



MINUTES OF FRANKLINVILLE BOARD OF COMMISSIONER'S MEETING

January 12, 2026

ATTENDEES: Mayor Ben Harman, Mayor Pro Tem Priscilla Dunn,
Commissioner Billy Farias, Commissioner Richard Goodwin, Commissioner Sara Nieblas,
Commissioner Mac Whatley,
Finance Officer/Town Clerk-Beverly O'Brien
Public Works Director-Arnold Allred
Utility Clerk- Christie Gunter

GUESTS: Geraldine Campos, Tony Campos, Eddie Carrick, Auditor, Laurie Cone, Harvey Harman,
Harriet Moulder, Robert Osborne, Amber Scarlett, Shelly Siskin, Brooke Thomas

26-56 7:30 pm: MEETING CALLED TO ORDER

Pledge of Allegiance
Moment of Silence/Prayer

26-57 CONSENT AGENDA

Mayor Harman opened the consent agenda., **Commissioner Whatley, motion to accept the consent agenda. Seconded by Mayor Pro Tem Dunn, Motion adopted, unanimously.**

26-58 PUBLIC COMMENT PERIOD

Commissioner Farias discussed Pastor Michelle Hill of the Methodist Church has expressed interest in starting a community garden at the Western end of the park. General discussion reference plans and extent of the garden area. Further discussions will follow after specific plans.

26-59 PRESENTATION OF FISCAL YEAR 24-25 AUDIT REPORT

Mr. Carrick discussed the immediate past year's audit report. It is a clean audit with no findings. The General Fund is in good shape with conservative spending. The Water/Sewer Fund has only a slight negative. It had improved from the prior year. There are two items on the Local Government's Commission spreadsheet that will require a letter to the Commission. Neither can be completely rectified because of the size and the age of the water/sewer infrastructure. The net operating income amounts are much better this year than last but still have a deficit of \$3000. The Capital assets ratio is one point below where it needs to be, but this is where the age of the system and depreciation have made this an issue. The Town will have to write a response letter for these issues and the Auditor will submit it to the LGC. Finance Officer O'Brien will compose the letter based on the issues and submit it after the Board approves and signs.

26-60 PRESENTATION OF TOURISM DEVELOPMENT AUTHORITY REPORT

Brooke Thomas with the Randolph County Tourism Development Authority presented the yearly report to the Board. There was a historical growth in tourism revenues of 5.45% in the county. She discussed the returning visitors and the increased social media reviews. She discussed the work of collaboration, passion, and location that makes the growth possible. Commissioner Whatley asked “what is the distinction between tourism (hotels, Air B and B’s etc.) and attractions in the data? Attractions are not subject to the local occupancy tax. and Franklinville does not have the hotels to generate that type of revenue, however we do have the Greenway, Riverside Park and recreational tourism. She discussed the upcoming events in the county and the MAGS grant program for grants of up to \$5,000.00 for attracting tourism. Ms. Thomas encouraged the Town to apply for the grants as they have in the past and thanked the Board for their attention.

26-61 OLD BUSINESS

Commissioner Farias discussed the possible sale of the stage components to Jerry Neal. Mr. Neal owns the upper dam and the power generation station there. Mr. Neal would like to set up an educational visual presentation near the greenway of the power generating components of the dam and would like to purchase the frame that the Town had originally purchased for a stage for the park. The parts are stored and have not been used. General discussion reference either the Town using the structure or the possibility of selling. No decision was reached.

Commissioner Farias discussed the land purchase of several feet for the greenway near the trailhead from Mr. Robert Osborne. Mr. Osborne has expressed some trepidation about the sale and wants to see the footage staked out on the ground for him. Commissioner Farias will meet with him again.

The Code Enforcement report was reviewed. See attached. **Commissioner Farias, motion to proceed with hearings for the addresses on the citation list. Seconded by Mayor Pro Tem Dunn. Commissioner Goodwin recused himself from the vote on 209 Depot Street but voted yes on other addresses. Motion adopted, unanimously.**

26-62 ADMINISTRATION REPORT

Finance Officer O’Brien gave the finance report, see attached. She also discussed the Budget amendments voted on at the last meeting and gave a copy of those to the Commissioners, see included. Commissioner Whatley suggested a Board retreat for strategic planning be held in Seagrove and he has asked the Mayor of Seagrove to speak to our Board and give a tour of their facility. Commissioner Whatley gave O’Brien the phone number to contact the Seagrove office for scheduling. General discussion reference possible scheduling and January 31st is decided upon if the building is available. **Commissioner Whatley, motion to approve the date of January 31,2026 for the Board Planning Retreat. Seconded by Commissioner Dunn. Motion adopted, unanimously.**

26-63 PLANNING and ZONING

Commissioner Whatley discussed the two zoning applications received for subdivisions of property. One approved on Highway 64 in a commercial zone. The other application is pending, and the Planning Committee has been advertised and will meet Thursday evening, the 15th at 6:00 pm. The newest application is for Sheron Builders to subdivide a more than 5-acre tract on Sunrise Avenue.

26-64 PUBLIC SAFETY

Commissioner Farias discussed the Public Safety Officers and the recent arrests in Town. He is negotiating with a resident about a small property adjoining the new green way extension. The owner had initially agreed to the sale but is having second thoughts. Commissioner Farias will meet with the owner again and mark off the property so the landowner can physically see the boundaries. This will ensure the safety of the greenway users and allow for a suitable fencing along the side.

26-65 PUBLIC SERVICES

The Commissioners received the reports contained in their packets for the Library and the Parents as Teachers Program. See attached. The Town has not named a representative to the Board yet, as it is still uncertain what the make-up of the new Library Board will be.

26-66 PUBLIC UTILITIES

Public Director Allred discussed his yearly report for the sewer plant. See attached. He discussed the totals for the year and the rainwater infiltration and expenses. Director Allred said the new Ogles Creek Pump Station was going in service on January 13th at 10:00am. He discussed the bill for the two tees along Highway 64 and the Vault installation at the Corner of Jones Road. The Town has not received the invoices and cannot try for financing without the plans and costs. These items will need to be submitted to the LGC and the possible finance options soon. The engineering firm for the County will be contacted to provide the paperwork. Director Allred provided photos of the large leak on 217 Wallace Street and the Public Works Department. Director Allred presented his water report and last month's meter repairs and checks. He also discussed his department had removed the Christmas lights and the lights on the tree in Riverside Park. He discussed the damage billing for where Spectrum and Duke Energy caused water line breaks. Neither company has responded yet.

26-67 NEW BUSINESS

Commissioner Farias discussed his prior discussion with Danny and Melinda Kidd about taking up the lease on their building, Shortridge Towing. Schwarz Properties owns the building, but Danny and Melinda own the equipment. They are willing to sell the company and/or sublease the building. This would allow the Maintenance Department to use the shop lift, tools, etc. The suggested cost for the equipment rental is \$400. General discussion reference possible uses or if they have a possible buyer for the company to keep it open. Commissioner Farias discussed the Car show the Kidd's will still sponsor in the Park. The dates are April 25th, with a rain date of May 2nd and September 26th, with a rain date of October 23rd.

Commissioner Goodwin discussed the possibility of an event in the park for July 4th. General discussion reference required insurance and training for an event with pyrotechnics. More discussion will follow about a July 4th event.

Commissioner Whatley discussed the purchase of new banners for the Town to commemorate the 250 year Anniversary of the founding of the Country. Asheboro has volunteered to print the banners with a central logo and a Town name for each banner. **Motion by Commissioner Whatley to buy the banners 20-25 or enough for the brackets we still have remaining. Seconded by Commissioner Goodwin. Motion adopted, unanimously.** General discussion of the upcoming Chamber of Commerce, Economic Development Dinner to be held in Asheboro on January 27th. Mayor Pro Tem Farias, Commissioner Dunn, and Commissioner Nieblas along with Mayor Harman, plan to attend to represent Franklinville.

26-68 MAYORS COMMENTS

Mayor Harman discussed the development of a quarterly newsletter for the Town that can be distributed by email and at local businesses like The Diner and the Convenience store and Town Hall. He hopes to keep the citizens engaged and involved with the local government and the community.

Commissioner Whatley asked if the Board would consider changing the meeting schedule to 7:00 pm from 7:30 pm. General discussion reference the earlier meeting time. **Motion by Commissioner Whatley to officially move the Board meeting time to 7:00pm. Seconded by Mayor Pro Tem Farias. Motion adopted, unanimously.**

General discussion reference the Community Soup Supper to be held by the Methodist Church on Tuesday February 10th from 4:30-7:00 pm.

**Commissioner Whatley, Motion to Adjourn.
Seconded by Mayor Pro Tem Farias. Motion adopted, unanimously.**

9:48 pm Adjourned.

Respectfully Submitted,

_____ Mayor Ben Harman

(seal)

_____ Beverly O'Brien. Town Clerk