

**Madison Board of Aldermen
Regular Meeting
Municipal Building
February 13, 2025
6:00 p.m.**

- 1. Call to order:**
 - A. Opening Prayer by Minister Sharon Mosley**
 - B. Pledge of Allegiance**

- 2. Approval of Agenda for February 13, 2025**

- 3. Public Hearing:**
 - A. Consideration of Approval of Amendment to UDO.....Pages 1-5**

- 4. 2023 – 2024 Audit Presentation.....Page 6**

- 5. Madison/Mayodan Parks & Recreation Comprehensive Plan Presentation.....Page 7**

- 6. Public Comments**

- 7. Consideration of Approval of Consent Agenda:**
 - A. Approval of Minutes, Regular Meeting – January 9, 2025.....Pages 8-11**
 - B. Approval of Budget Report Ending January 31, 2025**

- 8. New Business:**
 - A. Presentation of CORE Plan & Approval of Resolution Supporting Creating Outdoor Recreation Economy Plan in Western Rockingham County.....Pages 12-13**
 - B. Consideration of Approval of Resolution Directing the Town Clerk to Investigate a Petition Received Under NCGS 160A-31Pages 14-17**
 - C. Certificate of Sufficiency & Resolution Fixing Date of Public Hearing on AnnexationPages 18-20**
 - D. Dispute of Water/Sewer BillPages 21-24**

- 9. Manager/Mayor Comments & Announcements:**
 - A. Manager’s CommentsPage 25**
 - B. Various Announcements**

- 10. Adjournment**

Agenda Item

Public Hearing:

Consideration of Approval of Amendment to UDO

Comments

- See attached

Attachments

Yes



Town of Madison

120 N. Market Street Madison, NC 27025
phone (336) 427-5045 fax (336) 427-2565
OFFICE OF ZONING & INSPECTIONS

Date: January 9, 2025

MEMORANDUM

TO: Honorable Mayor and Board of Aldermen
FROM: Madison Planning Board
SUBJECT: Planning Board recommendation to approve Staff Recommended Amendment to UDO, Article VII. Supplemental Regulations, Section 7.2. Regulations for Special Use Permits & Article VI. Establishment of Districts and Regulations, Section 6.6 Table of Permitted Uses.
Applicant: Staff Recommended

Date of Planning Board Meeting: December 30, 2024

Action taken by Planning Board: The Planning Board voted unanimously to recommend that the Board of Aldermen approve the Staff Recommended Amendment to UDO, Article VII. Supplemental Regulations, Section 7.2. Regulations for Special Use Permits & Article VI. Establishment of Districts and Regulations, Section 6.6. Table of Permitted Uses.

Recommendation for Approval by Board of Aldermen YES NO

Remarks: The Planning Board recommendation to approve the Staff Recommended Amendment to UDO, Article VII. Supplemental Regulations, Section 7.2. Regulations for Special Use Permits & Article VI. Establishment of Districts and Regulations, Section 6.6 Table of Permitted Uses. is based on the following:

- The removal of redundant portions of our UDO is necessary.
- This Amendment provides PUDs more flexibility in lot requirements.
- The previous math regarding lot requirements for PUDs did not add up correctly, so an amendment was needed to allow seven houses per acre as previously intended.
- This will lead to much needed housing as Madison continues to grow.
- The additional housing will bring patrons to Town to shop & conduct business, it will boost our population which will provide additional federal money, and it will boost Madison's tax base.

Signed:

Secretary, Planning Board

STATE OF NORTH CAROLINA

AN ORDINANCE AMENDING ARTICLES VI & VII OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF MADISON

TOWN OF MADISON

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Madison, North Carolina that the following Articles of the Unified Development Ordinance of the Town of Madison is hereby amended as follows:

Amend Article VII, Section 7.2 – Regulations for Special Use Permits

Planned Unit Development (PUD)

- Special Use Districts:** R-20 & R-40 Low Density Residential; ~~R-10 Medium Density Residential~~
- Uses:** In Madison, PUDs are principally residential developments **and** They shall may contain a minimum of two residential types uses such as single-family residential detached homes, townhomes, cluster homes and/or condominiums. **Manufactured housing is not permitted in a PUD.**
- Density:** The maximum overall density for single-family detached units is 7.0 dwelling units per acre; ~~and for multi-family, 12.0 dwelling units per acre.~~ A minimum of 10% of the land shall be open space owned in common by the owners or dedicated to the Town.
- Placement of Buildings:** ~~Individual and unattached buildings in a planned unit development shall have side yards with a minimum of ten (10') feet.~~ **The minimum lot size and minimum yard requirements included in the UDO may be adjusted by the maximum number of units allowed per acre as determined by the UDO Administrator.**
- Common Areas:** All planned unit developments shall contain commonly owned land for the use and enjoyment of the residents. Areas shall be designated on the site development plan as common areas and on the subdivision plan as an area to be held in separate ownership for the use and benefit of residents occupying specified lots. ~~(or units in the case of condominiums).~~
- Declaration of Covenants and Restrictions:** Approval of these common areas requires submission by the developer of a declaration of the covenants and restrictions that will govern the ownership management and maintenance of the common areas. Submissions and declarations shall follow the requirements of the North Carolina Unit Ownership Act. ~~where common areas serve condominiums. Submissions and declaration shall follow the requirements for establishment of homeowners' associations for Townhouses or residential cluster development (same requirements) for all other forms of residential development.~~

Complete Removal of Cluster Developments

- ~~Use: Cluster Developments (residential)~~
- ~~Special Use Districts: R-20 Low Density Residential; R-10 Medium Density Residential; R-8 Medium High Density Residential; R-40 Low Density Residential~~
- ~~Density: The number of dwelling units per acre shall not exceed the density for the zoning district in which the cluster development is located. No minimum acreage is required. Open space is a required element of a cluster development and may be used to avoid topographical constraints, to protect tree cover, natural drainage ways and floodplains, and to allow development on marginal land. In Madison, "cluster developments" refers to residential developments.~~
- ~~Site Plan: The site plan shall insure appropriate lay-out, sufficient open space and pleasing design layout of residences. It shall include: location of the buildings, streets, alleys, walks, parking areas, recreational areas and facilities, numbered and dimensioned residential sites and common areas within the site and all existing buildings and structures within one hundred (100) feet, in addition to public or private easements or rights of way adjoining or intersecting such property.~~
- ~~Design Standards: Proposed schedule of development likely to be followed.
Proposed provisions for storm drainage and sanitary sewerage, approved by a N.C. certified registered engineer.~~

Size and proposed location of any freestanding signs;

Proposed solid waste storage facilities consisting of a minimum 10' X 20' concrete pad with vehicle apron and a six-foot (6') high stockade fence on minimum of three (3) sides with six-foot (6') foot high bollards to protect the fence;

Proposed water system and firefighting facilities such as hydrants or sprinkler connections;

Types of surfacing, slope, grade and cross section of drives, sidewalks, malls, etc. (Private streets shall be designed to assure proper access and turn around for service and emergency vehicles);

A landscaping plan showing buffers between any residential districts and perimeter landscaping consistent with Section 7.5 Off-Street Parking, Design and Location Standards. Also, location and heights of all fences and walls.

All lighting shall be directed away from residential zoned areas. All lighting locations and heights shall be shown on the plan.

Location and amount of recreation area, and

All plans showing utility construction details must meet the current specifications of the Town of Madison.

Placement of Buildings:

Individual and unattached buildings in a planned unit development shall have side yards with a minimum of ten (10') feet;

Any group of buildings forming a courtyard shall have at least twenty-five (25%) percent of the perimeter of such courtyard open for access to emergency vehicles;

Setbacks from public street right-of-way shall be the same as required by the zoning district in which the cluster development is located; and

Common Areas:

All cluster development shall contain commonly owned land for the use and enjoyment of the residents. Areas shall be designated on the site development plan as common areas and on the subdivision plan as an area to be held in separate ownership for the use and benefit of residents.

Declaration of Covenants and Restrictions:

Approval of these common areas requires submission by the developer of a declaration of the covenants and restrictions that will govern the ownership management and maintenance of the common areas. Submissions and declarations shall follow the requirements of the North Carolina Unit Ownership Act. Submissions and declaration shall follow the requirements for establishment of homeowners' associations for Townhouses set forth later in this Section.

Amend Article VI, Section 6.6 – Table of Permitted Uses

Complete Removal of Cluster Development

<u>Principal Use</u>	<u>R-40 Low Density Residential</u>	<u>R-20 Low Density Residential</u>	<u>R-10 Medium Density Residential</u>	<u>R-8 Medium High Density Residential</u>	<u>Town Center</u>	<u>General Commercial</u>	<u>Neighborhood Center</u>	<u>M-1 Light Industry</u>	<u>M-2 Heavy Industry</u>
Cluster development (residential)	S	S	S	S	-	-	-	-	-

Adopted by the Board of Aldermen of the Town of Madison this 13th day of **February, 2025.**

ATTEST:

William Phillips, Mayor


Daniel W. Bare, Town Clerk

CERTIFICATE OF ADVERTISEMENT PER NCGS 160D-602

To the Mayor and Board of Aldermen of the Town of Madison, North Carolina:

I, Daniel W. Bare, Town Clerk, do hereby certify that I caused legal notice of the Public Hearing for the Staff Recommended Amendment to UDO, Article VII. Supplemental Regulations, Section 7.2. Regulations for Special Use Permits & Article VI. Establishment of Districts and Regulations, Section 6.6. Table of Permitted Uses to be published in "*RockinghamNow*" for two successive weeks on January 29, 2025 and February 2, 2025.

I have hereunto set my hand and affixed the seal of the Town of Madison, this 29th day of January, 2025.



Daniel W. Bare, Town Clerk

Agenda Item

2023 – 2024 Audit Presentation

Comments

- Wade Green of W Greene, PLLC will present the Fiscal Year 2023 – 2024 Audit

Attachments

No

Agenda Item

**Madison/Mayodan Parks & Recreation
Comprehensive Plan Presentation**

Comments

- Tim Johnson, Destination by Design will present the Comprehensive Plan for the Madison/Mayodan Recreation Department. The Recreation Department requests approval of this plan. The Plan will be placed separately in the Dropbox.

Attachments

No

Agenda Item

Consent Agenda:

- A. Approval of Minutes – January 9, 2025
- B. Approval of Budget Report ending January 31, 2025

Comments

- See Attached

Attachments

Yes

**Madison Board of Aldermen
Regular Meeting
Madison Municipal Building
January 9, 2025
6:00 p.m.**

Members Present: Mayor William Phillips
Alderman Alan Hensley
Alderman Virginia Hoover
Alderman Tom Rogers
Alderman Michael Scales
Alderman Micky Silvers

Members Absent: Alderman Matt Bullins

Staff Present:

Town Manager: Amy Roberts
Town Attorney: Michael Cassidy
Police Chief: Richard Hester
Fire Chief: Jim Ritchey
Finance Director: Tina West
Public Works Director: Josh Shuler
Town Clerk: Daniel Bare

Others Present:

Pastor Randy Jessup
Coach Marty Woods, McMichael High School
Anna Etheridge, NCLM
Chase Norwood, NCLM

Call to Order

Items 1A & B: Opening Prayer & Pledge of Allegiance

Mayor Phillips called the meeting to order at 6:00 p.m. Pastor Randy Jessup led the opening prayer after which Mayor Phillips asked that everyone stand for the Pledge of Allegiance.

Item 2: Approval of Agenda for January 9, 2025

MOTION, by Alderman Silvers, seconded by Alderman Hensley, to approve the January 9, 2025 Agenda as presented. Ayes: Aldermen Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

Item 3: Presentation to McMichael High School Volleyball Team

Mayor Phillips presented a plaque to McMichael High School Volleyball Coach Marty Woods commemorating the team's excellent work ethic and win rate during this school year. Alderman Rogers then presented an additional plaque to Coach Woods commemorating her successful career.

Item 4: Municipal Accounting Services Program Participation Celebration

Anna Etheridge and Chase Norwood of the NCLM led a short presentation congratulating Madison's Finance Department on their successful conversion to Black Mountain Software.

Item 5: Public Comments

No Public Comments were offered.

Item 6: Consideration of Approval of Consent Agenda

MOTION, by Alderman Rogers, seconded by Alderman Hensley, to approve the Consent Agenda including minutes from December 12, 2024 and the Budget Report ending December 31, 2024. Ayes: Aldermen Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

Item 7A: Confirmation of Abatement Cost

MOTION, by Alderman Hensley, Seconded by Alderman Silvers, to confirm the Abatement Cost of \$4,500.00 for 203 S. Lonesome Rd. Ayes: Aldermen Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

Item 7B: Call for Public Hearing on Text Amendment to UDO

MOTION, by Alderman Hensley, seconded by Alderman Rogers, to hold a Public Hearing regarding a Text Amendment to the UDO on February 13, 2025. Ayes: Aldermen Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

Item 8A: Board & Committee Appointment

MOTION, by Alderman Rogers, seconded by Alderman Hensley, to recuse Alderman Silvers. Ayes: Aldermen Hensley, Hoover, Rogers, Scales, and Mayor Phillips. Nays: None. Motion carried.

MOTION, by Alderman Hensley, seconded by Alderman Scales, to reappoint Micky Silvers for another three-year term on the ABC Commission. Ayes: Aldermen Hensley, Hoover, Rogers, Scales, and Mayor Phillips. Nays: None. Motion carried.

Item 8B: Board & Committee Appointment

MOTION, by Alderman Silvers, seconded by Alderman Hoover, to reappoint Katie Shelton for another two-year on the Planning Board. Ayes: Aldermen Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

Items 9A & B: Manager/Mayor Comments & Announcements

Town Manager Amy Roberts noted that the County-wide Coffee & Connecting event on January 8 was a success. Ms. Roberts then advised that Town Offices will be closed for Martin Luther King Day on January 20. Ms. Roberts stated that she met with Rockingham County regarding Town Fire Inspections and that Rockingham County's fee for handling these Inspections would cost \$20,000.00 per year. Ms. Roberts further stated that the Town will conduct Fire Inspections with our own Inspectors effective July 1, 2025. A short discussion was then led regarding Town Staffing and cyber security.

Item 10: Approval of Closed Session Minutes

MOTION, by Alderman Silvers, seconded by Alderman Rogers, to approve the Closed Session Minutes from December 12, 2024. Ayes: Aldermen Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

Item 11: Adjournment

MOTION, by Alderman Hensley, seconded by Alderman Scales, to adjourn the meeting. Ayes: Aldermen Hensley, Hoover, Rogers, Scales, Silvers and Mayor Phillips. Nays: None. Motion carried.

ATTEST:

Daniel Bare, Town Clerk

William Phillips, Mayor



TOWN OF MADISON

OFFICE OF THE FINANCE DIRECTOR

Date: 1/31/2025

To: Honorable Mayor, Board of Aldermen

From: Tina West, Finance Director

Subject: Financial Statements

Please find enclosed the Monthly Unreconciled Financial Statements as of January 31, 2025

Revenues for the Month were \$963,262.43 and Expenditures were \$478,792.53.

Major Revenues:

581,043.22 Property Taxes
59,132.00 Taxes- County Fire District
9,032.05 Interest Earned on Investments
44,867.98 Powell Bill Allocation
65,810.99 Sales Tax
19,471.54 Sanitation Fees - Residential
170,771.79 W & S Revenue

Major Expenses:

2,500.00 Administration- Professional Services-Attorney Fees
1,947.50 IT- Contractual Services
2,561.45 Police Department - Department Supplies
4,570.31 Police Department - Vehicles
3,099.45 Police Department - Fuel
8,548.96 Fire Department - M & R Equipment
1,528.55 Street Department- Fuel
14,674.50 Contracted Services - Garbage
13,906.63 Group Insurance for Retirees
1,942.84 Water Department- Dues & Subscriptions
4,308.48 Water Plant M & R - Buildings and Water Tank
6,846.37 Water Plant Department Supplies
2,386.61 Contracted Services- Water Tests
165,800.00 SCIF River Park Grant

Banking Information & Balances:

Bank	Type	Account #	Interest Rate	Ending Balance
First Citizen	Business Checking	xx5279	0.10%	\$ 5,037,610.09
First Citizen	Money Market	xx3107	0.05%	\$ 117,118.46
NCCM Trust	Investment/Trust	xx2570	5.07%	\$ 2,371,015.25
First National	Money Market	xx7943	0.90%	\$ 1,227,397.71
Total				\$ 8,753,141.51

Agenda Item

New Business:

Presentation of CORE Plan & Approval of
Resolution Supporting Creating Outdoor
Recreation Economy Plan in Western Rockingham
County

Comments

- Lindsey Pegg, Rockingham County Tourism will present the CORE plan and request approval of the resolution supporting the plan. The plan & study report will be placed separately in Dropbox.

Attachments

Yes

A RESOLUTION BY THE TOWN OF MADISON SUPPORTING THE CREATING OUTDOOR RECREATION ECONOMY (CORE) PLAN IN WESTERN ROCKINGHAM COUNTY

WHEREAS, the western region of Rockingham County, comprising the municipalities of Madison, Mayodan, and Stoneville, is rich in natural beauty and outdoor recreational opportunities;

WHEREAS, the Main Street & Rural Planning Center of the North Carolina Department of Commerce led a diverse stakeholder team in developing the Creating Outdoor Recreation Economies (CORE) Plan for Western Rockingham County between November 2023 and May 2024, marking a significant step towards enhancing and formalizing the outdoor recreation economy in this region;

WHEREAS, the CORE Plan aims to leverage the natural assets of Western Rockingham County to stimulate economic growth, improve the quality of life for residents, and attract visitors and new businesses to the area;

WHEREAS, the CORE Plan has been developed with input from community stakeholders, experts, and local government representatives, outlining key priorities and implementation strategies to foster sustainable development and conservation efforts;

WHEREAS, the CORE Plan includes specific priorities such as improving infrastructure for outdoor activities, promoting local businesses and attractions, enhancing marketing efforts, and fostering partnerships to support outdoor recreation initiatives; and

WHEREAS, supporting this Plan will demonstrate the municipality's commitment to supporting and enhancing the outdoor recreation economy, providing a clear framework for future actions and investments.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Madison, that:

1. The Board of Aldermen formally adopts a resolution in support of the Creating Outdoor Recreation Economy (CORE) Plan as presented and commits to its implementation.
2. The Municipality pledges to collaborate with neighboring municipalities, local organizations, businesses, and residents to achieve the Plan's goals and objectives.
3. The Municipality will provide resources to support the initiatives outlined in the Plan, ensuring the sustainable development of outdoor recreation infrastructure and activities.
4. The Municipality will actively participate in marketing and promotional efforts to highlight the region's outdoor recreational opportunities and attract visitors.
5. The Municipality will seek to foster partnerships with state and federal agencies, non-profit organizations, and private sector stakeholders to support and expand outdoor recreation opportunities.
6. The Municipality will regularly review and update the Creating Outdoor Recreation Economy Plan to ensure its relevance and effectiveness, incorporating feedback from the community and stakeholders.

ADOPTED this 13 day of February, 2025

ATTEST:

William Phillips

Daniel Bare

Agenda Item

New Business:

Consideration of Approval of Resolution Directing the Town Clerk to Investigate a Petition Received Under NCGS 160A-31

Comments

- The Town has received a petition requesting voluntary annexation of contiguous property known as 300 K-Fork Road.

Attachments

Yes

**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER G.S. 160A-31**

WHEREAS, a petition requesting annexation of an area described in said petition was received on January 23, 2025 by the Board of Aldermen; and

WHEREAS, G.S. 160A-31(c) provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceeding may take place; and

WHEREAS, the Board of Aldermen of the Town of Madison deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Madison that:

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Aldermen that result of her investigation.

Adopted this the 13th day of **February, 2025**

William Phillips, Mayor

ATTEST:

Daniel Bare, Town Clerk

**PETITION REQUESTING VOLUNTARY ANNEXATION OF A
CONTIGUOUS AREA**

To the Mayor and Board of Aldermen of the Town of Madison:

The undersigned respectfully petition the Board of Aldermen of the Town of Madison to annex the hereinafter described property to the Town of Madison, such annexation to be pursuant to the provision of N.C.G.S. 160A-31.

1. We the undersigned of real property lying outside the corporate limits of the Town of Madison but contiguous to the Town of Madison do respectfully request that the area described in paragraph 2 below be annexed to the Town of Madison.
2. The area to be annexed s contiguous to the Town of Madison and the boundaries of such territory are as follows:

We respectfully request that the property located at 300 K Fork Rd, Madison, NC 27025, owned by Brason Properties LLC, be annexed to the Town of Madison so that the property can be connected to public sewer services. A septic modification cannot be completed to satisfy the number of bedrooms needed since the renovation. This property was grandfathered in to provide public water to this location previously.

3. The undersigned acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344-1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof)

This petition is respectfully submitted this 23rd day of January, 20 25.

	<u>Type or Print Name of Property Owner(s)</u>	<u>Address and Phone Number</u>	<u>Parcel ID#</u>	<u>Vested Right Declaration</u>
1.	Brason Properties LLC Jason S. Darnell, Manager	PO Box D, Sedalia, NC 27342 336-447-0394 (Kristin Harris-office manager)	7906 00 40	1394 00/ Legal Owner as of 12/4/2019 Bk 1569/Pg 1673
2.		5044 Coasting Way Greensboro, NC 27455		
3.				
4.				
5.				
6.				
7.				

VOLUNTARY ANNEXATION SIGNATURE PAGE

EVERY INDIVIDUAL WITH OWNERSHIP INTEREST:

Individual Owner #1

Parcel ID#

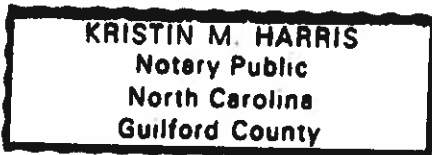
Jason S. Darnell MGR
(Signature)

7906 00 40 1394 00

NORTH CAROLINA
Gulford COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that Jason S. Darnell, Manager of Brason Properties LLC personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 23rd day of January, 20 25.



Kristin M. Harris
Notary Public
My commission expires 9-13-2026

EVERY INDIVIDUAL WITH OWNERSHIP INTEREST:

Individual Owner #2

Parcel ID#

(Signature)

NORTH CAROLINA
_____ COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that _____ personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the _____ day of _____, 20 _____.

Notary Public
My commission expires _____

Agenda Item

Certificate of Sufficiency & Resolution Fixing
Date of Public Hearing on Annexation

Comments

- The Town Clerk has completed the required Certificate of Sufficiency. The Public Hearing will need to be called for March 13, 2025 as stated in the Resolution.

Attachments

Yes

CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Madison, North Carolina:

I, Daniel Bare, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Madison, this 13th day of February, 2025.



Daniel Bare, Town Clerk



Witness

**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF
ANNEXATION PURSUANT TO G.S. 160A-31**

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

WHEREAS, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made:

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Madison, North Carolina that:

Section 1. A Public Hearing on the question of annexation of the area described herein will be held in the Madison Municipal Building at 6:00 pm on March 13, 2025.

Section 2. The area proposed for annexation is described as follows:

TRACT #1: Beginning at an iron in the old K-Fork Road, Carl Lee Wilson's northwest corner and runs along the old K-Fork Road, north 44 deg. west 100 feet to an iron stake thence; south 56 deg. west 502 feet to an iron stake in Earl Blake's line; thence along said line south 4 deg. 20 minutes east 250 feet to an iron stake, Carl Lee Wilson's southwest corner in Closson's line; thence along Carl Lee Wilson's line, north 45 deg. 30 minutes west 653 feet to the beginning and containing 2.02 acres, more or less and being a portion of the land described in deed recorded in the Office of the Register of Deeds of said county in Book 389, Page 349, as per survey made by R. B. Carter date June 17, 1959, being the identical lot conveyed to Carl Lee Wilson and wife, Beatrice Wilson by R. L. Manning, June 19, 1959 by deed recorded in Book 535, Page 569, Office of the Register of Deeds of Rockingham County.

TRACT #2: Beginning at a pine, Closson's corner, and runs along his line north 45 deg. 30 minutes east 555 feet to a stake in the old K-Fork Road; thence along said road north 44 deg. 30 minutes west 105 feet to an iron in said old road; thence south 45 deg. 30 minutes west 653 feet to an iron in aforesaid Closson's line; thence along Closson's line south 84 deg. east 147 feet to the beginning and contains 1.45 acres, more or less, and being the identical lot conveyed to Carl Lee Wilson and wife, Beatrice Wilson by S. P. Taylor by deed dated May 13, 1959 and recorded in Book 535, Page 151, Office of the Register of Deeds of Rockingham County.

TRACT #3: Beginning at an iron stake in the old K-Fork Road, Carl Lee Wilson's northwest corner in the Wall line, and runs thence south 1 deg. west 210 feet to an iron stake; thence south 66 deg. west 586.5 feet to a stake, passing a pine corner at 431.5 feet; thence north 3 deg. 20 minutes west 73 feet to an iron stake, Carl Lee Wilson's; thence south 84 deg. east 147 feet to a pine, Carl Lee Wilson's southeast corner; thence north 45 deg. 30 minutes east 555 feet to the beginning and containing 1.12 acres, more or less, and being a part of the land described in deed recorded in book 249, page 384 in the Office of the Register of Deeds of Rockingham County, North Carolina to which reference is made. The above is the identical lot conveyed to Carl Lee Wilson and wife, Beatrice Wilson, by deed dated June 25, 1959 and recorded in Book 537, Page 163, in the office of the Register of Deeds of Rockingham County and by reference made a part hereof.

This lot is subject to a perpetual easement and right of ingress and egress and regress over the same along the old roadway as existing June 25, 1959 extending from the highway and the remaining property of Lorraine H. Stantliff as set forth in the deed to Carl Lee Wilson and wife, Beatrice Wilson mentioned above.

Section 3. Notice of the Public Hearing shall be published once in RockinghamNow, a newspaper having general circulation in the Town of Madison, at least ten (10) days prior to the date of the Public Hearing.

Adopted this the 13th day of February, 2025.

Attest

William Phillips, Mayor

Daniel Bare, Town Clerk

Agenda Item

Dispute of Water/Sewer Bill

Comments

- The Madison Masonic Lodge is requesting the Board reduce their water/sewer bill due to a running toilet. The bill due on January 21 was \$573.85 while their typical bill is approximately \$60.00. The Policy allows bills over \$500.00 to establish a 3-month payment plan; however, I did allow the Lodge a 6-month plan to pay this bill. I have advised that we cannot reduce this bill as they used the water and it went through our sewer system. Further, the Water/Sewer Customer Service Policy approved in November specifically states that bills cannot be reduced due to running toilets.

Attachments

Yes

Madison Masonic Lodge 563
406 ~~608~~ Gene Hairston Street
Madison, NC 27025
January 3, 2025

To: Town of Madison
120 N. Market Street
Madison, NC 27025

Subject: Disputing Water Service

I am writing to dispute the water service for Madison Masonic Lodge 563 for the month of November and December 2024. Account number 0143-00, Amount due January 21, 2025 in the amount of \$573.85.

After receiving the bill, we found a bath room commode stuck and water running. With no one in the building for several day, water was constantly running. Problem has been corrected. Procedures put in place to keep this from reoccurring.

However, our next bill will be higher due to not finding problem to water bill being printed and mailed; water was not cut off until we received our bill.

We are asking for help in considering to reducing the charges. Our bill usually is around \$60.00. Copy of bill enclosed.

Thank you for your consideration.

John T. Collins



Correspondence to:

John T. Collins
315 W. Short Ave
Madison, NC 27025
Phone (336) 932-0412

- c. No less than 10 days after the due date, a non-payment fee of \$50.00 will be added to any unpaid bill and services may be disconnected. The non-payment fee is not a reconnection fee and is due regardless of connection status. The disconnection date along with the new amount due will be printed on the bill. Payments received in the drop box at Town Hall or paid online by 8:00 am on the disconnection date will not be subject to a non-payment fee.
- d. Bills must be paid in full before services will be reconnected. After hours reconnections must be paid in full, plus a \$50.00 after hours reconnection fee to the Finance Department by 12:00 pm the next business day or services will be disconnected until all fees are paid in full with no after hour reconnection option.

2. **Bad Check Policy:**

- a. Upon notification from a financial institution that a check has been returned for insufficient funds, closed accounts or any other reason, the Finance Department shall immediately notify the customer in writing allowing ten days to pay the check in full by cash, money order, certified check or debit/credit card, including a returned check fee as established in the Town Fee Schedule. If after 10 days, the customer fails to pay the returned check/fees, a notice shall be placed on the addressed door stating that if payment is not received within 24 hours, services will be disconnected.
- b. A second returned check from the same customer shall follow the notification procedures in subsection (I) and include a letter stating that all future payments made to the Town must be in the form of cash, money order, certified check or debit/credit card due to repeated returned checks.
- c. Should the customer fail to respond to subsections (I) and (II) of this section, a certified letter will be sent to inform the customer that failure to correct this item within 15 days may result in the Town taking legal action to collect this indebtedness.

3. **Billing Adjustment:**

- a. The purpose for adjusting water/sewer bills is to assist users with a hardship when users have a high bill that is caused by circumstances out of their control. Water and Sewer bills may be adjusted per the following guidelines:
 - i. The leak was out-of-sight and a reasonable and prudent person could not have detected the leak. A commode or indoor faucet/plumbing fixture leak would, therefore, not be adjusted.
 - ii. That the problem has been corrected.
 - iii. That evidence of the repairs, such as plumbing bills and/or a signed statement as to what was done, be submitted.
 - iv. That the adjustment shall be for a maximum of two concurrent billing cycles of high usage, regardless of the length of time that the leak occurred.
 - v. Customers are allowed one (1) adjustment in a consecutive twelve (12) month period. Adjustments shall be made to sewer usage only and shall not be made to water usage. The sewer adjustment will be based on the average of the preceding twelve (12) months of use. If a customer does not have a twelve (12) month history, then the Town will use all months available. Sewer adjustments will not be allowed for high bills due to running toilets and/or leaking indoor faucets/plumbing fixtures.
 - vi. Bills shall not be adjusted for filling pools, watering lawns or gardens, increasing number of household uses or for any other similar reason. However, sewer fees may be adjusted if customers request and use the Town pool meter or

establish a specific date with the Finance Department to use their own pool meter in filling swimming pools.

- vii. If a water meter has stopped reading, the Finance Director or his/her designee will calculate an adjusted water/sewer bill based on the average monthly consumption from the twelve (12) previous months. If it takes more than one billing cycle to fix the meter, the bill will be adjusted again according to this procedure.

4. **Extension of Time for Payment of Bills:**

- a. All extension requests must be made in person to the Finance Department by the person (or their authorized legal representative) in whose name the account is opened.
- b. Request must be approved by the Finance Department before the disconnection date. The extension stops disconnection only with late and nonpayment fees still due and payable.
- c. The maximum length on any one extension is 10 days.
- d. Customers are allowed no more than one (1) Extension in a consecutive 12-month period.
- e. Extension may be requested by Residential customers only.
- f. If payment is not made by the specified date and time included in the agreement, services will be disconnected without further notice.

5. **Payment Plan:**

- a. Customers may request a payment plan for excessively high bills, as follows:
 - i. Bills exceeding \$500.00 are allowed a maximum payment plan of three (3) payments.
 - ii. Bills exceeding \$1000.00 are allowed a maximum payment plan of six (6) payments.
 - iii. Bills exceeding \$1500.00 will be addressed on a case-by-case basis not to exceed twelve (12) months or as determined and approved by the Town Manager.
 - iv. Regular bi-monthly bills are still due and must be paid on time in order to maintain the payment arrangement.
 - v. If the payment arrangement is broken due to non-payment of regular bills or if the arranged amount is not paid by its specified due date, services will be disconnected without further notice and all monies due must be paid in full before services will be reconnected.

DISCONTINUING SERVICE

1. **Transfer of Service:**

- a. Customers may transfer service from one location to another as long as the account is not past due. The remaining amount owed on the previous account and any fees will be due by the regular billing date. Failure to pay previous account after transfer will result in the outstanding balance being transferred to the new account location.
- b. Previous deposits will be transferred to the new account. Any additional deposits that will be required to set up the new account will be paid with application for transfer.

2. **Voluntary Disconnection of Service:**

Agenda Item

Manager/Mayor Comments & Announcements:

- A. Manager Comments
- B. Announcements

Comments

A. Manager's Comments:

Kris Bass with Kris Bass Engineering is submitting the required documents for approval to proceed with the Downtown River Park. He expects permitting to be completed by the Summer & construction to begin this year. He is requesting we make a final determination on the name and we are recommending "Madison River Park Downtown."

B. Announcement:

- February is Black History Month
- February 20, Chamber Coffee, Bakery 1818 located at 100 W. Murphy Street at 8:00 a.m.
- March 20, Chamber Dinner, Deep Springs Country Club. **Please let me know ASAP if you plan to attend as seating is limited.** Town will pay ticket cost for Aldermen and additional tickets will be \$40 per person payable to Finance.

Attachments

No

TK