

02/21/23

The Board of Commissioners of the Town of Wade met in regular session February 14, 2023 at 7:00 P.M. at the Wade Town Hall.

Board Present

Mayor Joseph Dixon
Commissioner Johnny Sawyer
Commissioner Johnny Lanthorn
Commissioner Kevin Herring
Commissioner George Strater
Commissioner Jennifer Weaver

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

Visitors

Mrs. Delores Taylor, Cumberland County Community Development
4 Wade Citizens

Agenda Adoption

Commissioner Sawyer 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 Lanthorn to approve the Minutes of the January 10, 2023 regular session. The motion passed unanimously.

Financial Reports

Commissioner Herring made a motion seconded by Commissioner Strater to approve the Financial Reports as presented. The motion passed unanimously.

Water Department

Board Members reviewed the report and Commissioner Sawyer made a motion to approve the Report as presented. Commissioner Strater seconded the motion and the motion passed unanimously.

Agenda Business Items

Speakers from the Floor

Mayor Dixon 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 Dixon turned the meeting over to Mrs. Delores Taylor Director of Cumberland County Community Development. Mrs. Taylor stated that she was in attendance to update and inform the Board and citizens about the different programs offered through Community Development and that currently all programs were funded. Mrs. Taylor

reminded the Board that her office managed federally funded programs in conjunction with the US Department of Housing & Urban Development. She stated that the programs targeted low to moderate income households, took on activities that eliminate slum or blighted areas or address urgent needs. She proceeded to explain the type of programs available: **Housing Rehabilitation Program** - offered to owner occupants who are low to moderate income. She explained that the repairs that would be done to the home would bring the home up to standards/ADA compliance. She informed the Board that the application process was lengthy, and the substantial number of applicants was making the process more difficult. Mrs. Taylor stated that applications were still being taken; however, the homeowner may have to be placed on a wait list. 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 this program addressed minor repairs and was a quicker but still must go through the application process; **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 handicap, 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 grant or loan to develop affordable housing; **Non-Profit Public Services** which works with groups who benefit residents in the Community; **Public Facilities & Infrastructure** provides funding in the form of a grant to governments to leverage other costs and was 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.

Mrs. Taylor explained that census data was used to determine the low to moderate income percentage; however, if this data was not available or was inaccurate then a household income survey could be completed. Commissioner Lanthorn questioned the income levels for those needing major repairs to a home. Mrs. Taylor stated that the maximum income for a 1-person household was \$37,350, for 2-person household \$42,650, 3-person household \$48,000 and for a 4-person household \$53,300. Commissioner Strater questioned if rental property was owned by an out of state individual who wanted to rent the property could they apply. Mrs. Taylor stated that they could apply and once the repairs were complete, they would have 90 days to find a low to moderate income tenant. Commissioner Sawyer questioned the standards that were being used to rehab the homes. Mrs. Taylor stated that the homes would be brought up to code and that they had specialist to help identify the repairs that were needed. Commissioner Sawyer questioned the eligibility for disabled people. Mrs. Taylor stated that documentation was needed to verify disability and that most people in this category would qualify despite the income levels. Mrs. Taylor said that the program had funding but was having difficulty finding contractors to do the work. Commissioner Weaver questioned the application process and how the applications could be acquired. Mrs. Taylor stated that they were working on getting the applications online and that they could be picked up at the office. Commissioner Weaver asked if applications could be available at Town Hall for those who did not have a computer or who did not have the means to get to the Community Development Office in Fayetteville. Mrs. Taylor stated that having the applications available would be possible. Board Members and Mrs. Taylor held a general discussion concerning the programs.

Committee Reports

Beautification – No report was given.

Park – Mayor Dixon reported that the maintenance workers were working on cleaning up the limbs and leaves so that Parks & Recreation could bring out the vacuum truck. He also stated that there were some trees in the Park that needed to be taken down.

Streets – Mayor Dixon reported that the streets were in good shape and that it would soon be time to spray the streets. Commissioner Lanthorn questioned if the Town had received comments or complaints about the round-about. Town Clerk Cindy Burchett reported that some concerns and complaints had been expressed. A general discussion was held regarding the issue of lighting. Commissioner Strater asked if NC DOT should be contacted regarding the complaints and concerns. Town Clerk Cindy Burchett agreed to contact the agency to see if she could get some information.

Advertisement of Delinquent Taxes

Commissioner Lanthorn made a motion seconded by Commissioner Herring to accept the report of unpaid taxes for 2022 and to approve the advertisement of the tax liens by the Cumberland County Tax Collector. The motion passed unanimously.

Founder's Day

Mayor Dixon stated that he had been reviewing past vendor lists to see about getting contact information. He also informed the Board that Fort Bragg had been contacted about sending the chorus or a band for a performance. Commissioner Strater stated that he was working on a contact list of vendors including food trucks. There was a general discussion concerning printing cards for the Founder's Day Committee that could be handed out to vendors or other people interested in Founder's Day.

Commissioner Strater stated that he had not given out a lot of information until the Board had its February 28th meeting so that the Board could address issues including vendor prices. Commissioner Strater questioned if citizens who were interested in volunteering should come to the meeting. It was agreed it would be helpful if anyone interested in Founder's Day could attend the meeting. Town Clerk Cindy Burchett will put the date and time of the meeting on the Town's Facebook Page.

Announcements

Commissioner Strater stated that he had received an email from the unknown person in reference to the Town and the water system. He stated that he felt he needed to respond but he did not know who to respond to. Board Members held a general discussion concerning the issue and agreed that if the person did not leave his name or contact information then a response was not necessary. Board Members agreed that if the issue was truly important then the person could attend one of the Town's meetings.

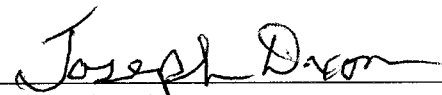
Town Clerk Cindy Burchett informed the Board that she had a request from a church on Ramsey St. about using the Community Center for a marriage seminar twice a month for three months. She stated that the rent is \$325 per day and so the church requested that the rental amount be adjusted because of the number of days that they would be using the facility. Commissioner Strater stated that the goal was to have the building for the community and locking it in for that many dates would keep others from using the facility. Commissioner Lanthorn stated that if they were going to use it, they should pay the rate that was approved for a daily rental for each day. A general discussion was held

and it was agreed that the church could rent the facility, but they must pay the \$325 per day plus the deposit amounts.

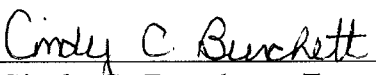
Adjournment

Commissioner Sawyer made a motion seconded by Commissioner Strater to adjourn. The motion passed unanimously.

There being no further business the meeting adjourned.



Joseph Dixon, Mayor



Cindy C. Burchett, Town Clerk