller from Alexander Funeral Service inquired about a potential partnership for a mausoleum at the town cemetery. The funeral service would purchase and install the mausoleum, as well as completing the surrounding walkways and placing benches. The Town

would donate the land, while Alexander Funeral Service pays a monthly fee for ground maintenance. Mr. Wike noted that if the town were to enter into this agreement, it would need to extend the same opportunity to all other funeral services in the area. Councilmembers Kim Brown and Tamara Odom expressed interest in the idea. Attorney Pannell stated that this arrangement would require a lease, purchase, or license agreement. Mr. Hester said he would research similar partnerships in other towns, and Mr. Wike clarified that this was a long-term project and not an immediate one.

No formal action was taken on this item.

3. Land Development Code Amendment Review

Nathan Hester, Town Manager

a. Recreational Vehicles

Town Manager Nathan Hester opened a discussion about amending the town's Land Development Code regarding the use of recreational vehicles (RVs). He noted an increase in residents living in RVs permanently, which is a zoning issue because RVs are classified as temporary structures. Mr. Hester proposed adding a new restriction similar to an ordinance from Bessemer City, which prohibits using RVs as permanent residences.

Mr. Hester explained that allowing permanent RV residency creates challenges, including illegal utility connections and zoning violations like having two structures on a single-family lot. He also mentioned that these situations often lead to junk and debris issues.

Councilmember Kim Brown expressed her mixed feelings, noting her personal ownership of an RV. Mr. Hester clarified that connecting an RV to city sewer without a permit is illegal. Councilmember Jack Simms made comment about the regulation restricting RV parking within a certain distance of property lines, to which Mr. Hester clarified that the Bessemer City ordinance was just an example and that the council could determine the specific regulations.

No formal action was taken on this item.

4. On Call RFP for Engineering Services

Nathan Hester, Town Manager

Mr. Hester initiated a discussion regarding a Request for Qualifications (RFQ) for Professional Engineering Services. He explained that with potential future water projects, the town hopes to secure state funding or other grant monies. To prepare for these projects, Mr. Hester suggested it would be beneficial for the town to have a selection of engineering firms to choose from, rather than being limited to just West Consultants. This approach would provide the town with more flexibility and options.

Mr. Hester stated the On Call RFP follows the state and federal guidelines for procurement. This process would eliminate the need for a bidding process for engineers. The process would also enable the town to contact the various firms to determine availability and select the best fit for each project.

Both Councilmembers Eric Bumgarner and Tamara Odom agree this service would expedite the process for projects. Councilmember Jack Simms stated it would be smart to have multiple options rather than just one.

No formal action was taken on this item.

5. Amendment to the Audit Contract with Martin Starns and Associates

Zachary Greene, Finance Director

Finance Director Zachary Greene presented a minor amendment to the contract with Martin Starnes and Associates. He explained that the only modification was to formally change the audit submission deadline to the Local Government Commission (LGC) from July 31, 2025, to August 31, 2025, since the original deadline was not met. He stated that the town hoped to submit the audit by the end of the week.

Motion to approve the contract amendment with Martin Starnes and Associates was made by Councilmember Kim Brown, seconded by Councilmember Tamara Odom, and approved unanimously.

Staff Reports

Police Department Report

Police Chief Michael Millsaps reported that the department is increasing enforcement efforts and its public presence, including more frequent social media updates. He noted that Officer Ralph has been assigned as the new high school resource officer, and Officer Wingate will begin working the third shift next week.

Finance Department Report

No further remarks.

Public Works Report

Public Utilities Manager Aaron Wike provided the following updates:

- The department has received the new excavator and has several projects lined up for it.
- Sidewalks are being poured today.
- There are no further status updates on other projects at this time.

Public Utilities Manager Aaron Wike reported that the water treatment plant will receive a notice of violation due to a lightning strike last month. The strike damaged two pumps, and a third spare pump also failed, leaving the plant unable to remove sludge for six days. As a result, the plant's biochemical oxygen demand (BOD) levels exceeded the state-mandated threshold. Mr. Wike explained that this was not due to a maintenance deficiency but was an unavoidable act of nature. He noted Brian Eades, stated this was only the second time in his 40-year career that the treatment plant had failed a test. The town expects to receive a fine from the state and will likely be required to issue a public notice.

Town Managers Report

Town Manager Nathan Hester provided the following updates:

- **Property Demolition:** A demolition permit was issued today for the house on 4th Street, which the town had requested the county to condemn. A contractor has been hired, and the house should be demolished within the next few weeks.
- **Non-Profit and Hospital Property:** Mr. Hester has a call scheduled for tomorrow to discuss the initial steps for establishing a non-profit. He is also working to set up an appointment with the same firm to discuss the hospital property.
- **America 250th Celebration:** Mr. Hester informed the council that the county will participate in the America 250th Celebration, a year-long event beginning in January 2026. Mr. Hester has been contacted about a potential partnership with the Alexander County. As the town's contribution was

not included in the current budget, Mr. Hester is exploring creative funding options. He plans to inquire about flags and banners. Mr. Hester shared an example of a Cherryville Main Street Program’s Veterans' Flag Display, which sells memorial flags to honor service members. Councilmembers Kim Brown and Tamara Odom supported the idea, with Councilmember Odom suggesting the banners should be exclusively for veterans. Mr. Hester stated that he will determine the number of available brackets and contact the company for more information.

Council General Discussion

Councilmember Kim Brown inquired about the status of an abatement at a mobile home park, specifically a double-wide trailer and a recent break-in. Town Manager Nathan Hester replied that the county is working to condemn the home.

Councilmember Jack Simms expressed his appreciation to Police Chief Millsaps for the increased officer presence on side streets. Councilmember Eric Bumgarner added that he also appreciates the department's Facebook updates.

Adjournment

With no further business to discuss Mayor Pro Tem Eric Bumgarner requested a motion to adjourn.

Motion to adjourn was made by Councilmember Jack Simms, seconded by Councilmember Kim Brown, and approved unanimously.

The work session meeting minutes were taken from the audio recording. Recording was 2:03:55 in length.

Mayor

Councilmember

Councilmember

Councilmember

Councilmember

Attest: _____
Nicole Mayes, Town Clerk