



**TOWN OF WADESBORO
REGULAR MEETING MINUTES
WADESBORO TOWN COUNCIL
COUNCIL MEETING ROOM
205 EAST MORGAN STREET, WADESBORO, NC 28170**

Monday

March 3, 2025,

5:00 P.M.

OPENING OF MEETING

Mayor Pro Tem Garrett Snuggs called the meeting to order at 5:06pm and presided.

Councilmembers in attendance are as follows: Jo Ann Bennett, Ida Cason, Lawrence Parsons (5:05pm) and Town Attorney Aaron Bates. Absent council members Chipper Long and Mayor Fred Davis.

Department Heads in attendance are as follows: Fire Chief Scott Martain, Public Works Director Hugh James Finance Officer Maureen Mason, and Interim Police Chief Jason Eschert.

INVOCATION

Pastor Michael McLeod

APPROVAL OF AGENDA

Councilmember Lawrence Parsons made a motion and Councilmember Jo Ann Bennett seconded the approval of the agenda Motion approved by a vote of 4 for and 0 against.

CONSENT AGENDA

Councilmember Lawrence Parsons a motion and Councilmember Ida Cason seconded the approval of minutes from February 1,3,10, 2025. Motion approved by a vote of 4 for 0 against.

PUBLIC COMMENTS

Tasha Coleman spoke with councilmembers on the annual event Sons Need Their Fathers Health Fair on April 19, 2025, from 1pm til 4pm at Little Park. The event is in honor of Ms. Coleman's brother Jeremy Coleman who passed away in 2020 from a massive heart attack at the age of 33. Ms. Coleman encouraged everyone to come take part.

Terry Helms from 702 Morven Road addressed council members on the lack of control on dogs in his neighborhood and sewer control about easements.

PUBLIC HEARING

Councilmember Jo Ann Bennett made a motion and Councilmember Ida Cason seconded to go into public hearing. Motion was approved by a vote 4 for 0 against.

The purpose of the public hearing is a proposed zoning request to rezone property found at 1124 E. Caswell Street from General Business R20 to R6 for the purpose of building apartments beside McDonalds.

Traci Dusenbury Tate, representing central developers and the rest of the network are seeking to rezone 11 acres behind McDonalds from R20 to R6 for conditional 2 years. So that we can allow 72units of workforce housing. Their development team has built over 2500 units across the state and the planning board approved the development and would like the council to approve as well.

Betty Huntley Director of Wadesboro Housing Authority inquired about whether there will be units on Section 8, bedroom construction, and income limit. Ms. Huntly presented her business card to Ms. Tate to get more information.

Councilmember Lawrence Parson made a motion and Councilmember Jo Ann Bennett seconded to come out of public hearing. Motion approved by a vote of 4 for 0 against.

OLD BUSINESS

Councilmember Lawrence Parson made a motion and Councilmember Jo Ann Bennett seconded to update budget calendar change to March 24, 2025. Motion was approved by a vote 4 for 0 against.

NEW BUSINESS

Councilmember Lawrence Parsons made a motion and Councilmember Ida Cason seconded the approval to rezone property located at 1124 E Caswell Street from General Business R20 to R5 for the purpose of building apartments behind McDonalds. Motion approved by a vote of 4 for 0 against.

Councilmember Lawrence Parson made a motion and Councilmember Jo Ann Bennett seconded the approval for contracted Services with The Map Group to update Personnel Policy, Pay and Classification Study. Motion was approved by a vote of 4 for 0 against.

Councilmember Ida Cason made a motion and Councilmember Jo Ann Bennett seconded the approval for changing Town Hall hours to 9am to 5pm Motion was approved by a vote of 4 for 0 against.

Councilmember Lawrence Parsons made a motion and Councilmember Jo Ann Bennett seconded the approval of implementing a Public Request Policy. Motion was approved by a vote 4 for 0 against.

Councilmember Lawrence Parsons made a motion and Councilmember Jo Ann Bennett seconded the approvals for the budget amendments for General Fund, General Fund-Police Restriction and General Fund- Water/Sewer-ARPA. Motion was approved by a vote 4 for 0 against.

TOWN STAFF REPORT

FIRE CHIEF SCOTT MARTIN – Chief Martin began by asking councilmembers to vote on the Fire Department upcoming summer camp which will be held from June 9-13, 2025.

Councilmember Jo Ann Bennett made a motion and Councilmember Lawrence Parsons seconded the approval of the Fire Department Annual Summer camp being held from June 9-13, 2025. Motion was approved by a vote 4 for 0 against.

Chief Martin also gave an update on smoke alarms that have been installed and on June 7 the WFD will be taking part in Smoke Alarm Saturday where the WFD canvas neighborhood and install smoke alarms in homes.

WFD applied for Pee Dee Electric Care to Share grant for \$7500 and confirmation on that grant hopefully this month. This grant is going to be used to buy water rescue equipment. Also, the WFD will be applying for a 5050 grant from the Office of State Fire Marshall and that money will be used to buy firefighters turn out gear.

PUBLIC WORKS DIRECTOR HUGH JAMES – Gave update on Stormwater project spoke with engineers and will begin studying all stormwater pipes in town and start with the ones that are in bad shape. The Burn Street Pump Station contractor has cleared the lot, and the project is slowly getting started.

FINANCE OFFICER MAUREEN MASON- Included in councilmember packets are the budget versus actual reports for active capital projects and those complete projects that have a remaining fund balance. Over the coming months as we prepare the budget Mrs. Mason said her goal is to also gain a deeper understanding of completed projects with the remaining funds and she will be working with Mr. Ross and will present a recommendation regarding those balances by May. Additionally, I have included the budget versus actual for December as you remember I did not have one last month for December because of issues with the computer system but for tonight Mrs. Mason will be presenting financial status as of January 31st. The General Fund as of January 31 we were 59.7% through the fiscal year and we've collected 47%, which is \$3.1 million of the budget revenue, which is an improvement from last year when we only collected 2.8 million. Expenditure stands at 52.9% of the budget, which is slightly below what we had projected. Revenue has increased in expenditure and has decreased since this time last year. Our current deficit remains at \$389,000; however, this reflects a significant improvement from last year's shortfall. Tax collections have risen from this time last year by \$206,520.00 Water and Sewer as of January 31st 59.7% of the budget revenue had been collected aligning with the projections expenditures remained below budget with the water department at 43.4% in the sewer at 41.7% resulting in an overall budget surplus of 10%. Cash savings and investments total cash and investments stand at \$8 million reflecting an increase of approximately \$2.3 million compared to the same time last year. Interest earnings have risen with continued growth anticipated that actively invest idle funds. Upon the arrival of Mr. Ross and Mrs. Mason, more than 50% of the towns' money in the bank and investment accounts for over 50% of that is in non-interest-bearing savings so since we arrived, we have strategically reallocated and moved money around so there is over \$1 million more in interest bearing savings account with a detailed breakdown in councilmembers' packets.

INTERIM POLICE CHIEF JASON ESCHERT – Began by addressing the dog complaint earlier and said that officers have started citing some of the dog owners and unfortunately 2 weeks ago an officer was bitten by a dog while on a call and handled it accordingly with the owner being charged. February, officers responded to 1462 calls for service that was an increase of 448 from last month with some of that having to do with what I consider initiative-taking policing. 214 vehicles were stopped in February. Business checks were also increased to 133, residential checks 243, officers took 144 reports, there were 35 arrests, and 50 citations issued. An arrest was made in the Dollar General shooting that occurred on January 30 with one of the individuals being arrested without incident. Also, a brief pursuit occurred with a stolen vehicle that the ACSO helped with upon request. Interim Chief Eschert has relayed to his officers and communications to not refer any longer to lower and upper projects and to now refer as lower housing and upper housing.

TOWN MANAGER WILEY ROSS JR. – Updated councilmembers on the following: The 2023/2024 audit has been submitted and accepted by the state. A special meeting will occur on March 24 to present to council from Deneal Bennett from JB Watson & Co. Spring Cleanup Day is scheduled for April 12th from 8:00am to 12:00pm to help clean up trash in the communities. A nuisance complaint in reference to 424 Lakeview Drive where a citizen has a lot of household appliances among other trash in the yard. With the Town Attorney aid, a letter will be drafted and sent to citizen. Councilmembers were sent an email in reference to sign up for committees which are public safety, finance, economic development, code enforcement and business district. Town is in talks with Anson County on 911 communication with contract ending on June 30, 2025, with the county asking for 2 additional dispatchers.

MAYOR AND COUNCIL COMMENTS- All councilmembers gave thanks to the staff.

ADJOURNMENT – Councilmember Jo Ann Bennett made a motion and Councilmember Lawrence Parsons seconded to adjourn the meeting at 6:01pm. Motion approved by a vote 4 for 0 against.

Debbie A. Cox
Clerk to the Council
Town of Wadesboro