

02/20/24

The Board of Commissioners of the Town of Wade met in regular session February 13, 2024 at 7:00 P.M. at the Wade Town Hall.

Board Present

Mayor Johnny Lanthorn
Commissioner Huell Aekins
Commissioner Kevin Herring
Commissioner Beth Ritchie
Commissioner Jennifer Weaver

Board Absent

Commissioner Johnny Sawyer

Visitors

Mrs. Dee Taylor, Cumberland County Community Development
2 Wade Citizens

Mayor Lanthorn called the meeting to order and Commissioner Aekins opened with prayer.

Pledge of Allegiance

Those in attendance recited the Pledge of Allegiance to the United States of America.

Agenda Adoption

Commissioner Herring made a motion seconded by Commissioner Aekins to adopt the Agenda as presented. The motion passed unanimously.

Minutes

Commissioner Herring made a motion seconded by Commissioner Ritchie to approve the Minutes of the January 11, 2024 regular session. The motion passed unanimously.

Financial Reports

Board Members reviewed the Reports and Commissioner Herring made a motion to approve the Financial Reports as presented. Commissioner Ritchie seconded the motion and the motion passed unanimously.

Water Department

Commissioner Herring made a motion seconded by Commissioner Aekins to approve the Report as presented. The motion passed unanimously. Commissioner Ritchie asked for an explanation of the unaccounted-for water loss. Town Clerk Cindy Burchett explained that the loss was the difference in the amount of water metered and pumped by the wells and the amount of water sold to customers.

Agenda Business Items

Speakers from the Floor

Mayor Lanthorn informed the Board that no one had signed up to address the Board under the Speakers from the Floor agenda item.

Cumberland County Community Development

Mayor Lanthorn turned the meeting over to Mrs. Dee Taylor Director of Cumberland County Community Development. Mrs. Taylor informed the Board that this would be her last presentation to the Board because she was retiring. She stated that her purpose in addressing the Board was to explain the organization and function of Community Development and how funding is received each year to address housing & development needs as well as expanding human service programs and economic development opportunities. Mrs. Taylor informed the Board that there were two types of funding, Community Development Block Grant (CDBG) & Home Investment Partnership. She stated that CDBG funds were used to address various activities where 70% of the funds would benefit the housing needs of LMI residents while the remaining 30% would go toward eliminating blighted areas or addressing an urgent need caused by a natural disaster.

She proceeded to explain the types of programs available: **Housing Rehabilitation Program** - offered to owner occupants who are low to moderate income. She explained that the repairs could be anything that could be done to the home to bring the home up to standards/ADA compliance. She informed the Board that this was the most popular program and that most of the applicants were elderly on a fixed income who could not afford to repair their home. She explained that funding for this program was a deferred forgivable loan; **Minor Repair Program** which is a grant up to \$10,000 that allows for minor repairs of a home with no payback. She explained that with the current cost of repairs these funds did not go as far.; **Rental Rehab Program** which is a low interest loan for property owners who serve as landlords to a low-income tenant. She also explained that there was an aspect of this program where property owners could apply for a deferred forgivable loan if they agreed to rent to special groups such as handicapped, elderly or households of more than 5. Mrs. Taylor stated that another type of program partnered with developers to provide funding in the form of a loan with 3% interest over 15 years.; **Non-Profit Public Services** which works with groups who benefit residents in the Community. She stated that only 50% of the residents served needed to meet the LMI requirement.; **Public Facilities & Infrastructure** provides funding in the form of a grant to governments to leverage other costs and should to be used in conjunction with other funding for projects such as water services where the homes are 51% low to moderate income.; **Economic Development** is a micro loan up \$25,000 for employers who have less than 5 employees and employ LMI residents.

Mrs. Taylor explained that applications for the Housing Rehabilitation were currently being taken and would continue as long as funding was available and that applications for the Rental Rehab would soon be open. There was a general discussion concerning the Housing and Urban Development income levels that must be met by applicants. Mayor Lanthorn asked if mobile/modular homeowners who only rented the land for the home could qualify for help. Mrs. Taylor stated that funding could only be used on real property and so only modular homes on the homeowner's land with permanent foundation would qualify. She stated that if there was a need the County could apply for funding to accommodate mobile homes. Mrs. Taylor stated that Community Development does a 5-year plan including a detailed needs assessment and this process would begin in 2024. She stated that she was also working on the annual action plan as well and so changes could be incorporated that might allow mobile homes to be included. Commissioner Aekins questioned if duplexes could be repaired. Mrs. Taylor stated that

owner occupant repairs were for single family housing; however, if the duplex was rental property, then funds from the Rental Rehab Program could be used. Mrs. Taylor stated that the Town would soon receive a Cooperative Agreement which is updated every 2 years and must be approved by the Board to allow Community Development to continue to serve the citizens of Wade. Commissioner Aekins questioned if there had been problems with the contractors doing the work. Mrs. Taylor reported that the County had housing specialists that do the initial inspections of the homes and then monitor the contractors & their work as well. Commissioner Herring questioned the home buyers' program for low-income. Mrs. Taylor explained that for anyone wishing to purchase a home they must go through a local lender and then CDBG funds could be used for a down payment or to make up the difference in the amount of loan they can qualify for. Mrs. Taylor thanked Board Members for their feedback on the needs of the Wade Community.

Committee Reports

Beautification – Mayor Lanthorn informed the Board that he had met with the County Manager and addressed the issue of Cumberland County assisting the Town with the enforcement of minimum housing standards to get things cleaned up. He informed the Board that pictures of various properties had been submitted to the County. There was a general discussion concerning this issue. Commissioner Weaver expressed an interest in actively attending the meetings of the County Commissioners to push the County in their efforts.

Park – Mayor Lanthorn explained that he met Michael Gibson, Parks & Recreation Director at the Park to discuss items that needed to be addressed. He stated that repair of the walking trail, tree trimming to encourage growth of trees, removal of trees, pressure washing equipment, changing a swing set out, concrete pads for picnic tables, relocating utility field so that the area further back could be cleared, & sod planted on utility field were the projects and ideas that were discussed. Commissioner Weaver stated that someone had approached her about building & installing a neighborhood library box in the Park. Mayor Lanthorn stated that a discussion had been held at the Community Watch Meeting about putting a community bulletin board at the Park. Board Members agreed that the bulletin board was a good idea in order to get communication out to residents. Commissioner Ritchie stated that the bulletin board and library box would have to be monitored to ensure that no inappropriate material was posted. There was a general discussion concerning the size and design of the board.

Streets – Commissioner Aekins stated that the streets were in good condition.

Advertisement of Delinquent Taxes

Commissioner Herring made a motion seconded by Commissioner Aekins to accept the report of unpaid taxes for 2023 and to approve the advertisement of the tax liens by the Cumberland County Tax Collector. The motion passed unanimously.

Town Hall Maintenance

Mayor Lanthorn informed the Board that he had gotten estimates for painting the inside & outside of Town Hall as well as the gazebo. He explained the estimates were from a painter he was familiar with and that he was willing to meet with other contractors if necessary. Board Members reviewed the estimates and agreed that additional quotes were needed. Commissioner Ritchie made a motion to table discussion of this project

until additional estimates could be acquired. Commissioner Aekins seconded the motion and the motion passed unanimously.

Abandoned, Nuisance, and Junked Motor Vehicles Resolution

Mayor Lanthorn informed the Board that upon meeting with the County Manager & the Assistant County Manager it was determined that the prior Resolution adopted by the Town for minimum housing did not give the County authority to assist the Town with junked vehicles. Town Clerk Cindy Burchett informed the Board that Town Attorney Thomas Neville had reviewed the Resolution. Following discussion, Commissioner Ritchie made a motion to adopt a Resolution Subjecting the Town of Wade to the Cumberland County Abandoned, Nuisance, and Junked Motor Vehicles Ordinance. Commissioner Herring seconded the motion and the motion passed unanimously.

Announcements

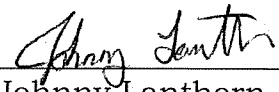
Commissioner Ritchie informed Mayor Lanthorn that she was trying to get him an invitation to the Fayetteville Area Economic Transportation meeting.

Mayor Lanthorn informed the Board that he had spoken to Chief Deputy Broadus with the Sheriff's Office regarding both he and the Sheriff attending the next Community Watch meeting.

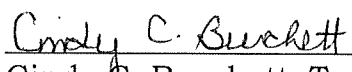
Adjournment

Commissioner Herring made a motion seconded by Commissioner Aekins to adjourn. The motion passed unanimously.

There being no further business the meeting adjourned.



Johnny Lanthorn, Mayor



Cindy C. Burchett, Town Clerk