Feb. 26, 2024 Board of Commissioners Work Session

Approved: _______March 11, 2024

Minutes

Board of Commissioners Work Session

7 p.m. Feb. 26, 2024

Board Meeting Room, Town Hall Annex, 105 E. Corbin St.



Present: Mayor Mark Bell and commissioners Kathleen Ferguson, Matt Hughes, and Evelyn Lloyd

Absent: Commissioners Meaghun Darab (remote) and Robb English

Staff: Planning and Economic Development Manager Shannan Campbell, Assistant Town Manager and

Community Services Director Matt Efird, Lead for NC Fellow Marshall Grayson, Police Chief Duane Hampton, Town Clerk and Human Resources Technician Sarah Kimrey, Town Attorney Lydia Lavelle, Town Manager Eric Peterson and Public Space and Sustainability Manager

Stephanie Trueblood

1. Opening of the work session

Mayor Mark Bell called the meeting to order at 7 p.m.

2. Agenda changes and approval

No changes

Motion: Commissioner Kathleen Ferguson moved to approve the agenda as presented. Commissioner

Matt Hughes seconded.

Vote: 3-0.

3. Items for decision - consent agenda

- A. Miscellaneous budget amendments and transfers
- B. Board of Commissioners Fiscal Year 2024 training budget changes
- C. 2024 Board of Commissioners meeting schedule amendment
- D. Fiber Loop capital project ordinance amendment and associated budget amendments

Motion: Hughes moved to approve all items on the consent agenda. Ferguson seconded.

Vote: 3-0.

4. In-depth discussion and topics

A. Legislative priority meeting with Senator Graig Meyer and Representative Renée Price
The board met with Sen. Graig Meyer and Rep. Renée Price to discuss short- and long-term priorities for
Hillsborough. They reviewed the town's 2023 legislative priorities, which included:

Water and sewer affordability and infrastructure maintenance

Meyer said that state tax cuts will likely result in less infrastructure opportunities. Ferguson asked about regionalization and expressed concerns around the impact of continued growth on water supply capacity.

Affordable housing

Meyer explained that affordable housing solutions are typically more developer focused in addressing the speed at which homes are built. However, he said that affordable housing will likely be a primary discussion topic throughout the election year. The board discussed using alternative materials and accessory dwellings, such as tiny homes. Price emphasized that municipalities have no authority to mandate affordable housing.

Feb. 26, 2024
Board of Commissioners Work Session
Approved: March 11, 2024
Page 2 of 10

Transportation and connectivity

Price explained that this topic would likely not be a legislative priority over the next session. She foresaw more of a focus on economic development and electric vehicles compared to multimodal transportation.

Environmental sustainability and carbon reduction goals

Meyer said that there would likely not be significant carbon reduction legislation for the next few years.

<u>Preemption of local government authority</u>

Price discussed the potential for legislative action to remove authority from local government bodies. She suggested Hillsborough work with the League of Municipalities to establish partnerships and support.

Shortage of qualified finance professionals and auditors

Town Manager Eric Peterson told the board the shortage is still a concern for the town. While Hillsborough currently has sufficient financial staff and audit support, an unexpected gap could occur in the future given the nationwide shortage of local government financial professionals.

Commissioner Evelyn Lloyd and Ferguson asked about opportunities for additional fire truck funding. Meyer and Price said they would submit a request for funding with an understanding that the upcoming short session would have less opportunities for new actions.

The board plans to continue working with legislators to help refine priorities for 2024.

B. Downtown Parking Update

The board received an update on downtown parking efforts. Planning and Economic Development Manager Shannan Campbell reviewed comments received during the downtown and West Hillsborough Business Owners meeting on Jan. 22, 2024. Parking availability concerns included:

- Sustained parking of construction vehicles in on-street spaces
- Lack of lighting in the alley between King St. and Margaret Ln.
- Availability of lower-level parking in the county garage and accessible parking overall

Additional business owner comments provided feedback on porta potty placement for the holiday parade and a desire to bring back the Ladies Night Out downtown event.

Campbell said that Public Works created two temporary spaces for construction vehicles. She explained that the spaces have been helpful and suggested keeping at least one available moving forward. Additionally, Public Works has trimmed overgrown vegetation in the alley to allow for more light. Campbell is working with Duke Energy to possibly add an additional streetlight to the area as well.

Staff are researching individual rental of spaces and how to promote available parking, time limits and alternative transportation options. Campbell noted topics for further consideration, including expanded enforcement. She also discussed holding a joint chamber of commerce and small business owner workshop in the spring to gain information on popular business hours and shopper demographic data.

Campbell discussed the upcoming comprehensive parking study for the downtown and West Hillsborough business areas. The study will provide information on the current parking inventory, trends in public parking, strategies for event parking and options for additional parking, including accessible spaces. The town is planning to send out a request for proposal soon.

Feb. 26, 2024
Board of Commissioners Work Session
Approved: March 11, 2024
Page 3 of 10

Ferguson asked if parking spaces in front of businesses were primarily used by employees. Campbell said business owners are encouraged to have staff use the parking deck. Lloyd discussed 15-minute spaces and asked for more police presence around downtown at night.

C. Cemetery and Pet Waste Issues

The board discussed strategies for maintaining cleanliness and respectful use of all town cemeteries. Recent resident concerns have highlighted an increase in off-leash dogs and uncollected pet waste in the Margaret Lane Cemetery. Public Space and Sustainability Manager Stephanie Trueblood explained that additional issues like littering and illegal dumping have increased in all town cemeteries, resulting in a desire to update and standardize rules signage across town. Trueblood shared a draft sign for board review.

Trueblood also discussed the townwide issue of pet waste, explaining that uncollected waste serves as a source of pollution for waterways. She said the town has seen success through the "poop fairy" signage located in key issue areas. Trueblood also shared new leash signage intended to dissuade off-leash dogs on cemetery grounds.

The board discussed other tactics to promote respectful use of cemeteries. The mayor asked about the town's legal authority to regulate recreation on cemetery grounds. Town Attorney Lydia Lavelle confirmed the town could prohibit certain activities, such as those that could damage gravestones given the expensive cost of repair. Hughes discussed the idea of different cemeteries having different restrictions. He also said he would like to provide additional education on the history and culture of the historically Black Margaret Lane Cemetery.

The board requested updates to the town code to restrict certain forms of active recreation, such as sports, on cemetery grounds to ensure respectful use of public spaces. Trueblood will wait to install new rules signage until the code has been updated and Commissioner Robb English can provide insight. Staff will continue to promote cleanliness through news releases, social media and the community newsletter.

5. Committee updates and reports

Board members gave updates on the committees and boards on which they serve.

Motion: Ferguson moved to go into closed session at 8:49 p.m. Hughes seconded.

Vote: 3-0.

6. Closed session

A. Closed Session as authorized by North Carolina General Statute Section 143-318.11 (a)(6) regarding personnel matters.

Motion: Ferguson moved to return to open session at 9:09 p.m. Hughes seconded.

Vote: 3-0.

7. Adjournment

Mayor Bell adjourned the meeting at 9:09 p.m.

Feb. 26, 2024
Board of Commissioners Work Session
Approved: March 11, 2024
Page 4 of 10

Respectfully submitted,

Sarah Kimrey Town Clerk

Staff support to the Board of Commissioners

Feb. 26, 2024
Board of Commissioners Work Session
Approved: March 11, 2024
Page 5 of 10

TOWN OF HILLSBOROUGH BUDGET CHANGES REPORT

FY 2023-2024

DATES: 02/26/2024 TO 02/26/2024

	<u>REFERENCE</u>	CHANGE NUMBER	DATE	<u>USER</u>	ORIGINAL <u>BUDGET</u>	BUDGET <u>CHANGE</u>	AMENDED BUDGET
GF Continge	10-00-9990-5300-000 CONTINGENCY encyAdj Fire Marshal exp to contract amou To re-budget garbage truck price adj fu			EBRADFORI EBRADFORI	450,000.00 450,000.00	-4,000.00 -18,320.00	31,348.00 13,028.00
Admin. Services	10-10-4200-5100-020 SALARIES Yr-end adjustment	41639	02/26/2024	EBRADFORI	995,712.00	19,000.00	1,014,712.00
Admin. Services	10-10-4200-5100-021 PERSONNEL EXP Yr-end adjustment	ANSION - SA 41640		EBRADFORI	40,000.00	-32,500.00	0.00
Admin. Services	10-10-4200-5127-070 RETIREMENT Yr-end adjustment	41641	02/26/2024	EBRADFORI	126,994.00	9,000.00	135,994.00
Admin. Services	10-10-4200-5127-071 401(K) RETIREMI Yr-end adjustment	ENT SUPP. 41642	02/26/2024	EBRADFORI	49,786.00	4,500.00	54,286.00
Planning	910-10-4900-5100-020 SALARIES Yr-end adjustment	41643	02/26/2024	EBRADFORI	487,126.00	15,000.00	502,126.00
Planning	910-10-4900-5125-063 HOSPITALIZATIO Yr-end adjustment	ON - RETIRE 41646		EBRADFORI	0.00	8,505.00	8,505.00
Planning	10-10-4900-5127-070 RETIREMENT Yr-end adjustment	41644		EBRADFORI	62,404.00	2,000.00	64,404.00
Planning	y10-10-4900-5127-071 401(K) RETIREMI Yr-end adjustment			EBRADFORI	24,356.00	1,600.00	25,956.00
Facilities Mgmt.	\$10-10-5000-5300-145 MAINTENANCE - To cover generator repair.		S	JFernandez	200,896.00	-1,620.00	268,691.25
Facilities Mgmt.	\$10-10-5000-5300-158 MAINTENANCE To cover generator repair.		T	JFernandez	0.00	1,620.00	18,541.35
Public Space	10-10-6300-5100-010 OVERTIME COM Yr-end Adjustment			EBRADFORI	500.00	900.00	1,400.00
Publice Space	10-10-6300-5100-020 SALARIES Yr-end Adjustment	41661		EBRADFORI	160,939.00	22,000.00	182,939.00
Public Space	10-10-6300-5127-070 RETIREMENT Yr-end Adjustment	41662		EBRADFORI	20,479.00	3,400.00	23,879.00
Public Space	10-10-6300-5127-071 401(K) RETIREMI Yr-end Adjustment			EBRADFORI	8,047.00	2,000.00	10,047.00
IT	10-10-6610-5300-112 POSTAGE To cover postage for returned laptop.	41600		JFernandez	50.00	55.00	160.00
IT	10-10-6610-5300-570 MISCELLANEOU	S			5,000.00		
Police	To cover postage for returned laptop. 10-20-5100-5125-060 HOSPITALIZATIO			JFernandez EDB A DEODL	•	-55.00	4,940.00
	Yr-end adjustment Yr-end adjustment	41648 41651		EBRADFORI EBRADFORI	381,414.00 381,414.00	-21,000.00 -25,000.00	360,414.00 335,414.00
Police	10-20-5100-5125-063 HOSPITALIZATIO Yr-end adjustment	ON - RETIRE 41649		EBRADFORI	0.00	21,000.00	21,000.00
Police	10-20-5100-5127-075 SEPARATION ALL Yr-end adjustment	LOWANCE 41650	02/26/2024	EBRADFORI	34,618.00	42,100.00	76,718.00
Fire Protect.	10-20-5350-5300-498 C.S./ORANGE CO		02/20/2024	0.45.50434			D 1 . CA
	JFernandez fl142r03		02/20/2024	9:45:59AM			Page 1 of 4

Feb. 26, 2024
Board of Commissioners Work Session
Approved: March 11, 2024
Page 6 of 10

TOWN OF HILLSBOROUGH BUDGET CHANGES REPORT

FY 2023-2024

fl142r03

DATES: 02/26/2024 TO 02/26/2024

	REFERENCE Adj to contract amount	CHANGE NUMBER 41603	<u>DATE</u> 02/26/2024	<u>USER</u> EBRADFORI	ORIGINAL BUDGET 80,952.00	BUDGET <u>CHANGE</u> 4,000.00	AMENDED BUDGET 84,952.00
GF Revenu	10-30-3300-3301-000 POWELL BILL T e Adj to actual	AX 41605	02/26/2024	EBRADFORI	272,500.00	33,925.00	306,425.00
GF Revenu	10-30-3980-3900-100 POWELL BILL F e Adj per PB actual revenue	UND BALAN 41606		RIAT EBRADFORI	473,000.00	-33,925.00	439,075.00
Solid Waste	10-30-5800-5100-010 OVERTIME COM Yr-end adjustment	IPENSATION 41655	02/26/2024	EBRADFORI	2,000.00	4,000.00	6,000.00
Solid Waste	10-30-5800-5100-020 SALARIES Yr-end adjustment	41656	02/26/2024	EBRADFORI	267,931.00	13,000.00	280,931.00
Solid Waste	10-30-5800-5127-070 RETIREMENT Yr-end adjustment	41657	02/26/2024	EBRADFORI	34,343.00	2,500.00	36,843.00
Solid Waste	10-30-5800-5127-071 401(K) RETIREM Yr-end adjustment	IENT SUPP. 41658	02/26/2024	EBRADFORI	13,396.00	2,000.00	15,396.00
Solid Waste	10-30-5800-5700-740 CAPITAL - VEHI To re-budget garbage truck price adj		02/26/2024	EBRADFORI	130,000.00	18,320.00	494,154.06
Special Approp.	10-60-6900-5300-570 MISCELLANEOU Allocate Merit/COLA Allocate Merit/COLA Allocate Merit/COLA Allocate Merit/COLA	JS 41647 41652 41659 41664	02/26/2024 02/26/2024	EBRADFORI EBRADFORI EBRADFORI EBRADFORI	373,001.00 373,001.00 373,001.00 373,001.00	-27,105.00 -17,100.00 -21,500.00 -28,300.00	343,796.00 326,696.00 305,196.00 276,896.00
Police	10-71-5100-5982-004 TRANSFER TO F Move Police Station to Committed Fo			Y EBRADFORI	50,000.00	-50,000.00	0.00
Police	10-71-5100-5982-950 TRANSFER TO F Move Police Station to Committed Fo			NDS EBRADFORI	0.00	50,000.00	50,000.00
Streets	10-71-5600-5982-005 TRANSFER TO C Move Streets Vehicle Fund to Comm			EBRADFORI	81,000.00	-81,000.00	0.00
Streets	10-71-5600-5982-950 TRANSFER TO F Move Streets Vehicle Fund to Comm			NDS EBRADFORI	0.00	81,000.00	81,000.00
Solid Waste	10-71-5800-5982-005 TRANSFER TO C Move Solid Waste Vehicle Fund to C			EBRADFORI	145,000.00	-145,000.00	0.00
Solid Waste	10-71-5800-5982-950 TRANSFER TO F Move Solid Waste Vehicle Fund to Co			NDS EBRADFORI	0.00	145,000.00	145,000.00
Special Approp.	10-71-6900-5982-005 TRANSFER TO C Move Aff Housing to Committed Fur			EBRADFORI	32,884.00	-32,884.00	0.00
Special Approp.	10-71-6900-5982-950 TRANSFER TO F Move Aff Housing to Committed Fur			NDS EBRADFORI	0.00	32,884.00	32,884.00
W&S Transfe	30-71-5972-5972-002 TRANSFER TO V rs Adj to actual			ND EBRADFORI	0.00	18,808.00	62,714.00
W&S Transfe	30-71-5972-5972-003 TRANSFER TO S rs Adj to actual	EWER SDF R 41619		ND EBRADFORI	0.00	11,955.00	54,740.00
W&S Revenu	ray to actual	41616	02/26/2024	EBRADFORI	0.00	18,808.00	62,714.00
W&S Revenu	30-80-3500-3525-002 SEWER SYSTEM	I DEVELOPM	ENT FEES				
	JFernandez		02/20/2024	9:45:59AM			Page 2 of 4

Feb. 26, 2024
Board of Commissioners Work Session
Approved: March 11, 2024
Page 7 of 10

TOWN OF HILLSBOROUGH BUDGET CHANGES REPORT

FY 2023-2024

fl142r03

DATES: 02/26/2024 TO 02/26/2024

	REFERENCE	CHANGE NUMBER	DATE	USER	ORIGINAL BUDGET	BUDGET CHANGE	AMENDED BUDGET			
	Adj to actual	41617	·	EBRADFORI	0.00	11,955.00	54,740.00			
	Admin. 30-80-7200-5300-570 MISCELLANEOUS									
of Enter	priseAllocate Merit/COLA	41669		EBRADFORI	164,999.00	-53,500.00	98,649.00			
	Allocate Merit/COLA Allocate Merit/COLA	41672 41677		EBRADFORI EBRADFORI	164,999.00 164,999.00	-20,000.00 -48,000.00	78,649.00 30,649.00			
		410//	02/20/2024	EBRADFORI	104,999.00	-48,000.00	30,049.00			
Utilities Admin.	30-80-7220-5100-020 SALARIES Yr-end Adjustment	41665	02/26/2024	EBRADFORI	368,043.00	40,000.00	410,543.00			
Utilities Admin.	30-80-7220-5120-050 FICA Yr-end Adjustment	41666	02/26/2024	EBRADFORI	27,599.00	5,000.00	32,599.00			
	30-80-7220-5127-070 RETIREMENT									
Admin.	Yr-end Adjustment	41667	02/26/2024	EBRADFORI	47,247.00	5,500.00	52,747.00			
Utilities Admin.	30-80-7220-5127-071 401(K) RETIREME Yr-end Adjustment	NT SUPPL. 41668	02/26/2024	EBRADFORI	18,402.00	3,000.00	21,402.00			
WTP	30-80-8120-5127-070 RETIREMENT Yr-end Adjustment	41670	02/26/2024	EBRADFORI	53,313.00	14,000.00	67,313.00			
WTP	30-80-8120-5127-071 401(K) RETIREME	NT SUPP.								
	Yr-end Adjustment	41671	02/26/2024	EBRADFORI	21,051.00	6,000.00	27,051.00			
WWTP	30-80-8220-5100-020 SALARIES Yr-end Adjustment	41673	02/26/2024	EBRADFORI	499,190.00	35,000.00	534,190.00			
WWTP	30-80-8220-5120-050 FICA Yr-end Adjustment	41674	02/26/2024	EBRADFORI	38,188.00	3,000.00	41,188.00			
WWTP	30-80-8220-5127-070 RETIREMENT Yr-end Adjustment	41675	02/26/2024	EBRADFORI	63,204.00	7,000.00	70,204.00			
WWTP	30-80-8220-5127-071 401(K) RETIREME Yr-end Adjustment	NT SUPP. 41676	02/26/2024	EBRADFORI	24,960.00	3,000.00	27,960.00			
Storm- Water	35-30-5900-5300-000 CONTINGENCY To cover safety dividends	41621	02/26/2024	EBRADFORI	25,000.00	-2.00	24,498.00			
Storm- Water	35-30-5900-5300-320 SUPPLIES - OFFIC To cover office furniture	EE 41602		EBRADFORI	400.00	3,500.00	3,900.00			
Storm-	35-30-5900-5300-570 MISCELLANEOUS					- ,	- /			
Water	To cover office furniture	41601	02/26/2024	EBRADFORI	26,374.00	-3,500.00	20,558.00			
Storm- Water	35-30-5900-5300-571 SAFETY AWARDS									
Water	To cover safety dividends	41620	02/26/2024	EBRADFORI	0.00	2.00	193.00			
W&S Cap. Pr	69-17-3870-3870-504 TRANSFER FROM Oj. To re-est project budget			ER M EBRADFORI	100,000.00	100,000.00	100,000.00			
W&S Cap. Pr	69-17-3870-3870-701 TRANSFER FROM oj. To re-est project budget	FUND 75-16 41625		VAT EBRADFORI	465,000.00	465,000.00	465,000.00			
W&S Cap. Pr	69-17-8140-5700-748 16" OWASA WATE	R MAIN 41626	02/26/2024	EBRADFORI	565,000.00	565,000.00	565,000.00			
W&S CRF	70-00-3850-3850-000 INTEREST EARNE To record interest	ED 41627	02/26/2024	EBRADFORI	100,889.20	36,395.07	937,524.75			
W&S	70-71-6900-5970-001 TRANSFER TO UT	ILITY CAP I			•	•	•			
CRF	To record interest			EBRADFORI	1,830,000.00	36,395.07	4,680,469.75			
	JFernandez	(02/20/2024	9:45:59AM			Page 3 of 4			

Feb. 26, 2024 Board of Commissioners Work Session

Approved: _____ March 11, 2024 Page 8 of 10

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FY 2023-2024

TOWN OF HILLSBOROUGH BUDGET CHANGES REPORT

DATES: 02/26/2024 TO 02/26/2024

<u>REFERI</u>	<u>ENCE</u>	CHANGE NUMBER	<u>DATE</u>	<u>USER</u>	ORIGINAL <u>BUDGET</u>	BUDGET <u>CHANGE</u>	AMENDED <u>BUDGET</u>
<u>.</u>	-3870-412 TRANSFER FROM Dice Station to Committed Fu			EBRADFORI	0.00	50,000.00	50,000.00
Oi .	-3870-413 TRANFSER FROM ffordable Housing to Committee			JSING EBRADFORI	0.00	32,884.00	32,884.00
0	-3870-420 TRANSFER FROM reet Veh Replc Funds to Com			EBRADFORI	0.00	81,000.00	81,000.00
<u> </u>	-3870-421 TRANSFER FROM Did Waste Veh Reple Funds to			E EBRADFORI	0.00	145,000.00	145,000.00
<u> </u>	-5970-010 TRANSFER TO Folice Station to Committed Fu			N EBRADFORI	0.00	50,000.00	50,000.00
01	-5970-912 TRANSFER TO Greet Veh Replc Funds to Com			EBRADFORI	0.00	81,000.00	81,000.00
Oi	-5970-913 TRANSFER TO G olid Waste Veh Reple Funds to			EBRADFORI	0.00	145,000.00	145,000.00
GF	-5970-918 TRANSFER TO G ffordable Housing to Commit			NG EBRADFORI	0.00	32,884.00	32,884.00
						1,882,084.14	

APPROVED: 3/0

DATE: 2/26/24

VERIFIED: ___



ORDINANCE Capital Project Amendment Fiber Loop

The Hillsborough Board of Commissioners ordains that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1. Revenues anticipated to be available to the town to complete the project are hereby amended as follows.

Current Budget +/- Amended Budget

Fiber Loop \$350,000 \$50,000 \$400,000

Section 2. Amounts appropriated for the capital project are hereby amended as follows.

Current Budget +/- Amended Budget

Fiber Loop \$350,000 \$50,000 \$400,000

Section 3. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this project.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 26th day of February in 2024.

Ayes: 3 Noes: 0

Absent or excused: 2



Sarah E. Kimrey, Town Clerk

Feb. 26, 2024 **Board of Commissioners Work Session**

Approved: _____ March 11, 2024 Page 10 of 10

TOWN OF HILLSBOROUGH FY 2023-2024 **BUDGET CHANGES REPORT**

DATES: 02/27/2024 TO 02/27/2024

<u>REFERENCE</u>	CHANGE <u>NUMBER</u>	<u>DATE</u>	<u>USER</u>	ORIGINAL <u>BUDGET</u>	BUDGET <u>CHANGE</u>	AMENDED <u>BUDGET</u>			
60-04-3870-3870-403 TRANSFER FROM GF-FIBER LOOP									
Adj per FY24 budget	41622	02/27/2024	EBRADFORI	350,000.00	50,000.00	400,000.00			
60-04-6610-5700-747 FIBER LOOP									
Adj per FY24 budget	41623	02/27/2024	EBRADFORI	350,000.00	50,000.00	400,000.00			
				•	100,000.00				

APPROVED: 3/0

DATE: 2/26/24

Sman Eximiny VERIFIED: __