

Town of Taylorsville



Town Council Regular Meeting

Town Council Chambers

Tuesday, March 4th, 2025, 5:30 p.m.

AGENDA

Call to Order, Invocation, Pledge of Allegiance

George B. Holleman, Mayor

Adjustment and Approval of the Agenda:

George B. Holleman, Mayor

Items will only be added or removed with the approval of the Mayor and Town Council.

Consent Agenda – The items of the Consent Agenda are adopted on a single motion and vote, unless the Mayor and City Council wish to withdraw an item for separate vote and/or discussion.

1. Approval for Minutes:

George B. Holleman, Mayor

- a. February 4th, 2025, Regular Meeting.
- b. February 17th & 18th, 2025, Budget Retreat

Request to Speak/Opportunity for Public Comment – *This is an opportunity for members of the public to express items of interest to the Mayor and City Council. This is not a time to respond or act. Any necessary action will be taken under advisement. Speakers are asked to use proper decorum and to limit comments to no more than three minutes.*

Business Items

1. Establish a Public Hearing

N. Hester, Town Manager

The Town Council will consider establishing a public hearing for the voluntary annexation of regarding property located at 26 Shannon Park Circle Taylorsville, NC 28681, Alexander County tax parcel 0009941.

2. Urgent Care Lease Discussion:

N. Hester, Town Manager

The Town Council will consider an amendment to the lease agreement between the Town of Taylorsville and Urgent Care of Mountain View for the lease of property located at 60 2nd Ave. SW Taylorsville, N.C. 28681.

3. ABC Building Improvements:

N. Hester, Town Manager

The Town Council will consider potential improvements to the building located at 42 NC 16 HWY S. Taylorsville, NC 28681 that is currently leased by the Taylorsville ABC Store.

4. Street Improvements Bid Discussion:

A. Wike, Public Works

The Town Council will discuss the bids received for the street improvements project.

5. Staff Reports:

Staff Department Heads

- a. Staff Department Heads will report to the Town Council on their respective departments.

Town Managers Report

N. Hester, Town Manager

Next Meeting:

Work Session – Tuesday March 18th, 2025, at 2:00 P.M. in the Town Council Chambers.

Regular Meeting – Tuesday, April 1st, 2025, at 5:30 P.M. in the Town Council Chambers.

Council General Discussion – This is an opportunity for the Mayor and City Council to ask questions for clarification, provide information to staff, request staff to report back, or place a matter on a future agenda.

Adjournment

Town of Taylorsville



TOWN COUNCIL REGULAR MEETING

Town Council Chambers

Tuesday, February 4, 2025, 5:30 p.m.

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 Regular Meeting was called to order by Mayor George Holleman on February 4, 2025 at 5:30 pm, followed by an invocation. The Pledge of Allegiance followed, led by Councilwoman Kim Brown.

Adjustment & Approval of the Agenda:

By unanimous approval, the agenda was adopted with the following additions under Business Items:

- 7. b. Terms of Engagement from Martin Starnes & Associates, CPAs, P.A
- 7. c. Contract to Audit Accounts from Martin Starnes & Associates, CPAs, P.A
- 7. e. Budget Amendment of the General Fund and Water & Sewer Fund Balance for Fiscal Year 2024 Audit

Agenda:

1. Approval of the Minutes:

a. January 7th, 2025 – Regular Meeting:

A motion was made by Councilwomen Kim Brown and seconded by Councilman Eric Bumgarner to approve the regular meeting minutes from January 7, 2025. Motion was passed unanimously.

b. January 21st, 2025 – Work Session

A motion was made by Councilwomen Kim Brown with the condition of correcting a statement made by George Holleman rather than Kim Brown and the motion was seconded by Councilwoman Tamara Odom to approve the work session minutes from January 21, 2025. Motion was passed unanimously.

Open Forum:

There were no comments in open forum.

Business Items:

1. A. Western Piedmont Sister Cities Association:

George B Holleman, Mayor

A motion was made by Councilwoman Tamara Odom and seconded by Councilman Eric Bumgarner to approve re-appointing Mayor George Holleman and Councilwoman Kim Brown, and also appointing Councilman Jack Simms, to represent the Town of Taylorsville within the WPSCA until June 30, 2026. The motion was passed unanimously.

B. Scholarship Program:

Jack Simms, Councilman

Harry Schrum spoke to Town Council in regards to a possible donation to a new scholarship fund, David Odom Memorial Scholarship. Schrum is in the process of establishing a new scholarship fund to benefit students in the Career & Technical Education (CTE) Programs through the Alexander County Schools Public Educational Foundation's 501(c)(3) starting the 2025-2026 school year. The amount of the donation would be left to the decision of town council; but he expressed other entities have promised amounts ranging from \$250.00 to \$1500.00. Mayor George Holleman agreed to add the request to a future agenda.

2. Road Closure Request:

Nathan Hester, Town Manager

A motion was made by Councilman Eric Bumgarner and seconded by Councilwoman Tamara Odom to approve a road closure request from the Alexander County Partnership for Children for one block of First Street SW between Main Avenue and Main Avenue Drive on Thursday, April 10, 2025, from 7:30 a.m. until 9:00 p.m. for their annual Spring Fling event. The motion passed unanimously.

3. ABC Disbursement Withholding Resolution:

Nathan Hester, Town Manager

A motion was made by Councilwomen Tamara Odom and seconded by Councilwoman Kim Brown to approve the resolution authorizing the Taylorsville ABC Board to withhold their quarterly disbursements to the Town from net profit alcohol sales to assist the ABC Board in repaying their line of credit with their selected financial institution. The motion passed unanimously. See attachment A, which is hereby incorporated & made a part of these minutes.

4. Petition for Voluntary Annexation:

Aaron Wike, Public Works

A motion was made by Councilman Eric Bumgarner and seconded by Councilwoman Kim Brown to approve the resolution directing the Town Clerk to investigate a petition received from Thomas and

Kira Boyd regarding property located at 26 Shannon Park Circle Taylorsville, NC 28681, Alexander County tax parcel 0009941. The motion passed unanimously.

5. Outside Sewer Connection Request:

Aaron Wike, Public Works

A motion was made by Councilwoman Kim Brown with the recommendation of voluntary annexation into the city limits and the motion was seconded by Councilwoman Tamara Odom to approve the request by Adam Ledbetter, owner of 834 Liledoun Rd. which is outside the current town limits to connect onto the town's sewer infrastructure. The motion passed unanimously.

6. Urgent Care Property Discussion:

Nathan Hester, Town Manager

Town Manager Nathan Hester spoke seeking guidance on the town's ownership of the Urgent Care Property and possibility of selling the property. He explained the lease expired years ago and the lease is currently on a month-to-month basis. Nathan stated, he has spoken with local realtors who verified the property is in a good location and compared to local comps could sale for \$425,000. The property has drainage issues, with estimated costs of \$75,000 to \$100,000 to correct, the property could potentially be sold as-is for \$300,000. Nathan stated if the decision is made to sale the property, they will be transparent about the drainage issue. Statutory procedures concerning the sale of the property will be followed.

Councilman Eric Bumgarner stated, the property is not profitable with the low rent revenue and the maintenance needed for the property. Councilman Jack Simms is in favor of selling the property but suggested a price on \$325,000. No one opposed the sale of the property and suggested Nathan to move forward with gathering information to sale.

No motion was made.

7. Budget Amendments:

Zachary Greene, Finance

A. GWI Tax & Accounting Contract – FY 2023-2024 Audit

A motion was made by Councilwoman Kim Brown and seconded by Councilman Jack Simms to approve the GWI Tax & Accounting Contract for fiscal year 2023-2024 audit. The motion passed unanimously.

B. Terms of Engagement from Martin Starnes & Associates, CPAs, P.A

A motion was made by Councilwoman Tamara Odom and seconded by Councilman Eric Bumgarner to approve the GWI Tax & Accounting Contract for fiscal year 2023-2024 audit. The motion passed unanimously.

C. Contract to Audit Accounts from Martin Starnes & Associates, CPAs, P.A

A motion was made by Councilman Eric Bumgarner and seconded by Councilwoman Tamara Odom to approve the Contract to Audit Accounts from Martin Starnes & Associates. The motion passed unanimously.

D. Sales Proceeds from 2000 Chevrolet C/K 3500

A motion was made by Councilman Eric Bumgarner and seconded by Councilwoman Kim Brown to approve the proceeds of \$2635.00 from the sale of a 2000 Chevrolet C/K 3500 will be added to the Water & Sewer Capital Outlay fund. The motion passed unanimously.

E. Budget Amendment of the General Fund and Water & Sewer Fund Balance for Fiscal year 2024 Audit

A motion was made by Councilwoman Kim Brown and seconded by Councilwoman Tamara Odom to approve the budget amendment to move a total of \$60,000.00 (which includes \$30,000 from general fund and \$30,000.00 from Water & Sewer Fund Balance) to the following: \$20,000.00 to Contracted Services – Audit, \$10,000.00 to G. Isley- Audit, and 30,000.00 to Contracted Services- Audit. The motion passed unanimously.

8. Staff Reports

- **Police Chief: Mike Millsaps**

Chief Millsaps reported 344 self-initiated calls to the Police Department and 348 calls for service, totaling 692 calls. Chief Millsaps reported the Police Department had 3 offices to attend Evidence Check Training last month as a way of continuing education to better serve the community. He is expecting the PD vests to arrive within the next 30 days and the new tasers to arrive in June. The new PD vehicle is still needing to be upfitted. Chief Millsaps recently spoke at the Alexander County NAACP's Annual Dr. Martin Luther King, Jr. Celebration held at Macedonia Baptist Church. Chief Millsaps reported the Badge of Honor Gala will be held on October 11, 2025.

- **Finance Director: Zachary Greene**

No further reports.

- **Public Utilities Manager: Aaron Wike**

Aaron Wike reported Matheson Park is near completion. The trim around the playground equipment has been installed and mulch has been put down. A catch basin was installed at Matheson Park to channel water to the creek verses washing out the walking trail. The last step will be getting the grass sewed.

All asphalt patch work has been completed, except for 1st Street where trees were removed. The work on 1st Street should be completed by the end of the week, which will include cutting out the tree roots to prevent future issues.

The Sidewalk Project bid will end February 11, 2025 and should have bids to present to council by next meeting in March.

Paul Payne Lift Station project is in progress.

City Managers Report

Town Manager, Nathan Hester, reported the Taylorsville ABC Store done \$11,000.00 in sales their first day open.

Next Meeting: Strategic Planning Retreat –

February 17th 8:30 am – 2:30 pm & February 18th 8:00 am to 12:30 pm located in the Taylorsville Savings Bank Conference Room.

Council General Discussion:

Mayor George Holleman stated, May 1st is National Day of Pray and the Town of Taylorsville will participate. There are plans of gathering at noon at either the courthouse flagpole or Courthouse Park.

Studio 3 has asked for the Town of Taylorsville to be a sponsor for Studio 3’s Memorial Day Concert.

Councilwoman Kim Brown suggested remediation around the sidewalks (edging/ weeding).

Adjournment

A motion was made by Councilwoman Kim Brown and seconded by Councilman Eric Bumgarner to set the next regular meeting as March 4, 2025 at 5:30 pm in the Council Chambers of Town Hall. The motion was passed unanimously.

With no further business to discuss the meeting was adjourned at 6:30 pm.

Mayor

Councilman

Councilman

Councilman

Councilman

Attest: _____
Yolanda T. Prince, Town Clerk

Town of Taylorsville



Taylorsville Town Council Retreat

February 17th | 8:30 am – 2:30 pm

February 18th | 8:00 am – 12:30 pm

Taylorsville Savings Bank, Conference Room

107 Main Ave. Dr. NE Taylorsville, NC 28681

Monday, February 17th, 2025

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

Open Forum:

There was not public comment forum held at the retreat.

There were no actions taken at this retreat.

Welcome Remarks, Retreat Objectives, and Icebreaker Exercise

The retreat began at 9:00 am with an opening welcome statement from Town Manager, Nathan Hester.

Opening remarks were also made by Anthony Starr, Executive Director of Western Piedmont Council of Government, who explained the objectives of the retreat.

Meeting Objectives:

1. Build on the momentum from last year's budget and current projects
2. Establish the Town's vision, mission, and goals
3. Discuss the Town's long term and strategic planning needs in light of recent growth and change

The meeting included a variety of presentations, discussion, and participant engagement activities. Western Piedmont Council of Government staff facilitated to draw out all viewpoints while keeping participants on track.

WPCOG: Anthony Starr and Alison Adams from the WPCOG

- Establishment of a Vision- Where do you see Taylorsville in the future?

Anthony asked the council members what their vision for the future of Town of Taylorsville was, resulting in a collected list of ideas. Councilman Eric Bumgarner stated he would like to see more business growth within Town of Taylorsville. Councilwoman Tamara Odom would like to see community involvement. Councilwomen Kim Brown would like to see the Town of Taylorsville as a clean, walkable, inviting area. Councilwomen Kim Brown also mentioned incorporating the history, culture and arts of the town into the marketing of Taylorsville. Mayor George Holleman would like to see the town working with developers to make Town of Taylorsville a destination. Mayor Holleman stated he would also like to see affordable housing within the town. Councilman Jack Simms explained he would like to see Taylorville as a safe affordable community that is open to resident input and improved air quality.

- **Foundations of a Mission Statement- Establish key words used within a Mission Statement**

Anthony Starr asked the council members to discuss ideas which they would like incorporated into a mission statement for the Town of Taylorsville, collecting a list of ideas.

- Councilman Eric Bumgarner suggested the following:
 - Family oriented
 - Transparency
- Councilwoman Tamara Odom suggested the following:
 - Open to change
 - Embracing our history
- Councilwoman Kim Brown suggested the following:
 - Great place to live, work, play, and learn
 - Future opportunity for growth
 - Clean, safe environment for all citizens
 - Equality & inclusion
 - Good quality of life
- Councilman Jack Simms suggested the following:
 - Listening to resident's concerns and input
 - Partnership with the county

Special Presentations: Duncan Cavanaugh, WPCOG- Center for Research & Data Analytics Manager

Duncan Cavanaugh with Western Piedmont Council of Government gave a presentation regarding the demographic and economic data of Taylorsville which will aid in the future vision of the town and preparing for the upcoming budget for fiscal year 2025-2026. The presentation included statistical data concerning:

- Population trends
- Household income & poverty levels
- Employment and wages
- Commuting patterns
- Educational attainment

Councilman Jack Simms commented, the numbers provided could be used to help determine growth of the town. Mayor George Holleman stated, the number of individuals who rent stood out to him. Tamara commented how the presentation shows where the town's focus needs to be, traffic comes into Taylorsville

but it needs to stay here. Eric stated, the population of 15- to 34-year-olds who are projected to leave the town stood out to him and the town needs to create jobs to keep these individuals in the town.

WPCOG – Anthony Starr and Alison Adams, WPCOG

- **Recent Successes**

Anthony asked the council members to recall recent successes and accomplishments of Town of Taylorsville from the past few years, collecting a list of ideas.

- Councilman Eric Bumgarner recalled the following accomplishments:
 - Hiring a new town manager
 - Hiring a financial director
 - Improved the transparency with the community, ex. Posting town council meetings on YouTube
- Councilwoman Tamara Odem recalled the following accomplishments:
 - Hometown Halloween & Hometown Christmas
 - A new variety of businesses
 - Mattheson Park renovations
 - Taylorsville ABC Board and opening of the store
- Councilwoman Kim Brown recalled the following accomplishments:
 - The purchase of a town Christmas Tree and hosting a Christmas Tree Lighting
 - About a 99% occupancy of downtown businesses, 1 building is currently vacant
 - Road Diet Investigation to improve parking
 - Improved Main Street relationships
 - Separation of the employee's duties within Town Hall administration
 - Addition of committees for economic development, strategic planning, revitalization
 - Town providing services through more responsibilities
- Mayor George Holleman recalled the following accomplishments:
 - Creation of the Historic District downtown which allows for more grant opportunities
 - Courthouse Park and Music Venue
 - The town manager and the county manager are working together
 - Improved financial process (POs)
- Councilman Jack Simms recalled the following accomplishments:
 - Sidewalks on westside of town are in progress
 - Hiring a new police chief
 - Audits are nearly up to date

- **Concerns on Challenges Over the Next 2-3 Years**

Anthony asked the council members what they would consider to be possible challenges over the next 2 to 3 years, collecting a list of ideas.

- Councilman Eric Bumgarner expressed the following concerns:
 - Needed business growth
 - The slow pace of government
 - Sale of the urgent care building

Code enforcement, the partnership with Alexander County will end June 2025

- Councilwoman Tamara Odem expressed the following concerns:
 - Support for changes
 - Creative solutions for meeting the town's needs
 - Need for medical facilities
 - Getting rid of the utility poles
 - Councilwoman Kim Brown expressed the following concerns:
 - Retaining quality employees
 - Lack of housing options
 - Marketing and wayfinding
 - Main Street utility wires and excess poles
 - Getting stakeholders to invest in their buildings
 - Updating the town ordinances and codes
 - Mayor Gerge Holleman expressed the following concerns:
 - Speeding & littering
 - Aging population
 - Retirement / adult population housing
 - Tax base is not growing
 - Councilman Jack Simms expressed the following concerns:
 - Age of the water and sewer infrastructure
 - Keeping tax rates low
 - Homelessness
 - Public information and updated website
- **Prioritizing Goals- What should the city do to achieve each goal?**

Anthony asked about the goals each council member would like to address over the next 2 to 3 years, collecting a list of ideas.

 - Councilman Eric Bumgarner mentioned the following:
 - Marketing the town for growth
 - Seek all grant opportunities available
 - Recruiting businesses and franchises
 - Grow the industrial businesses
 - Councilwoman Tamara Odem mentioned the following:
 - Parking & Streetscaping
 - Medical facilities and medical services
 - Updating the police department's equipment
 - More festivals and events
 - Councilwoman Kim Brown mentioned the following:
 - Appearance strategies
 - Main Street Designation
 - Establish downtown appearance ordinances
 - Increase annexations to expand corporate limits
 - Mayor Gerge Holleman mentioned the following:
 - Affordable retiree housing

- Emphasize historic credit
- New strategies to improve the communication with citizens
- Explore borrowing money for key projects
- Councilman Jack Simms mentioned the following:
 - Sewer and water lines within the town
 - Speed enforcement

Expectations of the Town Manager, from the Council

Anthony requested the council to provide feedback with expectations the council members have of the Town Manager.

- Councilman Eric Bumgarner had the following comment:
 - He appreciated the weekly email communications concerning updates
- Councilwoman Tamara Odem had the following comment:
 - Likes the one-on-one meetings and communication
- Councilwoman Kim Brown had the following comments:
 - Asset to gain Main Street designation
 - Efficiencies of operations
 - A new perspective
 - A partnership and requesting input from council
- Mayor George Holleman had the following comments:
 - Relationships with developers to develop the town
 - Know how to prioritize
 - Delegate to others
- Councilman Jack Simms had the following comments:
 - Proper communication
 - Communication between the Town Manager and County Manager

Expectations of the Council, from the Town Manager

Anthony requested the Town Manager to provide feedback with the expectations the Town Manager has for the council members. Nathan requested proper communication either positive or negative, so he could address the issue correctly.

Adjournment

Tuesday, February 18th, 2025

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

Open Forum:

There was not public comment forum held at the retreat.

Welcome Remarks, Retreat Objectives, and Icebreaker Exercise

The retreat began at 8:30 am with an opening welcome statement from Town Manager, Nathan Hester.

Finance Director: Zach Greene

Finance Director Zach Greene, presented information concerning the financials of Town of Taylorsville. The FY 2024 audit is under contract and scheduled to be completed by July 31, 2025. The FY 2025 audit is scheduled to be completed by December 2025. He also explained the importance of monitoring expenditures versus revenue, budgeting for large purchases in the future, and evaluating the impact of spending from fund balance. Fund balance is currently invested with a return of 5% and retaining those funds in fund balance will build a return on investment. Zach explained the sales tax revenue is unpredictable and the loss of revenue from the Taylorsville ABC Board are both valid reasons to retain a healthy fund balance. He also explained the need to compare the expense from Republic Service versus the fees passed on to customers because currently there is a \$5.00 per customer per month deficit in environmental fees. Councilman Jack Simms, asked how the incorporation of Bethlehem (if approved) would affect Town of Taylorsville. Zack explained, if the Bethlehem community becomes incorporated the Town of Taylorsville would experience a \$200,000.00 to \$300,000.00 loss. Town of Taylorsville will be transitioning to Black Mountain beginning July and will go live in October 2025. As of July 2025, the town will no longer be partnering with Alexander County for planning and zoning. Zack mentioned the future expense of new employees including the Accounts Payable/ Billing Clerk and 2 SRO positions for Taylorsville Elementary School and Student Success Center/ Early College.

Mayor George Holleman feels money in fund balance is from the taxes paid by the citizens and should be used in some way. He followed by asking how much should be in the fund balance each month for expenses. Zach explained, the monthly expense amount varies based on the time of year and it is hard to have a specific number. Aaron explained how some grant projects have upfront expenses and the reimbursements for those expenses can take 6 to 8 weeks to receive. Aaron also suggested using a capital reserve fund for known future expenses.

Human Resources Director and Town Clerk: Yolanda Prince

Human Resources Director and Town Clerk, Yolanda Prince shared personnel updates, employee achievements and accomplishments, and current employee benefits. Over the past year, Town of Taylorsville reviewed and updated of the personnel policy. A classification and pay study was completed resulting in up-to-date job descriptions and pay classification implementation. There will

be a new financial software system transition which will require training. The Town Code of Ordinances will need a complete administrative and legal overview to bring ordinances up-to-date. The town's website needs to be modernized. Yolanda recommended an evaluation of services versus the cost of the service provided, concerning annexation fees, solid waste fees, and service fees.

Police Department Report: Police Chief Mike Millsaps

Chief of Police Michael Millsaps, reported several accomplishments for the police department over the past year. The police department is currently fully staffed, offering competitive pay following the salary study with additional educational incentives. The police department has acquired new vehicles, 12 new tasers, and protective vests. Chief Millsaps will continue to send officers to training opportunities. He would like to encourage more community policing and community involvement. In the next 3 to 5 years the police department will assume 2 SRO positions from Alexander County, resulting in the need of vehicles, equipment, and uniforms. There may be potential radio changes dependent on mandates passed down from the state. Chief Millsaps acknowledges the future need of equipment and vehicles as the current equipment ages.

Public Works – Public Works Director Aaron Wike

The cemetery expansion project should be completed by June 30, 2025 providing an estimated 304 new grave plots which should give the town 25 to 30 years of plot sales (average about 8 per year). Aaron suggested having the cemetery GIS mapped which will give citizens the ability to find graves more efficiently. It is projected a new mower will be needed in the spring 2027. As a future project, the roads of the cemetery will need to be repaved. Aaron also suggested increasing the part-time seasonal mower position from 16 hours per week to 20 hours per week.

The Matheson Park project has been completed with new playground equipment, mulch, and boarder. Space has been prepped additional playground equipment to be added in the future. The trees at Matheson Park will be addressed by town staff in the upcoming weeks. The park bathrooms need to be updated. Potential grant funding will assist with a Streambank Stabilization Project to redirect the stream to prevent further erosion. Aaron also asked the council to contemplate potential uses for the Park House property as the home is aging and will need work in the future.

The bleachers at the Town Park Ballfield are also in need of repair. The infield needs to be leveled to reduce the amount of standing water from rain. Aaron asked council to contemplate alternative uses for the property.

The Streets and Sidewalk Project (state directed funds) is underway building a sidewalk from Food Lion to Taco Bell and repaving Fairway Oaks, Green Meadows, Princeton Forest, and 1st Ave Drive SE. Aaron reported several projects currently needing to be addressed including street repairs & resurfacing, storm water issues, and tree removal & sidewalk repairs. Long term future needs include culvert replacement at Matheson Park, various street resurfacing, and continual sidewalk repairs & expansions. In an estimated 5 to 10 years larger equipment (leaf truck, street sweeper, and a small dump truck) will need replacing as the cost of maintaining the current equipment will outweigh the cost of new equipment. The future new purchase of a bucket truck and tow behind lift would be beneficial.

Aaron mentioned a possible partnership with Energy United and Wilkesboro to pull water from the Yadkin River Basin as new source of purchasing water. Aaron spoke on the potential opportunity of

obtaining water lines on NC Hwy 16 South from Alexander County which would expand the town's service area. Current wastewater projects underway include the Paul Payne pumpstation upgrades, wastewater collection system upgrades, and AIA grant and WPCOG GIS mapping. Current projects needed within the water department include water meter replacement. Aaron mentioned future projects for the water department would be hydrant & valve repairs/ replacements and water lines on numerous streets. Future projects to consider include the Hwy 90 E / 1st Ave Dr SE sewer, Hwy 16 N lift station, and Fairway Oaks elevated lift station. Future equipment needs for the water and sewer department includes a bushhog, mini excavator, equipment trailer, small backhoe, trench box, pipe bursting, and vehicle replacement. Purchasing these large equipment pieces will allow the water and sewer department to bring projects back in house verses contracting with other entities to complete the work. The water and sewer department incurs \$25,000.00 in maintenance fees from processing credit card payments in office and online. It was mentioned the transition to Black Mountain will decrease maintenance fees to about \$1200.00 per year since Black Mountain automatically pass these fees onto the card user.

Town Manager: Nathan Hester

Town Manager, Nathan Hester, presented information regarding long term goals with infrastructure & development projects, performance monitoring, building a strong team, and community relations. Nathan reported Town of Taylorsville has minimal debt, with a healthy fund balance; however, operation expenses continue to increase. Nathan addressed how the general fund should generate additional revenue and not be dependent on the enterprise fund. The town should limit the use of fund balance transfers to cover operational expenses. Nathan prepared a spreadsheet comparing Town of Taylorville's tax rate to other comparable municipalities within NC. Nathan reported on the current and future operational needs of administration, police department, and public works. The police department needs storage space, in car radios, body cameras, reporting software, and a data server. The public works department is in need of a four-door utility truck, mini-excavator, compact tractor with backhoe attachment, mini-skid steer, and a pipe bursting machine. A Facility Feasibility & Cost Analysis is being done for a future public works facility located on Minnigan Lane with the water treatment facility. Economic development projects include Main Ave waterline replacement, Matheson Park culvert and park equipment. Other future economic development projects include Taylorsville Development Alliance, a 501-C(3) to funnel economic development projects through for liability, the NC Mainstreet Project, and business incentives. Nathan offered recommendations for revenue changes for the 2025-2026 budget including a property tax increase, efforts to increase efficiency levels of departmental operations, and to strive to include a COLA increase for staff.

Adjournment

With no further business to discuss, meeting was adjourned.

Mayor

Councilman

Councilman

Councilman

Councilman

Attest: _____
Yolanda T. Prince, Town Clerk

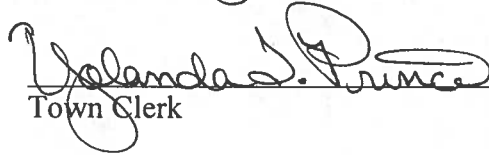
CERTIFICATE OF SUFFICIENCY

To the Board of Commissioners of the Town of Taylorsville, North Carolina.

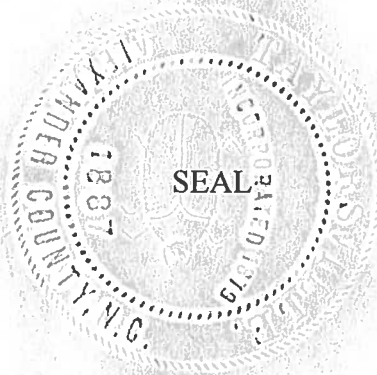
I, Yolanda Prince, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

The property proposed for annexation is described as follows:
26 Shannon Park Circle, Taylorsville, NC 28681, belonging to Thomas & Kira Boyd, containing .420 acres.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Taylorsville, this 11th day of February, 2025.



Town Clerk



**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-31**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Taylorsville, North Carolina that:

A public hearing on the question of annexation of the area described herein will be held at the Taylorsville Town Hall at 5:30 p.m. on April 1, 2025.

The area proposed for annexation is described as follows: 26 Shannon Park Circle Taylorsville NC containing .420 acres belonging to Thomas & Kira Boyd.

DESCRIPTION

Exhibit "A" from General Warranty Deed Book 649 Page 1514-1516

Tract I: BEING LOTS NO. Four (4) of the Shannon Park Subdivision as per plat recorded in Plat Book 2 at page 96 in the Office of the Register of Deeds of Alexander County, to which plat reference is hereby made for a greater certainty of description. THIS LAND IS CONVEYED SUBJECT to certain restrictions as to the use thereof as recovered in Book 77 at Page 380 of Alexander County Registry. Property Address: 26 Shannon Park Circle, Taylorsville NC 28681. PIN: 0009941

Tract II: BEGINNING on a stake in the line of Clarence Icenhour, said point being a common corner of the property now or formerly owned by Roscoe Fox; thence with the Fox line North 10 degrees 9 minutes 13 seconds East 85.45 feet to a point located in t in the center of State Road No. 1601; thence with the center of said road South 75 degrees 56 minutes 55 seconds East 197.41 feet to a point in said road; thence South 15 degrees 21 minutes West 37.5 feet to a stake; thence North 83 degrees 51 minutes 22 seconds West 193.77 feet with the Stafford and Icenhour lines to a point of BEGINNING containing 0.235 of an acre. (This tract is already with in the Town of Taylorsville corporate limits.)

FOR BACK TITLE see Deed recorded in Book 646 at Page 2109 of the Alexander County Registry.

Notice of the public hearing shall be published in The Taylorsville Times, a newspaper having general circulation in the Town of Taylorsville, at least ten (10) days prior to the date of the public hearing.

ATTEST:

Mayor

Town Clerk

NORTH CAROLINA

EXTENSION AND FIRST
AMENDMENT OF
LEASE AGREEMENT

CATAWBA COUNTY

THIS EXTENSION AND AMENDMENT OF LEASE AGREEMENT, made and entered into this the ____ day of _____, 2025, by and between TOWN OF TAYLORSVILLE, a municipal corporation of Alexander County, North Carolina, hereinafter referred to as LANDLORD, and URGENT CARE OF MOUNTAIN VIEW, PLLC, a professional limited liability company with its principal office located in Hickory, North Carolina, hereinafter referred to as TENANT; and this Lease is made in accordance with G.S. §160A-272.

W I T N E S S E T H :

LANDLORD and TENANT have previously entered into Lease Agreement (the "Lease") dated February 2014, copy attached to this Extension and First Amendment.

The LANDLORD and TENANT desire to extend and amend the Lease as follows:

1. TERM. The term of the lease is extended from April 1, 2025 through 12:00 midnight, December 31, 2025.

2. RENT. Beginning April 1, 2025, TENANT agrees to pay LANDLORD, without notice, demand, deduction or set off, rent of \$1,500.00 monthly on or before the first day of each calendar month. It is agreed that the TENANT as of March 31, 2025 has paid all rent due and payable under the February 2014 Lease Agreement.

3. UTILITIES. TENANT responsible for all utilities serving the premises. Previously water and sewer service had been provided at the expense of the LANDLORD. TENANT shall make immediate arrangements to commence a water and sewer account and pay the usual connection fees.

4. HOLDING OVER. Should TENANT, or any of its successors in interest, hold over in the Premises, or in any part thereof, after the expiration of the term of this lease, such holding over shall be and constitute a tenancy from month to month, at a rental equal to the rental payable during the last month of the term of this lease plus twenty percent (20%) of such amount. The inclusion of the preceding sentence shall not be construed as LANDLORD's permission for TENANT to hold over.

5. Except as amended herein, all other terms and conditions of the Lease dated February 2014 by and between the parties are in full force and effect.

IN WITNESS WHEREOF, LANDLORD and TENANT have respectively signed this Extension and Amendment of Lease Agreement as of the day and year first above written.

LANDLORD:

TOWN OF TAYLORSVILLE

BY: _____(SEAL)

TENANT:

URGENT CARE OF MOUNTAIN VIEW,
PLLC

BY: _____(SEAL)

Date: February 4, 2025

Proposal

Attention:	Nathan Hester	Company:	Taylorsville ABC
Email:	nhester@taylorsvillenc.com	Location:	Taylorsville
Phone:	828-455-7218	Quote #:	2502001 ABC Cut in door

Qty	Size (W x H)	Description	Price
1	6x8	Cornell Rolling Steel Door 24GA Slats Non-insulated curtain Grey baked on finish Perimeter seals Chain hoist operation Chain keeper lock in addition to bottom bar kick locks each side of door on coil side. Price includes cutting and prepping opening for door	
		Total:	\$11,381.00
Qty	Size (W x H)	Optional Additions	Price
1	8X8	Add for increasing to 8x8 at rear of building and includes platform extending off building.	Add: \$1,142.00

Due to volatility in raw material prices, Pricing listed on this quote is only good for 30 business days.

Scope of Work: Door Systems to cut out new 6x8 opening and install steel jambs. After opening is ready, install new rolling steel door

Lift Equipment: N/A

Exclusions: N/A

Terms & Conditions

Door Systems' Terms & Conditions are available at doorsystems.com/terms-conditions. BY SIGNING BELOW, YOU ACKNOWLEDGE THAT YOU HAVE REVIEWED AND ACCEPT OUR TERMS AND CONDITIONS.

Signed: _____

Date: _____

Acceptance

The party or individual below accepts this proposal as of the date set forth, by the signatures below of their duly authorized representatives.

Signed: _____

Name: _____

Date: _____

Door Systems Sales Representative

Ryan Stokes

Mobile: 828.217.3345 Office: 828.328.5077

Ryan.Stokes@doorsystems.com

Annas Awning Co., Inc.

1133 1st Ave SW

PO Box 956

Hickory, NC 28603

828-322-1198 Fax 828-326-9229

2/26/25

Nathan Hester
Taylorsville ABC
Taylorsville, NC 28681

Re: awning recover

Dear Nathan,

We propose to furnish, fabricate and install;
one new cover using your existing frame for \$3000.00.

These prices **do not** include 7% NC sales tax, any fees and/or permits and are good for 90 days.

Delivery 4-8 weeks

Thank you for considering us for the job. We look forward to working with you. If you have any questions please feel free to call me anytime at 828-322-1198.

Sincerely,

Scott Annas



📞 8288554563

✉ sandptinting@yahoo.com

📍 2789 NC Hwy 16 S
Township of Taylorsville, NC 28681

Proposal To: Christy Harrington (ABC Taylorsville)

📞 8288503952

Proposal #1624775316

Date Jan 29, 2025

Please let us know if you have any questions.

Kaylee Lineberger
Owner/Office Manager
828-855-4563

🏢 Commercial Project

▼ Store Front 7 items ~ 155 sqft

DESC	QTY.	DIMS.	AREA
Window	2	60.75 x 69	59 sqft
Window (Removal Needed)	2	60.75 x 69	59 sqft
Door	2	30.75 x 72	31 sqft
Window (Removal Needed)	1	70.5 x 10.5	6 sqft

Our Solution

Please note price does not includes sales tax. With sales tax, price will be \$2,198.85

\$ 2,055.00

Please review our offer and approve below. To speed up the scheduling process, you may provide your preferred install date and any notes you would like to add below.

SUBTOTAL	\$ 2,055.00
NC/Alexander County Sales Tax 7%	\$ 143.85
TOTAL	\$ 2,198.85

Powered By [TintWiz](#)



☎ 8282446272

✉ eric@sun-kool.com

📍 910 Tate Blvd SE Suite 102
Hickory, NC 28602

Proposal To: Christy Harrington (Taylorsville ABC Store)

☎ 8288503952

✉ christymmeredith@gmail.com

📍 42 NC Hwy 16 S
Taylorsville, NC 28681

[Our Website](#)

[Automotive Film Simulator Viewer](#)

Proposal #1742177505

Date Feb 5, 2025

We thank you for your interest in our products and expertise! Below you will find our estimate for the windows we looked at during our consultation on February 5th. Solution #1 includes the price of film installation to the store portion of the building front; Solution #2 includes the price of film installation to the office portion of the building front. A Duke Energy Rebate of \$167.20 has been deducted from the final price in Solution #1 while a Duke Energy Rebate of \$46.20 has been deducted from the final price in Solution #2. In the store area it was mentioned to possibly do something lighter on the doors, please let us know which ultra view percentage you would like in which location. If you have any questions or concerns, please reach out to us at (828) 244-6272, we look forward to hearing back from you!

📍 42 NC Hwy 16 S, Taylorsville, NC 28681

▼ East Facing Storefront 7 items ~ 152 sqft

DESC	QTY.	DIMS.	AREA
Window	3	61 x 68	87 sqft
Window (Removal Needed)	1	61 x 68	29 sqft
Door	2	30 x 71.5	30 sqft
Transom (Removal Needed)	1	11 x 71	6 sqft

> East Facing Office 3 items ~ 42 sqft

Solution 1 Lobby/Store Windows and Doors

▼ East Facing Storefront 7 items ~ 152 sqft

DESC	QTY.	DIMS.	AREA
Window	3	61 x 68	87 sqft
Window (Removal Needed)	1	61 x 68	29 sqft
Door	2	30 x 71.5	30 sqft
Transom (Removal Needed)	1	11 x 71	6 sqft

Edge Ultra View

Edge UltraView Dual Reflective Window Film is the perfect choice for maximizing energy efficiency in your home or office, all while maintaining the perfect view.

- Reduces Glare: helps eliminate eye fatigue, squinting, and headaches caused by excessive glare
- Saves on energy cost: increases efficiency and reduces HVAC costs

- Reduces Fading: Helps prevent fading on furnishings, paint, and floors

~~\$1,368.00~~ **\$ 1,200.80**

Solution 2 Office Windows and Door

> East Facing Office 3 items ~ 42 sqft

Edge Ultra View

Edge UltraView Dual Reflective Window Film is the perfect choice for maximizing energy efficiency in your home or office, all while maintaining the perfect view.

- Reduces Glare: helps eliminate eye fatigue, squinting, and headaches caused by excessive glare
- Saves on energy cost: increases efficiency and reduces HVAC costs
- Reduces Fading: Helps prevent fading on furnishings, paint, and floors

~~\$378.00~~ **\$ 331.80**

****Once the Proposal has been approved a member of our team will contact you to schedule an appointment. If the Proposal is approved after business hours you will be contacted the following business day.****

To speed up the scheduling process, you may provide your preferred install date and any notes you would like to add below.

① You didn't select any solutions. Please select solutions above to approve the proposal.

SUBTOTAL	\$ 0.00
North Carolina 7%	\$ 0.00
TOTAL	\$ 0.00

What our customers are saying:

CL Cesar Lara
a year ago



Great fast friendly professional service very very fast called to schedule a appointment within 15 minutes I was there and within 15 minutes they were done

RD Randy Dover
2 years ago



Had a 2:00pm appointment and when I pulled up I was greeted at the door with extremely good professional customer service. Their waiting room is extremely nice! Large TV, Cold Air Condition, nic (...) [Read More](#)

[Autobahn Automotive Film Simulator](#)

[Huper Optik Window Films](#)

[Edge Window Films](#)

Proposals are valid for 90 days from date sent

Powered By [TintWiz](#)

Town of Taylorsville Street Improvements

Project Cost Opinion

February 10, 2023

Item	Description	Quantity Unit	Unit Cost	Total
A.	Fairway Oaks Lane (1,230' X 19')			
1.	Asphalt Milling/Removal for Patching	1 LS	\$18,000.00	\$18,000
2.	Undercut and Replace Stone Foundation	130 TN	\$50.00	\$6,500
3.	Asphalt Paving (3" S9.5C)	510 TN	\$150.00	\$76,500
4.	Mobilization	1 LS	\$8,000.00	\$8,000
			Subtotal A	\$109,000
B.	Princeton Forest (1,420' X 19')			
1.	Asphalt Milling/Removal for Patching	1 LS	\$20,000.00	\$20,000
2.	Undercut and Replace Stone Foundation	160 TN	\$50.00	\$8,000
3.	Asphalt Paving (3" S9.5C)	630 TN	\$150.00	\$94,500
4.	Mobilization	1 LS	\$10,000.00	\$10,000
			Subtotal B	\$132,500
C.	Green Meadows Drive			
1.	Asphalt Milling/Removal for Patching	1 LS	\$22,000.00	\$22,000
2.	Asphalt Patching (4" I19.0B)(Estimated at 35% of Roadway Surface Area)	350 TN	\$170.00	\$59,500
3.	Asphalt Paving (2" S9.5C)	800 TN	\$150.00	\$120,000
4.	Mobilization	1 LS	\$14,000.00	\$14,000
			Subtotal C	\$215,500
D.	1st Ave Dr SE (Rescue Squad to Cemetery) (2,030' X 20')			
1.	Asphalt Milling/Removal for Patching	1 LS	\$22,000.00	\$22,000
2.	Asphalt Patching (4" I19.0B)(Estimated at 35% of Roadway Surface Area)	360 TN	\$170.00	\$61,200
3.	Asphalt Paving (2" S9.5C)	560 TN	\$150.00	\$84,000
4.	Paint Markings	1 LS	\$3,000.00	\$3,000
5.	Mobilization	1 LS	\$14,000.00	\$14,000
			Subtotal D	\$184,200
Construction Estimate Total				\$641,200
Engineering (5%)				\$32,060
Construction Administration (Hourly but Estimated at 5%)				\$32,060
Total				\$705,320

The costs indicated represent my opinion of the probable costs if the project were constructed at present and had been competitively bid. Final design, market conditions for labor and materials, unforeseen subsurface conditions, weather-related delays and other factors will affect actual cost.



NC Firm License No. P-0210

Benjamin B. Thomas

Benjamin B. Thomas, PE
West Consultants, PLLC
405 S. Sterling Street
Morganton, NC 28655

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c=US
Date: 2023.02.10 09:10:56 -05'00'



Town of Taylorsville
1st Ave. Drive SE Culvert Replacement at Stirewalt Creek

Preliminary Cost Opinion
February 10, 2023

Construction Costs

Item No.	Description	Quantity	Unit	Unit Cost	Total Cost
1	Mobilization/Demobilization	3	days	\$5,000	\$15,000
2	Temporary Stream Bypass	60	LF	\$75	\$4,500
3	Temporary Erosion Control - Silt Fence	1,000	LF	\$7	\$7,000
4	Temporary Erosion Control - Temporary Stone	100	TN	\$40	\$4,000
5	Clearing and Grubbing	0.5	AC	\$3,000	\$1,500
6	Earthwork (excavation)	500	CY	\$15	\$7,500
7	Relocate Water Main	300	LF	\$75	\$22,500
8	Culvert	50	LF	\$2,000	\$100,000
9	Headwall	2	EA	\$30,000	\$60,000
10	ABC Stone Base	100	TN	\$50	\$5,000
11	Asphalt Pavement	75	TN	\$250	\$18,750
12	Erosion Control Matting	500	SY	\$5	\$2,500
13	Temporary Seeding	0.5	AC	\$2,000	\$1,000
14	Permanent Seeding	0.5	AC	\$3,000	\$1,500
Total Construction Cost					\$250,750

Other Costs

1	Geotechnical Services pre-design investigation - borings	100	VF	\$20	\$2,000
2	Geotechnical Services pre-design investigation - lab analysis	5	EA	\$300	\$1,500
3	Geotechnical Services pre-design investigation - analysis & report	30	HR	\$175	\$5,250
4	Geotechnical Services construction-phase monitoring - technician	150	HR	\$75	\$11,250
5	Geotechnical Services construction-phase monitoring - engineer	30	HR	\$175	\$5,250
6	Geotechnical Services construction-phase monitoring - lab analysis	7	EA	\$200	\$1,400
7	Land Surveying - field work	30	HR	\$150	\$4,500
8	Land Surveying - office work	30	HR	\$100	\$3,000
9	Civil Engineering Design	160	HR	\$125	\$20,000
10	Hydrology & Hydraulics Engineering	100	HR	\$150	\$15,000
11	Stream Impacts Design and Permitting Professional Services	50	HR	\$150	\$7,500
12	CLOMR Based on New Hydrology, Bridge, Culvert, Channel or Combination Thereof	1	EA	\$6,500	\$6,500
13	LOMR Based on As-Built Information Submitted as a Follow-up to a CLOMR	1	EA	\$8,000	\$8,000
14	Other State Permit Fees	1	AC	\$250	\$250
15	Project Management	80	HR	\$100	\$8,000
16	Construction Administration by Project Engineer	6	months	\$5,000	\$30,000
17	Construction Observation by Project Engineer (Part Time)	4	months	\$6,000	\$24,000

TOTAL PROJECT COST

\$ 404,150

The costs indicated represent my opinion of the probable costs if the project were constructed at present and had been competitively bid. Final design, market conditions for labor and materials, unforeseen subsurface conditions, weather-related delays and other factors will affect actual cost.



Benjamin B. Thomas

Benjamin B. Thomas, PE
 West Consultants, PLLC
 405 S. Sterling Street
 Morganton, NC 28655

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 c=US
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Town of Taylorsville
W Main St From Food Lion to KFC
February 10, 2023

Preliminary Cost Opinion

Option #1 (Local Project Administration)

	Item	Quantity	Unit	Unit Cost	Total
1.	Clearing & Grubbing	1	LS	\$10,000	\$10,000
2.	Grading	1	LS	\$25,000	\$25,000
3.	Utility Relocation/Adjustments	1	LS	\$17,500	\$17,500
4.	5' Concrete Sidewalk	500	SY	\$60	\$30,000
5.	Road Crossings (NCDOT or Town)	1	EA	\$5,000	\$5,000
6.	Driveway Repairs/Tie Ins	1	LS	\$5,000	\$5,000
7.	ABC Stone Base (6")	100	TN	\$50	\$5,000
8.	Seeding & Mulching	1	LS	\$2,500	\$2,500
9.	Erosion Control	1	LS	\$3,500	\$3,500
10.	Traffic Control	1	LS	\$10,000	\$10,000
11.	Bonds and Mobilization (3%)	1	LS	\$3,405	\$3,405
Subtotal (Construction)					\$116,905
Contingencies (10%)					\$11,691
Engineering (10%)					\$11,691
Surveying					\$5,000
Construction Administration & Observation (10%)					\$11,691
Total					\$156,977

Option #2 (NCDOT Project Methods and Administration)

	Item	Quantity	Unit	Unit Cost	Total
1.	Clearing & Grubbing	1	LS	\$10,000	\$10,000
2.	Grading	1	LS	\$70,000	\$70,000
3.	Utility Relocation/Adjustments	1	LS	\$17,500	\$17,500
4.	5' Concrete Sidewalk	500	SY	\$150	\$75,000
5.	Road Crossings (NCDOT or Town)	1	EA	\$5,000	\$5,000
6.	Driveway Repairs/Tie Ins	1	LS	\$5,000	\$5,000
7.	ABC Stone Base (6")	200	TN	\$60	\$12,000
8.	Seeding & Mulching	1	LS	\$7,000	\$7,000
9.	Erosion Control	1	LS	\$10,000	\$10,000
10.	Traffic Control	1	LS	\$12,500	\$12,500
11.	Bonds and Mobilization (3%)	1	LS	\$6,720	\$6,720
Subtotal (Construction)					\$230,720
Contingencies (10%)					\$23,072
Engineering					\$50,000
Surveying					\$7,500
Construction Administration					\$25,000
Construction Observation (daily)					\$30,000
Materials Testing					\$20,000
Total					\$386,292

4238

Notes: 5' Wide, approximately 825 LF of concrete sidewalk. Items not included in the estimate: property condemnation, property cost or negotiations, or amenities like lighting, park benches, etc.... The utility relocation/adjustments have only been roughly estimated and have not been verified by utility owners that may be present.

The costs indicated represent my opinion of the probable costs if the project were constructed at present and had been competitively bid. Final design, market conditions for labor and materials, unforeseen subsurface conditions, weather-related delays and other factors will affect actual cost.



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Date: 2023.02.10 09:38:40 -0500

