

02/19/25

The Board of Commissioners of the Town of Wade met in regular session February 11, 2025 at 7:00 P.M. at the Wade Town Hall.

**Board Present**

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

**Visitors**

Ms. Anjanette Hendrix, Cumberland County Community Development  
Ms. Rayshonia Manuel, Cumberland County Community Development

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

**Pledge of Allegiance**

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

**Agenda Adoption**

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

**Minutes**

Commissioner Sawyer made a motion seconded by Commissioner Ritchie to approve the Minutes of the January 14, 2025 regular session. The motion passed unanimously.

**Financial Reports**

Commissioner Herring made a motion to approve the Financial Reports as presented. Commissioner Sawyer seconded the motion and the motion passed unanimously.

**Water Department**

Commissioner Sawyer made a motion seconded by Commissioner Aekins to approve the January Report as presented. The motion passed unanimously.

**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 representatives from Cumberland County Community Development. Ms. Anjanette Hendrix informed the Board that the current strategic plan would expire on June 30<sup>th</sup> and so department was in the process of

gathering information for preparation of the next 5-year plan to determine how federal funding would be spent. She explained that the process would begin with a survey that would allow citizens to give feedback as to what their needs were. Ms. Hendrix also stated that the department would do a market analysis & housing assessment and compare the two to see an overview of the housing market & affordability to help determine areas of need. She also explained that the strategic plan was used to develop the goals for the yearly consolidated plan. She proceeded to explain that the federal funding assisted with the following programs: Housing Rehabilitation Program, Rental Rehab Program, Public Facilities & Infrastructure, Affordable Housing & Homeless Prevention and Homebuyer Assistance.

Ms. Rayshonia Manuel gave further explanation of the programs: **Housing Rehab Program** provides homeowners with financial and technical assistance with making repairs to substandard housing. She stated that applications taken for the program must meet certain criteria such as low to moderate income, reduce slum or blight or urgent need. She informed the Board that homes could be rehabbed up the amount of equity in the home and that the funding would be a deferred forgivable loan. **Minor Repair Program** was a grant up to \$30,000 that allowed for minor repairs of a home with no payback. **Rental Rehab Program** which is a low interest loan for investors for the rehab and purchase of a home. She explained that a rehab specialist would tell individual what needed to be done and once the repairs were made the home must be rented to low-to-moderate income for an affordability period. **Public Service Grant** for the expansion of programs that provide services to low-to-moderate income residents. **Affordable Housing & Homeless Prevention** to enhance the purchase, construction or rehab of owner-occupied structures.

Commissioner Weaver questioned when the surveys would be due. which works with groups who benefit residents in the Community. Ms. Manuel stated that once released the surveys would be due by March 2<sup>nd</sup>. Commissioner Weaver stated that the Town's Founder's Day Celebration would be a good way to get information out to the public. Ms. Manuel stated that the 5-year plan was due in May; however, the department could set up an information table at the event. Commissioner Sawyer questioned what types of public service grants would be available. Ms. Hendrix stated that the most public service grants were for health care providers & services. Ms. Manuel stated that the infrastructure funds was for Towns for service for water and sewer. Mayor Lanthorn stated that the Town could you the funds for a new well. Ms. Manuel encouraged the Mayor to apply for these funds once the application were available. Commissioner Ritchie asked about the income levels for seniors to qualify for service. Ms. Manuel explained that this amount was determined by household size 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**

No Committee Reports were presented.

### **Advertisement of Delinquent Taxes**

Commissioner Herring made a motion seconded by Commissioner Aekins to accept the report of unpaid taxes for 2024 and to approve the advertisement of the tax liens by the Cumberland County Tax Collector. The motion passed unanimously.

### **Acceptance of Online Payments**

Board Members reviewed a proposal from Systel Solutions as well as information from Truist Bank. Commissioner Sawyer questioned if he was correct in his assessment that there would be a onetime charge as well as a charge per transaction. Town Clerk Cindy Burchett stated that there was no way to get around those charges and that the cost would have to be passed on to the customer. She also stated that she was working with Truist to keep Founder's Day funds and Water funds separate as well as avoiding charges for Founder's Day when it was not being used. Commissioner Ritchie expressed concern with the cost breakdown on the proposal and with the fact that after the fact technical support was not mentioned. Commissioner Ritchie suggested to have a certain number of support hours put into the proposal and to request references. Board Members held a general discussion concerning the issue. Commissioner Weaver stated that she wanted the Town to move forward and that in the future it was going to be necessary. Commissioner Aekins expressed concern with moving forward with the project too quickly and possibly having to backup and end up costing the Town in the end. Commissioner Aekins made a motion to table the matter until the Board had a better understanding of the process and to find out who would work best with the Town.

Commissioner Herring seconded the motion and the motion passed unanimously. Town Clerk Cindy Burchett agreed to contact Howard Piland & Mid-Carolina Council of Governments to see about possible assistance from them. Commissioner Richie also suggested checking with the contract offered by the State

**Ethics Training**

Mayor Lanthorn informed the Board that the on-demand Ethics Training had been purchased from the NC League of Municipalities and so the Board needed to schedule a time to meet for the training. Board Members held a general discussion and agreed to meeting Monday, February 17<sup>th</sup> at 6:00 P.M.

**Founder's Day 2025**

Mayor Lanthorn stated that the prior scheduled meeting was during the snow and so the committee did not meet. Board Members agreed to meet February 27<sup>th</sup> at 7:00 P.M. Town Clerk Cindy Burchett reported that the vendor applications were available on the Town's website.

**Announcements**

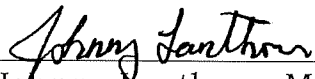
Commissioner Ritchie informed Mayor Lanthorn that she was trying to get him an invitation to the Fayetteville Area Economic Transportation meeting.

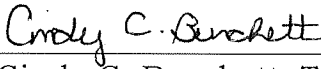
Mayor Lanthorn informed the Board that he had spoken to Chief Deputy Broadus with the Sheriff's Office regarding both he and the Sheriff attending the next Community Watch meeting.

**Adjournment**

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

There being no further business the meeting adjourned.

  
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Johnny Lanthorn, Mayor

  
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Cindy C. Burchett, Town Clerk