

**Town of Pilot Mountain  
Board of Commissioners Meeting  
Monday, November 13, 2023  
7:00 PM**

**Members Present:** Mayor Evan Cockerham, Mayor Pro-Tem Donna Kiger, Commissioner Rachel Collins and Commissioner Scott Needham

**Staff Present:** Town Manager, Michael Boaz, Town Clerk, Holly Utt and Town Planner, Andy Goodall

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**Call to order 7:00 PM**

Mayor Cockerham called the meeting to order at 7:00 PM. After a moment of silence, Commissioner Needham led the Pledge of Allegiance.

**Adoption of Agenda**

Commissioner Needham made a motion to adopt the agenda as presented and it was unanimous.

**Public Hearings**

**UDO Text Amendment**

Mayor Cockerham opened the public hearing. Mr. Boaz explained that this text amendment would make some changes to the permitted use table primarily to uses in the downtown area that require a great deal of parking. There are also some special restrictions for first floor residential in the Central Business District (CBD), in commercial buildings. Andy Goodall explained that our standards only allowed dwellings to be in the upper level of a mixed use building. But there are cases where a building has a basement level that could be used for dwelling. It's helpful for someone looking to re-develop a building to know exactly how it's laid out. There was no other comments and Mayor Cockerham closed the public hearing.

**Public Comment**

Dana Thomas, 831 Dodson Mill Road, I would just like an education or clarification on the town's responsibility, if any, of mowing the right of ways and if there are any ordinances or responsibility of landowners, although there's not a dwelling on the land they may own, if they do not have a responsibility of keeping it mowed. Thank you.

Anna Nichols, 611 West Main Street. I would like to pass along kudos to the town for your foresight and your kindness regarding the community dinner that has been planned for Thanksgiving.

John Wendel, 100 Thompson Drive. I've lived at 100 Thompson drive for almost 16 years. I want you all to know that all Pilot Mountain Police Department officers are not bad. Two years ago, I was approached by two officers about my fire pit that I was burning in my yard. I was charged for burning in the fire pit. I was signed out on my own re conscience when he went to court. Judge Sutherland threw it out. When I told the chief about it, he seemed like he didn't care. I take care of my disabled son. An ambulance is always at my house all the time. When ambulance comes I am harassed by the Pilot Mountain Police Department. For what reason? I used to get followed by officers that don't work for you anymore. One day an officer told me I had to move. I went to the chief. He didn't want to talk to me. I went the sheriff's

department where I had a good relationship with the sheriff. He told me to file a chief complaint against human resources. I found out through Pilot Mountain Police that they don't have such where you can make a complaint against an officer. In 2019, my son was sitting on the back porch with his daughter. My son wasn't bothering nobody. He had been drinking. Him and his girlfriend separated and all of this. Well, the chief came out, he got up in my son's face and told him to give him the child. And all of a sudden the Chief grabbed my son after another officer took the child out of his arms. The chief had my son around the throat. I was told to file a complaint again against the chief. I was denied. I did try again because I didn't want no trouble. Me and my son go to football games down below my house. I was approached by the two officers that don't work there anymore. The female officer told me I didn't belong. When I put up my surveillance cameras, I was told by an officer I was a drug dealer. I put them up because of the police department. The only police officer that I trust is Officer Blizard at the Pilot Mountain Police Department. When I see them at the end of my driveway, I get scared. I call the emergency number to find out why they are sitting in my driveway. If Officer Blizard is not working then I don't call. You all need to do something about the chief and also some of the police officers. I am a citizen of the pilot mounting and I am entitled to respect and dignity. I have surveillance from back in 2019 where the chief threatened my son for no reason and grabbed him around the throat. My son is in the hospital today. I did not call the Mountain Police Department and ask for assistance or 911 because I'm scared of certain officers that work for those shifts. I don't trust nobody with call Mountain Police Department. When I see him down the end of my driveway, I lock my doors and stay in the house until they leave. I'm asking this board for help. I want it to quit. I have a right to live in this city. I have the right to go where I want to go. I am not a violent person. I go to church with the sheriff and a bunch of other sheriff's officers. But the sheriff told me last week to file a complaint against the chief. They told me there's no such thing at Pilot Mountain. I am asking for your help. I am not crying wolf and I'm not asking for any handouts. I have the right to live in peace where I'm at. Thank you all for listening.

### **Consent Agenda**

Commissioner Kiger made a motion to adopt the consent agenda as presented and it was unanimous.

### **Board and Committee Reports**

September 2022 sales were \$191,309 versus sales in September 2023 of \$196,548, an increase of 2%. October 2022 sales were \$197,025 versus sales in October 2023 of \$192,832, a decrease of 1.65%. The total profit distribution during fiscal year 2022-2023 \$240,000. The store is doing well and generating profit.

Elijah Childers, Chief of the Pilot Mountain Rescue and EMS, gave an update. The Christmas parade will be held on December 2<sup>nd</sup> and registration is still open and available on their website. They had a recent event honoring two long standing members, Dennis Manuel and "Cowboy" Kiser. They have 100 years of service combined. They also have a big announcement for their new facility. They have been graciously awarded grant money from the state. This will allow them to open up some type of community center and the public can rent the facility out for parties and such. He thanked the town for supporting them over the years.

### **Unfinished Business**

#### **Comprehensive Transportation Plan Approval**

Emily Stupka gave an update on the CPT. She addressed the changes that were made from the original plan that was presented in October. Commissioner Needham made a motion to adopt the updated Comprehensive Transportation Plan and it was unanimous.

### **New Business**

#### **UDO Text Amendment**

Andy Goodall explained that this amendment would make some changes to the permitted use table and add special restrictions regarding residential in the CBD. The Planning Board did a very extensive review back in October. The recommendation is to go back and do this again in 2024 for the entire plan, this one is for the CBD only. Commissioner Kiger made a motion to approve the statement of consistency and the text amendment and it was unanimous.

#### **FY 2024 Budget Amendment 1**

Mr. Boaz explained that this would appropriate fund balance for the purchase of the Rescue Squad building, resurfacing the Town Hall parking lot and appropriates additional USDA grant funds. Commissioner Needham made a motion to approve FY Budget Amendment 1 and it was unanimous.

#### **PARTF Grant Acceptance**

Mr. Boaz stated that the town had applied for and received a \$500K grant PARTF grant. The local match is \$4.9 million and they are using the value of the building for the match. Commissioner Needham made a motion to accept the PARTF grant and it was unanimous.

### **Administrative Reports**

- R& J Tree Service will do leaf pick up on November 15<sup>th</sup>, December 1<sup>st</sup> & 15<sup>th</sup>.
- The Deck the Halls/Pilot Express will be held on November 25<sup>th</sup>
- Mistletoe Market and Christmas parade December 2<sup>nd</sup>
- There will be a Thanksgiving meal at the Armfield Center on Thanksgiving Day from 11:00 am – 1:00 pm. There will also be a coat drive and the shower facilities will be available.
- The next Board of Commissioners meeting will be on December 11<sup>th</sup> at 7:00 PM at the Armfield Center
- There will be a press conference on Thursday afternoon at 1:00 PM to provide updates to the community regarding the Pilot Mountain Police Department

### **Mayor and Commissioner Comments**

**Commissioner Collins**– She thanked everyone for coming out and sharing their concerns. She asked that if anyone had any issues to please feel free to let the Board know. Sometimes they don't know about all the issues that concern the citizens. She is looking forward to the Thanksgiving dinner and Christmas parade.

**Commissioner Kiger** – She is very excited about the community dinner coming up. She commended the downtown businesses for such a great day on Sunday.

**Commissioner Needham** – He reiterated what Commissioner Collins and Commissioner Kiger mentioned. He wanted to let everyone know that there would be a Pilot After Hours event at

Viridescence tomorrow from 5:30 -7:30. Gene Rees will be the speaker and he will be discussing tax credits. They do these meetings quarterly to benefit the businesses and community.

**Mayor Cockerham** – He congratulated the businesses for a great day on Sunday. There was a really good turnout for the Trunk-or-Treat on Main Street. He’s looking forward the Christmas parade and he’s proud to be a part of that once again. He also mentioned the allegations against the police department. He promised the public that the Board would be as open and transparent and provide a full report once it is appropriate and all citizens would have the information that they are entitled to as citizens of the town. He is also looking forward to the community dinner. This is a great service to the community.

**Closed Session – Personnel**

Commissioner Kiger made a motion to go into closed session and it was unanimous.

Commissioner Needham made a motion to come out of closed session.

There was no report from the closed session.

**Other Business** – No other business


**Adjourn**

Commissioner Kiger made a motion to adjourn and it was unanimous.

Respectfully Submitted:

Attest:

  
Holly Utt  
Town Clerk

  
Evan Cockerham  
Mayor