



The Town of Long View Board of Aldermen met in the Council Chambers of Long View Town Hall on Monday, February 14, 2022 at 6:30 p.m. Due to social distancing guidelines regarding COVID-19, the meeting was held over Zoom software and attendees were both physically present and electronically present.

BOARD MEMBERS PRESENT (Physically): The following members of the Board were present: Mayor Marla Thompson, Mayor Pro Tempore / Alderman Randall Mays, Alderman Gary Lingerfelt, Alderman Dallas Tester, Alderman Thurman VanHorn.

BOARD MEMBERS PRESENT (Electronically): Alderman David Elder

BOARD MEMBERS NOT PRESENT: None

STAFF MEMBERS PRESENT (Physically): The following members of staff were present: Town Administrator David Draughn, Town Clerk Heather Minor, Finance Director James Cozart, Town Attorney Jimmy Summerlin, Town Planner Charles Mullis, Public Works Director Chris Eckard, Fire Chief James Brinkley, Police Chief TJ Bates, Deputy Fire Chief Tyler Keener, Deputy Finance Director Denise Collins, Rec Dept. Superintendent Alan Bumgarner.

STAFF MEMBERS PRESENT (Electronically): None.

OTHERS PRESENT (Electronically): None.

OTHERS PRESENT (Physically): Rick Hammer of Lowdermilk, Church and Company, Brittany Tester (Alderman Tester’s wife)

MEETING CALLED TO ORDER: Mayor Marla Thompson called the meeting to order

Invocation: Mayor Pro Tempore Randall Mays

APPROVAL OF MINUTES: Motion was made by Alderman Thurman VanHorn, seconded by Alderman Dallas Tester to approve the January 10, 2022 Regular Meeting Minutes. The vote to approve was unanimous.

AYES: Mayor Pro Tempore / Alderman Randall Mays
Alderman David Elder
Alderman Gary Lingerfelt
Alderman Dallas Tester
Alderman Thurman VanHorn

NOES: None

AGENDA ITEMS

Audit Report- Rick Hammer of Lowdermilk, Church and Company

Mr. Hammer was presenting the 6/30/2021 audit. Mr. Hammer stated that the audit was submitted to the Local Government Commission in a timely manner and there were no issues. The audit was approved by the Local Government Commission without any changes needing to be made. Mr. Hammer stated that Lowdermilk, Church and Company issued an unmodified opinion report. Everything in the audit was fairly stated, there were not any material misstatements and this report is required to be submitted to the Local Government Commission (LGC). Mr. Hammer stated that he also performed a “yellow book audit” this year due to our funding being more than \$100,000, as far as state and federal grants go. Based on this amount, Mr. Hammer stated that a single audit was not warranted. The yellow book audit report is in the back of the audit booklet. The only finding by Lowdermilk, Church and Company was the segregation of duties, which has been on the report for a few years, which is not a big finding regarding the Local Government Commission. He stated that we had already responded to that finding and LGC has accepted our response. Mr. Hammer then explained the audit highlight sheet and covered each item, beginning with our General Fund. We showed an increase from prior year in the following: Cash and Investments \$390,632, Total Assets \$380,620, Fund Balance \$381,262, Total Revenue \$62,458, Revenues over expenditures \$167,427, Ad Valorem taxes collected current year levy \$1,721,774, Percent of Taxes collected 97.55% (.65% more than 2020). We showed a decrease from prior year in the following: Total Expenditures \$104,969, Proceeds from long term debt \$152,377, Investment income \$22,028. Mr. Hammer then explained the Utility Funds. We showed an increase from prior year in the following: Cash and Investments \$321,918, Current Assets \$399,110, Total Assets \$59,558, Operating revenue \$97,110, Operating expenses- \$70,910, Operating income (loss) \$26,200, Nonoperating income (expenses) \$81,767, Change in net position \$8,557, Accounts Receivables \$9,183. Mr. Hammer emphasized that based off the schedule on the back of the audit on the back of the report, our revenues exceeded our expenditures by approximately \$390,000 on a budget basis. Lastly, Mr. Hammer reviewed All Funds. Our Cash and investments and restricted cash increased by \$712,550 and our Net Position increased by \$71,793 last year for an ending net position of \$13,204,839. Mr. Hammer gave the opportunity for questions. Mayor Thompson asked if there were any questions from the board. There were none. Mr. Hammer thanked the board for the opportunity to work with us.

After his presentation, he left the meeting.

Finance Department- Finance Director James Cozart

- a. **Approval of 2022-2023 Audit Contract**- Finance Director Cozart presented the 2022-2023 fiscal year audit contract from Lowdermilk, Church and Company. Finance Director Cozart stated that the total cost for the audit is \$19,730.00 which was a \$350 increase from 2020-2021 Audit. Mayor Thompson asked if there were any questions. There were none. Alderman VanHorn made a motion to approve the contract by Lowdermilk, Church and Company to perform the annual audit

for the 2022-2023 fiscal year. Alderman Lingerfelt seconded the motion. The approval of the audit for next year was voted on unanimously.

AYES: Mayor Pro Tempore / Alderman Randall Mays
Alderman David Elder
Alderman Gary Lingerfelt
Alderman Thurman VanHorn
Alderman Dallas Tester

NOES: None

- b. **Budget Ordinance Amendment No. 13 Ordinance No. 02-21-22**- Finance Director Cozart brought budget ordinance amendment number 13 of ordinance number 02-21-22 the attention of the board to vote to amend the following line items: Police Department, Public Works and Sewer Department to adjust the expense side of the budget to purchase the items previously approved by the board such as: the police department truck, body cameras and tasers and the altitude valve. Finance Director Cozart also mentioned that originally a service truck for the Utility Department was going to be purchased, however, the truck is no longer available to be purchased. Finance Director Cozart requested that with the board's approval, \$69,718 (previously set aside for Utility Department) be applied towards the purchase of a sewer camera for the sewer department. Mayor Thompson asked Public Works director Chris Eckard if this was like the camera he had previously used at her house, Public Works Director Eckard confirmed it was. Finance Director Cozart stated that BB & T has already approved this purchase with the current loan that we have because it is still equipment. Mayor Pro Tempore Randall Mays asked how much the camera is going to cost. Public Works Director Eckard stated that the rough estimate for the newest camera system available is \$97,000. He stated that the new system has a lot of features that were suggested by people who work in the public works industry. Alderman Dallas Tester asked what the camera's life expectancy was. Public Works Director Eckard stated that he wouldn't try to guess that. He stated that if it's properly taken care of, the camera can last for the life of it. He also stated that it's electrical and mechanical so those things can also break at any time. Alderman Lingerfelt asked if this new system would go up the line better. Public Works Director Eckard stated that the new system is automatic and can adjust itself to stay above the water line, it has an automatic windshield wiper to clean itself off, the tractor portion of the system has been upgraded with large tires that can climb up large drain/sewage pipes so that the tractor can get better traction. Public Works Director Eckard also stated that the unit is ran off a video game controller. He stated that this unit would consist of two monitors, x-box controller, the tractor and the reel. He stated that this unit does a lot of things that our current set up does not do. Alderman Randall Mays asked how we would make up the difference in the price we are moving from the Utility Fund to the Sewer Fund. Finance Director Cozart stated that the difference would have to come from the remaining public works budget. Finance Director Cozart is also going to check the Powell Bill and see if we can use Powell Bill Funds to pay for the remaining balance because the camera can also be used for drainpipes. Town Administrator David Draughn stated that the current system we us was purchased in 2009 for \$70,000, best he could recall. He stated that these systems do not last overly long due to what they're used for and we cannot be without one. He stated if we keep

what we have, the tractor will need to be rebuilt and that would be approximately \$30,000-\$40,000. Finance Director Cozart stated that if we cannot use Powell Bill Funds, the utility department does have funds available to be used. We would have to transfer the funds from the utility department to the sewer department for the difference. Town Manager Draughn stated that a request for this was going to be made in the budget for a new one, but they were going to try to get a new system this way. Mayor Thompson asked if there were any other questions. There were none. Mayor Thompson asked if we had a motion. Alderman Dallas Tester made a motion to amend Ordinance number 02-21-22. This motion was seconded by Alderman Thurman VanHorn. The motion was then voted in favor of unanimously.

- AYES:** Mayor Pro Tempore / Alderman Randall Mays
Alderman David Elder
Alderman Gary Lingerfelt
Alderman Thurman VanHorn
Alderman Dallas Tester
- NOES:** None

Withdrawal of Rezoning Application- Town Planner Charles Mullis

Town Planner Charles Mullis stated that the applicant who submitted Rezoning Map Amendment No. 10-21 has withdrawn their application. The initial request was to rezone the Burke County parcel identified by PIN# 2782-98-4709 from the R-2 (single family) Residential Zoning District to the R-5 (multi-family) Residential Zoning District. This land is located on the corner of Main Avenue NW and 34th Street NW. Town Planner Mullis stated he received the withdrawal email on 01/19/2022 requesting to withdrawal the application. Town Planner Mullis stated that he moves that the Board of Aldermen accept the withdrawal of Rezoning Map Amendment No. 10-21 as requested by the applicant. Mayor Thompson asked if there were any questions. Alderman Dallas Tester asked if the applicant had stated any other intentions at this time. Town Planner Mullis stated the applicant thought they may be able to do a Zoning Text Amendment and are currently looking into that option. Town Planner Mullis stated that he didn't know if that was possible or not. He stated they have not submitted anything else to his office. Mayor Thompson asked if there were any additional questions. No additional questions were asked. Mayor Thompson called for a motion. Alderman Thurman VanHorn called for a motion. The motion was seconded by Alderman David Elder. The motion carried unanimously.

- AYES:** Mayor Pro Tempore / Alderman Randall Mays
Alderman David Elder
Alderman Gary Lingerfelt
Alderman Thurman VanHorn
Alderman Dallas Tester
- NOES:** None

Sale of Town Owned Real Property- Town Administrator David Draughn

Town Administrator Draughn stated that with the real estate market the way that it is, now would be a good time to try to sell the property that we had previously attempted to sell. This property is 800 28th St. SW Hickory, NC 28602. He stated that no offers were received last time. He stated that the property is zoned R-4 and could have some residential development. Town Administrator then turned the floor over to Town Attorney Jimmy Summerlin to explain the process and next steps we would like to take should the board approve of the selling of this property. Town Attorney Summerlin stated that the town has several options on selling real property. He stated that last time we advertised the property to accept sealed bids. Town Attorney Summerlin stated that we did not receive any bids for the property previously. He stated that we could try that method again, but the other option seems to be better at this time. That option is to place the land for sale by negotiated offer, advertisement and upset bid process. Town Attorney Summerlin stated that we would place the property for sale, negotiate with anyone wanting to make an offer on the property. Once an actual offer is made and accepted, the property can then be advertised for upset bid. Every time an upset bid is placed, the property would be advertised again. When there are no longer any upset bids, the last bid becomes the contract for the property. Town Attorney Summerlin stated there is always the option of selling via public auction, however, this usually doesn't benefit the town as much as a negotiated offer would. Town Attorney Summerlin stated that he can answer any questions that there may be. Mayor Thompson asked if this was the property that is right behind Catherine's Cheese House, which was confirmed that it is. Town Administrator Draughn stated that the tax value on the property is \$31,600 which is what he would recommend be the minimum offer accepted. Town Attorney Summerlin stated that we do not have to set a minimum bid, but we could if we wanted to. Town Administrator Draughn stated that he would recommend that we do set a minimum at the listed tax value. Mayor Thompson asked if there were any other questions. Alderman Randall Mays asked if we list the property for sale, do we list the price of the property and if so, what is the price? Town Attorney Summerlin stated that we can list a price or just state that it is for sale. He stated that the main take away is going through the upset bid process after an offer is made until we get a contract on the property. Alderman Gary Lingerfelt asked if there was a time frame on the upset bid. Town Attorney Summerlin stated that he believes the time frame is 10 days from the date of publication. Mayor Thompson asked again if there were any other questions. There were not. Mayor Thompson asked if there was a motion. A motion to sell the property of 800 28th St. SW was made by Alderman Thurman VanHorn. The motion was seconded by Alderman Gary Lingerfelt. The vote was unanimous.

- AYES:** Mayor Pro Tempore / Alderman Randall Mays
Alderman David Elder
Alderman Gary Lingerfelt
Alderman Thurman VanHorn
Alderman Dallas Tester
- NOES:** None

Motion for Public Hearing for Ordinance Amendment- Town Clerk Heather Minor

Clerk Minor stated that she and police Chief Bates worked together to draft an amendment to Town Ordinance 130.35, Firearms. Town Clerk Minor stated that they would like to respectfully request that a public hearing be held at the next regularly scheduled meeting on March 14, 2022 to comply with NC GS 160D-601(a) to present the amendment for public comment and to consider adopting the drafted amendment as presented. Mayor Thompson asked if there were any questions. There were none. The motion to call for the public hearing was made by Alderman Randall Mays and was seconded by Alderman Thurman VanHorn. The vote was unanimous.

- AYES:** Mayor Pro Tempore / Alderman Randall Mays
Alderman David Elder
Alderman Gary Lingerfelt
Alderman Thurman VanHorn
Alderman Dallas Tester
- NOES:** None

Administrator's Report—Town Administrator David Draughn

a. Request for Qualifications for Engineering Services- Town Administrator Draughn stated that this was for the Sweet Bay Project previously discussed regarding water and sewer lines. Town Administrator stated that we would be using the American Rescue Plan Act funds and the \$250,000 received through the state budget. He stated we are attempting to get an additional \$250,000 from the state, however we have enough funds for the project should we not receive any additional funds. Town Administrator Draughn stated that part of the process is to send out the RFQ for Engineering Services. Town Administrator Draughn stated that we are allowed to pick the Engineering firm based on a familiarity, etc. He stated that when he receives them back in a few weeks, he will present the contract at the next meeting to be presented for adoption. Following the approval of engineering services, will be engineering design and permitting. Once the permitting is complete, we hope to have this project bid and construction commencing by late summer.

b. 2022 Municipal Elections

Town Administrator Draughn stated that candidate filing will resume Thursday, February 24, 2022 and end Friday, March 4, 2022. The elections will still be held on Tuesday, May 17, 2022. Town Administrator Draughn stated that candidates that have already filed do not have to file again. Town Administrator Draughn stated that the new district maps have been published.

Town Administrator Draughn thanked Finance Director Cozart and Deputy Finance Director Denise Collins for all their hard work with the audit. He stated he was very pleased with the audit, as well as thank you to the department heads for their contribution. Mayor Marla Thompson asked if anyone had any questions.

Other Business/Public Comment:

There was no other business or public comment.

Board Member Closing Comments

- Comments by Alderman David Elder (remote)

Alderman Elder stated that this was a good meeting and he appreciated having the opportunity to be able to join remotely. He thanked everyone for putting up with him. He stated he is scheduled for another chemo treatment this Thursday and then after that he will have some scans done to see what the next plan is. He stated that hopefully he would get a break from chemo and possibly have some surgery on his back to help him gain some mobility again. He stated it is possible he will be able to join in person at the next meeting. He thanked everyone for all the help that he receives. He thanked all the service people, including police, fire and public works. He also wished everyone Happy Valentine's and sent kisses in the air.

- Comments by Alderman Thurman VanHorn

No Comments

- Comments by Alderman Randall Mays

No Comment

- Comments by Alderman Dallas Tester

Alderman Tester stated he would like to thank The Lord for the privilege to serve, as always

- Comments by Alderman Gary Lingerfelt

No Comment

- Comments by Mayor Marla Thompson

No Comment

ADJOURNMENT

Motion was made by Alderman Thurman VanHorn, seconded by Alderman Dallas Tester to adjourn the meeting at 6:58pm. The vote to adjourn was unanimous.

AYES: Mayor Pro Tempore / Alderman Randall Mays
Alderman David Elder
Alderman Gary Lingerfelt
Alderman Thurman VanHorn
Alderman Dallas Tester

NOES: None