

TOWN OF BISCOE
BOARD OF COMMISSIONERS WORK SESSION
April 12, 2021

The Biscoe Town Board of Commissioners met in a work session on Monday, April 12, 2021, at 6:00 pm in the Municipal Building.

The purpose of the meeting was to further discuss Bill Hudson's request for water and sewer.

Board Members Present:

Mayor Eddie Reynolds, Mayor Pro-tem Gene Anderson, Commissioner Kay Kinch, Commissioner Dutch Anliker, Commissioner Lashaunda Ryan, and Commissioner Barry Jackson.

Mayor Reynolds called the meeting to order and turn it over to Town Manager Holland.

Manager Holland said before we get into Board discussion for this workshop, no decision needs to be made at this time. This is on the agenda for the regular meeting tonight.

Manager Holland asked Mr. Hudson if there was anything else he wanted the Board to know or if he wanted to add before the Board begins discussing the request.

Bill Hudson said in my heart, I think Biscoe needs some more housing. He said at some point in time we are going to have to grow across the bypass to take care of traffic heading in the other direction. I think it is a positive thing to do. He said most small southern towns have something going on each side of the bypass. This gentleman and I are interested in getting it started. I think it is a draw for the mega park also. If someone is coming to look at the Mega Park and they see some housing and a place that some of their employees might live. I just do not see any negative to it for Biscoe.

Mayor Reynolds thanked Mr. Hudson. Manager Holland asked if anyone has any questions.

Mr. Deek Abbott spoke. He said he had owned rental property for over 25 years even when he had a corporate job. Each year it got better and better. There is always a need. Not everyone wants to own a house. Some of my renters have been for over 10 years. Rentals in Concord and Kannapolis. He said Kannapolis support people who develop their property. He spoke about the growth in downtown Albemarle and how added energy to other small businesses. Abbott said it is a wise move. Dealing with individuals instead of corporate because of turnover in corporations. If you get a couple of people or a half dozen people get involved in this. Individual owners take much better property care, and they treat the tenants better. He said this last year he dropped the rent in January, February, March, and April by 10% because people are struggling. He said I believe Bill would do this too. You have a more caring ownership to the tenant and to the facility. Abbott said he did not think there would be a problem selling the houses. He said I think you would get your money back in spades.

Hudson said in the late 60s later 70s, we had an entrepreneur that had these same ideas, Colon Blake, that went to Raleigh as a House of Representative for two years. He learned about FHA loans. He turned a wheat field into Sandhills Acres, he turned Belle Acres into Belle Acres, and came to Biscoe and we have Jimmy Street, Tommy Street, Gary Street and Greg Street. If that entrepreneur didn't want to do that I would say Biscoe would be less 25 houses.

Mayor Reynolds said he had studied this for a couple of weeks now since you brought it to us. I have spoke to 2 former commissioners. We met with a gentleman last year that told us that one of the main things we need is adequate housing. Both Commissioners said if there was a notable return in the future it would be worth an investment to us. He said it opens the property on the other side of the bypass. Mr. Kellam owns a lot of property that may can be developed. Mayor Reynolds said like you said we are going in that direction. There are a few lots left this way, but we are going to have to go that way. He said I objected to the Mega Site because so much taxpayer money was spent on that. Now, we are possibly going to see a return on it. That has been 8 to 10 years. If we have housing close it may attract businesses to the Mega Site. I know the Town can't contribute all of your request, but I would like to see us contribute something.

Hudson said about the payback. Our payback would start very soon. As soon as we are annexed. We would build as soon as possible. He said I will put up two duplexes exactly like the one I have a 204 North Main. I had a widow lady from Troy approach me. She wants one. There are other widows in Troy that are also interested. They want it build in Troy. The structures we will build will pay taxes for 100 years.

Commissioners Anliker said you have two duplexes going up immediately and then some apartments. Hudson said he would sell Abbott land and he has desire to build. Abbott said mine will be duplex or single homes. Anliker asked if they would be rentals or sold. Abbott said in my case they will be rentals. Hudson said his would be rentals as well. He said if we have sewer there will be other sites on the road that will be sold for single families. Hudson said my duplexes will be up from the pond.

Mayor Reynolds asked how many lots are you looking at in the future to be sold? Hudson said there could be 8 houses out on the road and our duplexes would be perpendicular to Martin Road.

Commissioner Anliker asked what kind of rent he was looking at charging? Hudson said it will be a 12-year payback. He said we are currently charging for the duplex at 204 North Main is \$800 per half. I am geared for upper middle income. Anliker asked if there is garbage pickup out there? Mayor Reynolds said yes if it is annexed. Mr. Abbott said I think if you do this particular one, other people will come calling in that area also.

Mayor Pro-tem Anderson said at the present time I am not for it. The payback for us is many, many years and we just do not have that much. Anderson said a lot of this will have to go through the Planning Board too. Abbott said I think you would be surprised at how much money will come in in taxes, incremental money spent in town by the actual tenants. I am convinced it will be a good amount.

Planning Chairman Jimmy Patterson said in that location we talked about some of that at our last meeting. We have it on our next agenda. We will be discussing the zoning there. Patterson said I have no control of anything, but as far as being Chairman of the Planning Board I am going to look into it myself.

Commissioner Ryan said she wanted to know what the Planning Board has in mind as well.

Commissioner Jackson asked with or without sewer, regardless if we decide to not to put sewer there, you will still put units there correct? Hudson said I rather we had sewer. Some of the lots do not perk. It would be a much smaller project.

Manager Holland said a little more information on the Planning Board. When N-Focus was preparing the maps for the Future Land Use Plan, they did designate most of the property along that strip as commercial. We had a conversation about these properties that the lots south of those properties are currently zoned

residential. This fit in to be a mixed use. It fit in to what it currently is. It can be used for business or residential. When you see the future land use map. You will notice the properties will look different to fit in with the properties below them. As far as the financial commitment. The estimate from the engineers equals 15% of our fund balance. Manager Holland said I am required to let you know that.

Holland asked Public Works Director Sam Stewart if he had anything to add. Stewart said any lines that are ran the Town will have to assume responsibility for anything on the right of way. A landowner cannot own anything on the right of way.

Stewart said I am a landowner out there too. If you are going to spend money to develop this land, what about the citizens such as myself who have been there for years. I pretty much sit in the middle of the Mega Park, and I cannot get sewer. Raymond Miller has asked about sewer at his properties as well. If we are going to run sewer for part of it, we need to run it to all of it. There are other people in the community out there that want and need water and sewer too?

Mayor Reynolds asked if there are other grants out there or are we tied down with the Bruton Street Project? Manager Holland said we will have to be finished before we ask for another grant. Even them, I am not sure, the next cycle will be next Spring. Mayor Pro-tem Anderson asked if it would require a pump station. Manager Holland said yes.

Stewart said I haven't done this, but it may be that you can service all of 24/27 with the existing line you are talking about now and then maybe coming up 24/27 from toward Town from where they are putting the Gun Store now, you may could run a line up the edge and access the property on the other side of the road with Mrs. Sparks they may be able to access under 24/27. On the Miller side you may have to have a pump station because of the swag under the bypass. He said I do not think you would ever get it deep enough for the Kellam Property without pumping it.

Mayor Reynolds asked what is the next step?

Manager Holland said right now the request is to partner financially with the sewer service, and a decision will have to be made at the meeting.

Mayor Reynolds adjourned the meeting.