

**TOWN OF BISCOE  
BOARD OF COMMISSIONERS MEETING  
February 8, 2021**

*SPECIAL NOTE: THE JANUARY 2021 MEETING WAS CANCELLED DUE TO COVID-19*

The Biscoe Town Board of Commissioners met in a regular session on Monday, February 8, 2021 at 7:00 pm in the Municipal Building.

*Board Members Present:*

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

*Members of Management Present:*

*Town Manager Brandon Holland, Town Clerk Laura Morton, Public Works Director Sam Stewart and Police Chief Shane Armstrong.*

**Call to Order/Moment of Silence/Pledge of Allegiance**

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Mayor Reynolds called the meeting to order at 7:00 pm. The Pledge of Allegiance to the American Flag was recited and a moment of silence was observed.

Mayor Reynolds announced that all Town Board meetings are recorded.

**Conflict of Interest Statement**

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Town of Biscoe Code of Ethics provides that public officials and employees be independent, impartial and responsible to the public; that governmental decisions and policy be made in proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals and in keeping with the ethical standards of conduct for town public officials and its employees, disclosure of interest in legislative action must be stated for the public record. The mayor or any member of the town council who has an interest in any official act or action before the council shall publicly disclose on the record of the council the nature and extent of such interest and shall withdraw from any consideration of the matter if excused by the council pursuant to G.S. 160A-75.

**Public Comment Forum**

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No one spoke during the public forum.

**Public Comment**

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Pete Herron of Troy spoke during the public comment period. He introduced himself as a candidate for Sheriff. He introduced himself to the Board and talked about his experience.

Zondra Harris was present and spoke during the public comment period. She spoke about concerns of Bruton Street looking dilapidated and trash is everywhere. She said we need to do better. There are a lot of single women in the area and there are also a lot of shootings. She said outsiders don't care.

Mayor Reynolds said we are working on cleaning up Biscoe through Code Enforcement. We started about this time last year. He said we are trying and are working on it.

Ms. Harris said she would like to buy the dilapidated trailers.

**Adoption of the Agenda**

A motion was made by Commissioner Ryan, seconded by Commissioner Anliker, and so the motion carried unanimously to adopt the agenda with the following changes:

- Remove the Request for Water/Sewer Tap – Luciana Jimenez Garcia at 160 Kellis St.
- Add Discussion of Possible Annexation – Hudson Property – 24/27 East
- Add Approval of Funds Transfer from Central Depository to CDBG-I Bruton Street Account
- Add Update on East Montgomery High School Discussion

AYES: 5; NAYS: 0

**Consent Agenda**

A motion was made by Commissioner Jackson, seconded by Commissioner Kinch, and so the motion carried unanimously to approve the following items on the Consent Agenda:

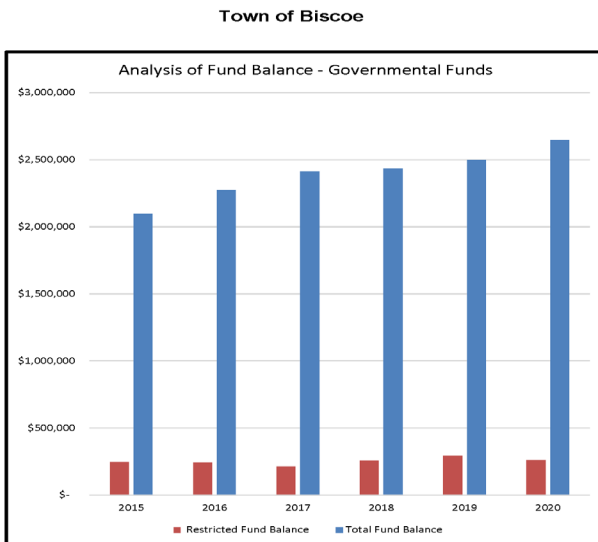
- Approval of December 14, 2020 minutes
- January 2021 Monthly Financial Report
- February 2021 Monthly Financial Report (includes CDBG-I Bruton Street Project Update)
- Approval of Resolution to establish address for Bruton Street Sewer Pump Station (413 Baldwin Street)
- Approval of the disposal and destruction of old computers and laptops
- Approval of donation of chairs to Leach Street Community Center
- Approval of Easement between Town and Duke Progress Energy, LLC re: Bruton Street Pump Station

AYES: 5; NAYS: 0

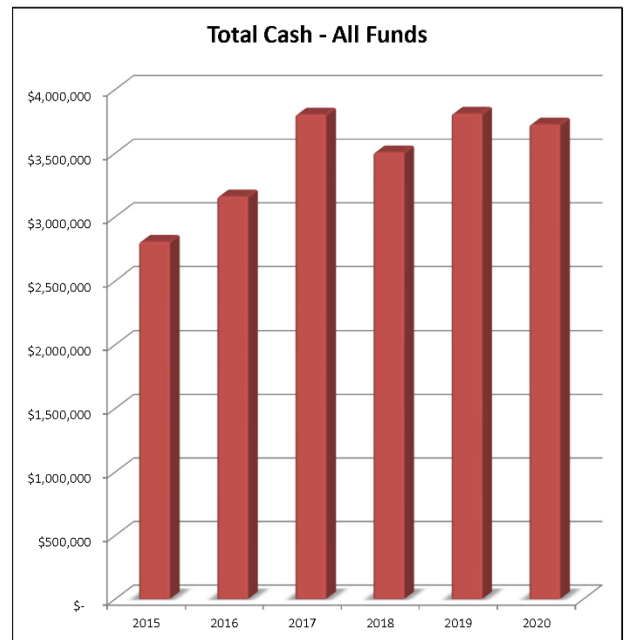
**Fiscal Year 2019-2020 Audit Presentation**

Lee Grissom, Auditor from S. Preston Douglas presented the Fiscal Year 2019-2020 Audit to the Board. He said the audit was a clean audit. Grissom said staff was good to work with during the audit and thanked them for their assistance. He provided the following charts which includes a graph on the increase in Fund Balance.

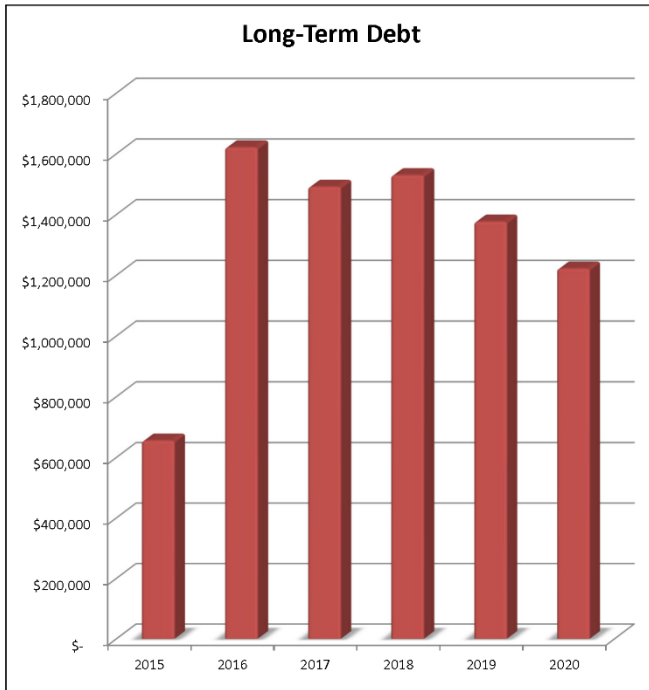
Town of Biscoe



	Total Fund Balance	Restricted Fund Balance
2015	\$ 2,096,139	\$ 246,636
2016	\$ 2,275,388	\$ 242,355
2017	\$ 2,412,303	\$ 213,633
2018	\$ 2,435,156	\$ 258,839
2019	\$ 2,499,431	\$ 293,456
2020	\$ 2,646,598	\$ 261,805



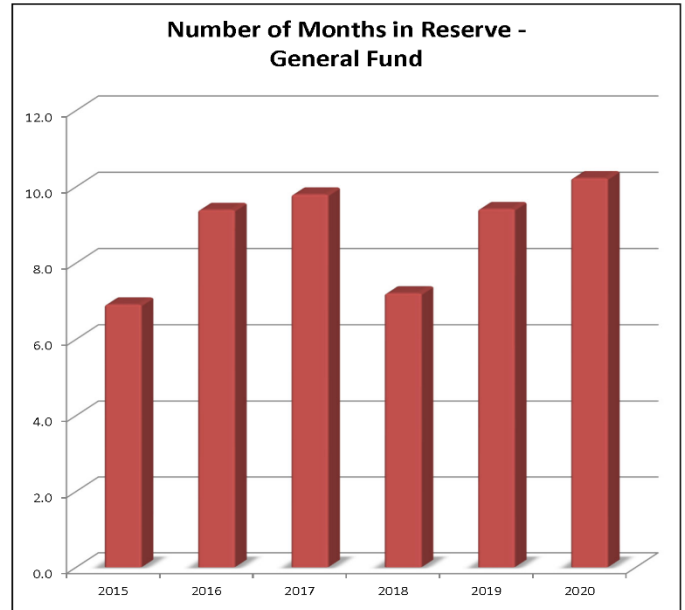
Town of Biscoe



2015	\$	655,257
2016	\$	1,621,188
2017	\$	1,491,332
2018	\$	1,529,486
2019	\$	1,376,631
2020	\$	1,221,885

\*Excludes pension liabilities and compensated absences.

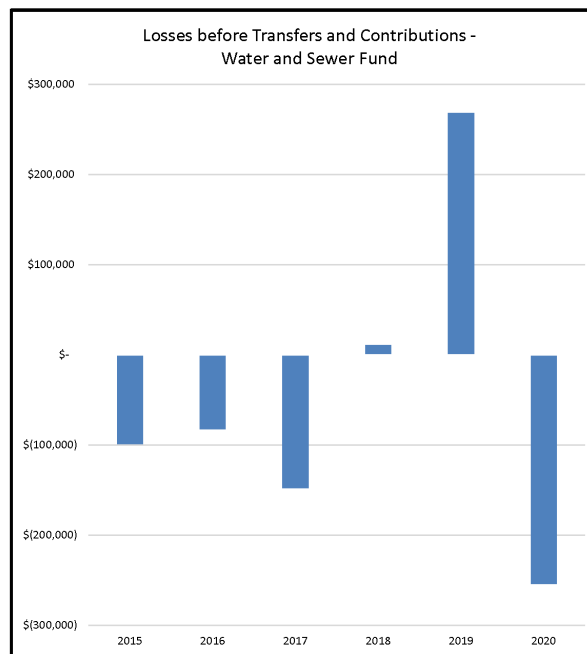
Town of Biscoe



	# Months in Reserve	As % of Expenditures
2015	6.9	52.62%
2016	9.4	78.29%
2017	9.8	81.66%
2018	7.2	60.07%
2019	9.4	78.48%
2020	10.2	85.22%

% equals one month of General Fund expenditures in the unassigned category of fund balance.

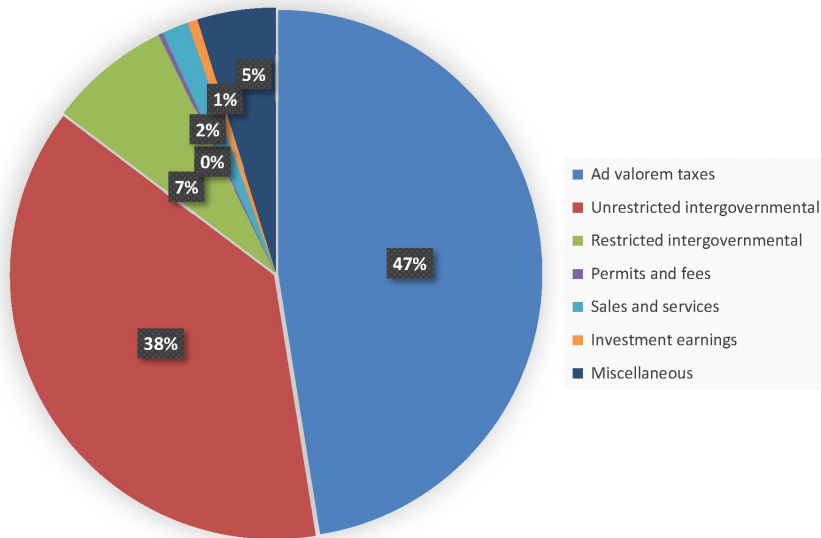
Town of Biscoe



	Income (Loss)	(noncash expense) Depreciation
2015	\$ (99,147)	\$ 179,786
2016	\$ (82,711)	\$ 225,072
2017	\$ (147,608)	\$ 301,301
2018	\$ 10,535	\$ 359,224
2019	\$ 267,762	\$ 340,325
2020	\$ (254,044)	\$ 310,635

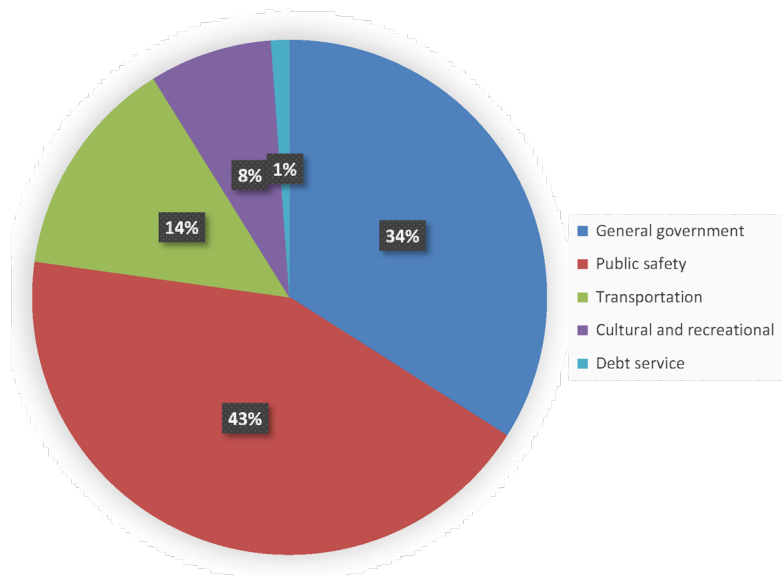
## Town of Biscoe

### Breakdown of General Fund Revenue FYE June 30, 2020



## Town of Biscoe

### Breakdown of General Fund Expenditures FYE June 30, 2020



### **Request for Water/Sewer Tap Luciana Jimenez Garcia - 160 Kellis St., Biscoe NC**

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This item was removed from the agenda. Citizen was no longer interested.

### **Gun Range Presentation**

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Mr. Vince Jordan of Jordan Lumber was present. He went through the plans for the gun range that will be built on the Mega Site. He is working with Dakota at the Gun Shop on this project. Jordan said they have gone with a company that does turnkey projects (including air ventilation, lanes, etc.). This company does ranges throughout the United States including Texas. The cost for their side of the project is \$800,000. They will keep the insurance down and make it safe for everybody. Jordan said a 10% down payment went out last week. Mayor Reynolds said so this is what they do. Jordan said yes. The name of the company is Rushing Ranges. The purpose of the use of the gun range is for safety and training. He hopes to get the police force to start training there as well. The goal right now is July early August for a grand opening.

Mayor Reynolds asked if this firm also helped with the outside of the building. Brian Ritter of Sanford Metal Building. He said he had been talking with Brian Rushing with Rushing Ranges. They have done multiple ranges across the west coast. They are basically doing a steel metal building. On the inside of the shooting range there is a 12" thick concrete wall and other material for sound protection. The roof is also made where nothing can go through the roof. He continued to say that Mr. Rushing has also embarked on us to go to Fort Bragg to do a 900-foot shooting range. They are very professional, and the military has reached out to this particular company to do a shooting range on base. They know what they are doing. Mr. Ritter said they had done a lot of research on this company. Mayor Reynolds asked Mr. Jordan to email the plans to Manager Holland and he would get them to the Board.

### **Approval of Town of Biscoe COVID-19 Sick Leave Policy**

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*A motion was made by Commissioner Ryan, seconded by Commissioner Kinch, and so the motion carried unanimously to approve the COVID-19 Sick Leave Policy.*

### **Attachment #1**

### **Request for Approval of Budget Amendment #5 for the Police Department**

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*A motion was made by Mayor Pro-tem Anderson, seconded by Commissioner Anliker, and so the motion carried unanimously to approve Budget Amendment #5 Request for the Police Department to purchase a used vehicle from Chicago Motors in the amount of \$17,500.*

### **Request for Approval of the 2021 OSFM State Fire Grant (50/50)**

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*A motion was made by Commissioner Jackson, seconded by Mayor Pro-tem Anderson, and so the motion carried unanimously to approve the Application for the 2021 OSFM State Fire 50/50 Grant.*

### **Discussion on Possible Annexation – Hudson Property – 24/27 East**

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Bill Hudson presented a request for water/sewer on 24/27 East at Martin Road. Deek Abbott and Randy Greene were also in attendance with Mr. Hudson. Hudson's plans include housing on this property, and he will need water and sewer on the property. He said housing is a wonderful way for the town to grow. Hudson said we call it heads in beds. This property is owned by Rental Income – Lee Hudson (Bill's son). The property we have built in Biscoe is 204 N. Main Street – The brick duplex by Biscoe Presbyterian. He said we also built housing on Pine Street. We do not want to build property

just to rent or sale. We have a little pride in this. Hudson provided a map and other documents of the area. He said some of the lots did not perk.

He introduced Mr. Deek Abbott of Troy. Abbott has owned rental property for many years in the Concord and Kannapolis area. They are easy to rent. They are nice attractive units. The housing would bring in tax revenue. He said rental property does not have to look like a rundown mess. Good developers do not want that. They want people to walk in and say I want that. The property is prime property for housing. He said he was interested in developing as well as friends that would be interested in developing. Abbott said it will not be an eye sore. He said he endorses this whole heartedly.

Hudson asked his surveyor Randy Greene to talk about the Zoning issues. Greene said the County's Zoning Ordinance is much stricter than the Towns. Hudson said the County would only want 3 parcels sold in 3 year. That could stretch us out 9 years. Hudson said there are a lot of hoops to jump through and it takes a lot of the shine off this project.

Mayor Reynolds asked if the Town needs to contribute. Manager Holland said on a project like this, since it is under our zoning, as your recall the Planning Board is currently going through the current zoning ordinance and future land use plan. These areas are still designated as residential. Our ordinances are still flexible enough that you could still build duplexes. We require one unit per lot, it would have to be sectioned off and fall under current zoning regulations. Holland said the request is to pay for the sewer, which is not typical here. This is completely up to the Board. It will increase the Town's population. It increases our taxes, our utility uses. When the lines are put in, only public entities are allowed to own sewer lines on the public right of way. Once installed the Town would have to own at some point. Manager Holland said at minimum our Engineer needs to be involved so the lines would be up to the same standards as everything else that we have to maintain. Mayor Reynolds asked what our next step is.

Holland said the next step is a discussion between the Board to see if we want to pay for the sewer or maybe enter into an agreement. That is a Board decision. Mayor Reynolds asked if we need a motion or do we need to discuss it more. Holland said we need to discuss it more. Mayor Pro-tem Anderson said we need to discuss it more. He said he didn't want to vote on it now.

Mayor Reynolds said the Board will discuss this and vote at the next meeting.

Commissioner Jackson asked how many units are you projecting? Hudson said 10 but could go back to 8 after the surveying. Jackson asked if they were all duplex apartments. Hudson said no, there could be other units too.

Mayor Reynolds said he would also open up the other side of the road. Hudson said yes it does. There is all kind of land. The existing house needs to be on this line.

Commissioner Anliker asked multi-family units too? Hudson said no not apartments. Duplexes, triplexes, and maybe a single-family home. Hudson said it is a win, win for all of us.

## **Approval of Funds Transfer from Central Depository to CDBG-I Bruton Street Account**

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*A motion was made by Commissioner Anliker, seconded by Commissioner Kinch, and so the motion carried unanimously to approve a funds transfer from Central Depository to CDBG-I Bruton Street Account in the amount of \$124,827.42.*

## **Discussion on East Montgomery High School**

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Mayor Reynolds said he placed this in on the agenda. He said since our last meeting, there have been several articles in the paper that have been printed and the articles were not true. Some of the stuff was it said Representative Boles was trying to come in the back door and that he came to the meeting and said we were easy to talk to. That was an out and out lie. I had Brandon contact Mr. Boles. I wanted this Board and the citizens of this Board and the citizens of the County that this was on the table a year ago and for whatever reason it disappeared. So, he didn't come in the back door, I asked him to come in and talk to this Board and talk with us. I also went to the new Commissioners and hand delivered the information he gave last year. One of them, Laura sent an email to. All but Commissioner Dottie Robinson were given the information that Brandon and I have. One article in the paper said it was worth nothing, the next it says it is worth millions. It also said this is the only site that is railroad accessible. He said that is an out and out lie. We have a Mega Site that has been here for 8 years. Here is a copy of it that you have..3,000 acres site to be developed. The developers should be Montgomery and Moore Counties. Proximity to I 73/74 and railroad accessible. Aberdeen Carolina Western Railway gives you access to CSX and Northfolk Southern. The Mega Site has a pump station that can handle a lot more than the one at East Montgomery could ever handle. If they do level that site, you are going to have to put in a pump station at a minimum of half a million dollars. There is already a pump station already at the Mega Site and the land has already been cleared. It is ready to be developed. If the organization that Mr. Boles want to take over the high school, they don't want to take over the land or steal the land like Manhattan. They are going to lease the land. Womack Publishing, the Montgomery Herald, leases from the County. So are they trying to steal from the County if they lease a building from the County? To me that is a conflict of interest right there. You have a paper that is leasing a building from the County. The previous Board and previous County Manager, they are going to do what they want him to do and say what they want him to say. You know, when the cons were brought up about the school there was never a con that said you are going to be in between two schools: a middle school and an elementary school. You are going to have an industrial site between two schools that you can throw a rock and hit either school. You are going to have trains coming in with hazardous material. The noise level is going to be unbelievable. If you have ever been around a railroad yard, the noise level is unbelievable. You are going to have locomotives running around the clock. Then if they are going to transfer out with trucks from the trains deliver, you are going to have transfer trucks back and forth through Biscoe on a two-lane highway. If you are at the Mega Park, you are right there at Interstate 73. You are closer to the airport. You are closer to Interstate 73.

Mayor Reynolds said you go to the next story and they say the buildings are worth millions of dollars. A price tag of \$50 million was given to Representative Boles. There is no way that property is worth that. The reason they wanted that property and they put the price tag on that property, they had another pet peeve project over at the river. That is the reason for that price tag. Now Biscoe never owns the property. The School Board owns the property to turn it back over to the County. At one time it was mentioned the possibility of letting Biscoe take over the property. Jimmy Blake, Mayor Blake was in the first talks with this, him and Brandon went to several meetings. Three or four meetings – four or five people in one meeting, and one meeting there were fifteen people. They met down at Blake's Restaurant and there were representatives from the State. This wasn't just a fly by night deal. It was a big deal It was on the table and it just disappeared. My point being, this Town and

the County deserves a better paper that is going to tell us the truth. If the paper isn't going to tell us the truth.... supposedly it is the Voice of Montgomery County. I don't see that. In the last year, as Mayor of the Town there have been four incidences where there have been outright fabricated lies about this Town. The deal with East Montgomery, whether it goes either way, the people need to know the truth. The people need to know the options out there, and the people need to know what projects they want to spend their money on. The project is not going to be on this side of the river or the other side of the river. It's going to be on the river. To me, people need to know that. They say it is a no-win situation...when we had a meeting a while about the unified police force the Mayor of Candor, Phillip Hearne said, I am here for the County but also to represent my Town. I am worried about my Town, the Town of Biscoe. I am worried about how this is going to affect the Town of Biscoe. I would rather have a training facility that is going to bring people in, more restaurants, possibly another hotel. Rather than an Industrial Site when we have a Mega Site right here that has been there for 8 years that hasn't been developed. We are just now getting something out there. The Town spent a million and a half to put water and sewer out there and it has been sitting for 7 years and the County hasn't helped one bit. Then in the paper it says there is no other site like East Montgomery. It's a 3,000-acre site, East Montgomery is a 114-acre site. My point is people need to know the truth. The paper needs to tell the citizens the truth. The stuff with representative Boles, nobody ever contacted me or Brandon as to why he came to talk to us. She just said he was just trying to sneak in and get East Montgomery like it was Manhattan. Then she said it doesn't matter who was telling the truth the former County Manager.... yes, it does matter who is accountable and who is telling the truth. We deserve to know whose lying and who isn't lying. We deserve to know the truth. As the Mayor of this Town, that is my job. My job is to know the truth and anything that deals with this town. I knew who owned East Montgomery. She acted like we didn't have a clue who owned East Montgomery. I knew the Town didn't own it, we own the pump station that supplies the water to East Montgomery but that is it. That is all I have to say about the matter. Hopefully it is coming up in a meeting in the future and the Board will look at it and see where we stand. Either way we just want the County Board to be open with us and let us know the truth about the whole situation.

We have two County Representatives here tonight, Commissioner Dana Dawson and Commissioner Mary Hassell. You have a tough job.

#### Board & Staff Reports & Upcoming Events

*The following reports were given:*

#### **Adjournment**

A motion was made by Commissioner Anliker seconded by Commissioner Ryan, and so the motion carried unanimously to adjourn. Adjournment was at 8:30 pm.



## Attachment #1



TO: All Eligible Employees  
FROM: Brandon W. Holland, Town Manager  
RE: Biscoe Emergency Paid COVID-19 Sick Leave  
DATE: February 8, 2021

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The Town of Biscoe is taking proactive steps to protect our employees in the event the United States Congress fails to extend the Families First Coronavirus Response Act (FFCRA) which is set to expire on December 31, 2020. It is the Town's goal to continue to operate effectively and ensure that all essential services are continuously provided and that employees are safe within the workplace.

The Town of Biscoe is committed to provide accurate information about the nature and spread of infectious diseases, including symptoms and signs to watch for, as well as required steps to be taken in the event of an illness or outbreak.

The Town of Biscoe will provide eligible employees with temporary emergency paid sick leave under certain conditions. This policy will become null and void should Congress extend or adopt an Emergency Paid Sick Leave Act prior to the expiration date of this policy.

### **The Town of Biscoe Emergency Paid Sick Leave**

The Town of Biscoe Emergency Paid Sick Leave (BEP SL) is separate from and independent of Family and Medical Leave (FMLA) and is independent of any existing sick leave policies that the Town grants employees in the normal course of business.

The BEP SL allows an eligible employee to qualify for emergency paid sick leave as follows:

1. The employee is subject to a federal, state, or local quarantine or isolation order related to COVID-19;
2. The employee has been advised by their healthcare provider to self-quarantine because they are infected with or have been exposed to COVID-19 or because they are at high risk of complications from COVID-19.
3. The employee is showing symptoms of COVID-19 and is actively seeking but has not yet received a medical diagnosis;
4. The employee is caring for an individual subject to a federal, state, or local quarantine or isolation order related to COVID-19 or who has been advised by their healthcare provider to self-quarantine for COVID-19 related reasons;
5. The employee is caring for his or her son or daughter because the child's school or childcare facility has been closed or the childcare provider is no longer available because of COVID-19 related reasons; or
6. The employee is experiencing substantially similar conditions as specified by the Federal Secretary of Health or Human Services, in consultation with the Federal Secretaries of Labor and Treasury.

### **Eligibility**

All employees who have been employed with the Town for at least 30 days (full-time, or part-time) are eligible for BEPSL in the event the employee is unable to work or telecommute because the employee meets one or more of the conditions stated above.

### **Duration/Compensation**

Employees are eligible for, on a one-time basis, the following:

- **Full-Time employees:** 80 hours of pay at their regular hourly rate of pay. However, when caring for a family member, for reasons 4, 5 and 6 above, BEPSL is paid at two-thirds the employee's regular hourly rate of pay.
- **Part-Time employees:** The number of hours the employee worked, on average, over the most immediate prior full pay period. However, when caring for a family member, for reasons 4, 5 and 6 above, BEPSL is paid at two-thirds the employee's regular hourly rate or pay.

Paid leave under this policy is limited to \$511 per day (or \$5,110 in total) where leave is taken for reasons 1,2, and 3 described above (generally, an employee's own illness or quarantine); and \$200 per day (\$2,000 in total) where leave is taken for reasons 4, 5, or 6 (generally care for others or school closures).

### **General BEPSL Rules**

- Employees may elect to use BEPSL prior to utilizing any accrued paid sick leave under the Town's sick leave policy.
- No leave provided by the Town under any governmental act prior to January 1, 2021, may be credited against the BEPSL eligibility.
- Employees are responsible for immediately notifying Human Resources of their intent to utilize this policy, so that the appropriate application paperwork may be given to the employee in a timely manner.
- Employees must successfully complete the necessary application paperwork and return it to Human Resources in a timely manner in order to receive compensation under this policy. Failure to return application paperwork and required supporting documentation in a timely manner may result in a delay in receiving compensation under this policy.
- Employees seeking compensation under this policy found solely to be taking this leave to defraud the Town will be subject to disciplinary action up to and including termination of employment.
- The Town will not retaliate against any employee who requests to take BEPSL in accordance with this policy.
- This policy expires on June 30, 2021.

### **Definitions**

#### **Child Care Provider Defined for the Purposes of BEPSL**

For the purpose of this policy, the term "childcare provider" is defined as one who provides childcare services on a regular basis and receives compensation for those services, including an 'eligible childcare provider' as defined in Section 658P of the Child Care & Development Block Grant Act of 1990 (42 USC 9858n).

**School Defined for Purposes of BEPSL**

The term "school" means an 'elementary school' or 'secondary school' as such terms are defined in Section 8101 of the Elementary & Secondary Education Act of 1965 (20 USC 7801).