

The Smithfield Town Council met in regular session on Tuesday, December 17, 2024 at 7:00 p.m. in the Council Chambers of the Smithfield Town Hall, Mayor M. Andy Moore presided.

Councilmen Present:
 Roger Wood, Mayor Pro-Tem
 Marlon Lee, District 1
 Sloan Stevens, District 2
 Travis Scott, District 3
 John Dunn, At-Large
 Stephen Rabil, At-Large
 David Barbour, District 4

Councilmen Absent

Administrative Staff Present
 Michael Scott, Town Manager
 Elaine Andrews, Town Clerk
 Ted Credle, Public Utilities Director
 Jeremy Daughtry, Fire Chief
 Lawrence Davis, Public Works Director
 Andrew Harris, Finance Director
 Pete Hedrick, Chief of Police
 Gary Johnson, Parks & Rec Director
 Shannan Parrish, HR Director
 Stephen Wensman, Planning Director

Also Present
 Robert Spence, Jr., Town Attorney

Administrative Staff Absent

CALL TO ORDER

Mayor Moore called the meeting to order at 7:00 pm.

INVOCATION

The invocation was given by Councilman David Barbour, followed by the Pledge of Allegiance.

APPROVAL OF AGENDA:

Mayor Pro Tem, Roger Wood made a motion, seconded by Councilman John Dunn, to approve the agenda, with a change to re-open the public hearing for the first business item, SUP-24-02, Heritage Townes at Waddell. Unanimously approved.

Citizens Comments: None.

Consent Agenda Items:

Councilman David Barbour made a motion, seconded by Councilman John Dunn, to approve the following items as listed on the consent agenda. Unanimously approved.

- 1. Three Way Stop Request – North 2nd Street and Hancock Street**
- 2. Resolution 760 (21-2024) and Budget Ordinance – Grant Funds Aged Sanitary Sewer Infrastructure Improvements SRP-D-134-0012**

**TOWN OF SMITHFIELD
 RESOLUTION NO. 760 (21-2024)**

WHEREAS, the Town of Smithfield has received a Directed Projects grant for the Replace Aged Sanitary Sewer Infrastructure & PS#11 and Outfall Improvements – Phase II Project (SRP-W-134-0012) from the 2023 Appropriations Act, Session Law 2023-134, administered through the Drinking Water Reserve and Wastewater Reserve to assist eligible units of government with meeting their wastewater infrastructure needs, and

WHEREAS, the North Carolina Department of Environmental Quality has offered 2023 Appropriations Act funding in the amount of \$2,500,000 to perform work detailed in the submitted applications, and

WHEREAS, the Town of Smithfield intends to perform said project in accordance with the agreed scope of work.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SMITHFIELD:

That the Town of Smithfield does hereby accept the 2023 Appropriations Act Directed Projects Grant offer of \$2,500,000; and

That the Town of Smithfield does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to; and

That the Town Manager, and successors so titled, is hereby authorized and directed to furnish

such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted this the 17th day of December, 2024 in Smithfield, North Carolina.

M. Andy Moore, Mayor

ATTEST:

Elaine S. Andrews, Town Clerk

Ordinance #CP-12-2024

Capital Project Ordinance for the Town of Smithfield Sanitary Sewer Infrastructure & PS #11 and Outfall Improvements Project (Project #SRP-W-134-0012)

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SMITHFIELD, NORTH CAROLINA that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

SECTION 1: This ordinance is to establish a budget for a project to be funded by the North Carolina Department of Environmental Quality (“NCDEQ”) Division of Water Infrastructure Drinking Water / Wastewater Reserve. The project authorized is the construction of water infrastructure to be financed by state grants and reserves. These funds may be used for the following categories of expenditures, to the extent authorized by state law.

1. Pump Station #11 pumps wastewater under Interstate 95 and empties into a manhole on the opposite side. Previous funding has allowed the upsizing & improvements of the pump station and the first 500 feet of downstream gravity sewer line. This phase will complete the downstream improvements, all the way to the terminus point, in a separate Town pump station. These improvements will create sewer access for new developments east of I-95, where sewer access does not currently exist.
2. Town citizens residing between Holding Street & Stevens Street; bounded by Second Street to the south and Crescent Drive to the north get their sanitary sewer service from the alley ways located between the residences, in the rear of the yard. This infrastructure has been a “hot spot” of trouble – in need of frequent maintenance over the last few years. Field investigation shows that the bulk of the sewer main is in a state of disrepair and needs replacing. To this end, this project will replace the aged sewer infrastructure (including service lines) in that area of the Town.

SECTION 2: The officers of the Town are hereby directed to proceed with the capital project within the terms of the resolution and budget contained herein.

SECTION 3: The following amounts are appropriated for the project and authorized for expenditures:

Engineering costs	\$ 416,550
Construction costs	<u>2,083,450</u>
Total	<u>\$ 2,500,000</u>

SECTION 4: The following revenues are anticipated to be available to complete the project:

NC Department of Environmental Quality	
Division of Water Infrastructure Drinking Water / Wastewater Reserve	<u>\$ 2,500,000</u>

SECTION 5: The Town intends to complete the project in accordance with the Drinking Water / Wastewater State Reserve, Session Law (S.L.) 2023-134. The Town’s scope of work is a complete and concise scope of goods or services supported by this agreement and consistent with language in S.L. 2023-134. The Town agrees to use the funds in the amounts allocated for the budget cost items set forth in the Town’s budget.

SECTION 6: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, grant agreements, and federal regulations. The Town’s accounting and fiscal records shall be maintained during the completion of the project, and these records shall be retained and made available for a period of at least three (3) years following completion of the project.

SECTION 7: Funds may be advanced from the General Fund for the purpose of making payments as due. Disbursement requests should be made to the grantor agency in an orderly and timely manner.

SECTION 8: The Finance Officer is hereby directed to report the financial status of the project to the governing board the appropriations and the total grant / loan revenues received or claimed.

SECTION 9: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this grant project in every budget submission made to this board.

SECTION 10: Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to Town Council five (5) days after adoption.

SECTION 11: This grant project ordinance is effective as of December 17, 2024, and expires when all the NCDEQ funds have been obligated and expended by the Town, whichever occurs sooner.

M. Andy Moore, Mayor

ATTEST:

Elaine S. Andrews, Town Clerk

3. Resolution 762 (23-2024) and Budget Ordinance – Acceptance of Grant Funds SRP-W-ARP-0063 Aged Sanitary Sewer Infrastructure Improvements

TOWN OF SMITHFIELD
RESOLUTION NO. 762 (23-2024)

WHEREAS, the Town of Smithfield has received an earmark for the American Rescue Plan (ARP) funded from the State Fiscal Recovery Fund established in S.L. 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs (SRP-W-ARP-0063), and

WHEREAS, the North Carolina Department of Environmental Quality has offered American Rescue Plan (ARP) funding in the amount of \$3,000,000 to perform work detailed in the submitted application, and

WHEREAS, the Town of Smithfield intends to perform said project in accordance with the agreed scope of work,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SMITHFIELD:

That Town of Smithfield does hereby accept the American Rescue Plan Grant offer of \$3,000,000.

That the Town of Smithfield does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.

That the Town Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with this project; to make the assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.

Adopted this the 17th day of December, 2024 in Smithfield, North Carolina.

M. Andy Moore, Mayor

ATTEST:

Elaine, S. Andrews, Town Clerk

Ordinance #CP-13-2024

Capital Project Ordinance for the Town of Smithfield PS #11 Outfall and PS #1 System Upgrades and D Stephenson Force Main Improvements Project (Project #SRP-W-ARP-0063)

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SMITHFIELD, NORTH CAROLINA that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following grant project ordinance is hereby adopted:

SECTION 1: This ordinance is to establish a budget for a project to be funded by the American Rescue Plan (ARP) from the State Fiscal Recovery Fund in the amount of \$3,000,000. This offer was made by the NC Department of Environmental Quality Division of Water Infrastructure (DWI). These funds may be used for the following categories of expenditures, to the extent authorized by federal and state law.

1. System Improvements to PS #11 Outfall, PS #1 System Upgrades and D Stephenson Force Main

SECTION 2: The officers of the Town are hereby directed to proceed with the capital project within the terms of the resolution and budget contained herein.

SECTION 3: The following amounts are appropriated for the project and authorized for expenditures:

Engineering and construction costs	\$ 3,000,000
Total	<u>\$ 3,000,000</u>

SECTION 4: The following revenues are anticipated to be available to complete the project:

NC Department of Environmental Quality Division of Water Infrastructure via State Fiscal Recovery Fund	<u>\$ 3,000,000</u>
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SECTION 5: The Town intends to complete the project in accordance with the State Fiscal Recovery Funds established in Session Law (S.L.) 2021-180. The Town's scope of work is a complete and concise scope of goods or services supported by this agreement and consistent with language in federal laws associated with American Rescue Plan (ARP) and S.L. 2021-180. The Town agrees to use the funds in the amounts allocated for the budget cost items set forth in the Town's budget.

SECTION 6: The Finance Officer is hereby directed to maintain sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, grant agreements, and federal regulations. The Town's accounting and fiscal records shall be maintained during the completion of the project, and these records shall be retained and made available for a period of at least five (5) years following completion of the project.

SECTION 7: Funds may be advanced from the General Fund for the purpose of making payments as due. Disbursement requests should be made to the grantor agency in an orderly and timely manner.

SECTION 8: The Finance Officer is hereby directed to report the financial status of the project to the governing board the appropriations and the total grant / loan revenues received or claimed.

SECTION 9: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this grant project in every budget submission made to this board.

SECTION 10: Copies of this grant project ordinance shall be furnished to the Budget Officer, the Finance Officer and to the Clerk to Town Council five (5) days after adoption.

SECTION 11: This grant project ordinance is effective as of December 17, 2024, and expires when all the NCDEQ funds have been obligated and expended by the Town, whichever occurs sooner.

M. Andy Moore, Mayor

ATTEST:

Elaine, S. Andrews, Town Clerk

Business Item:

1. Special Use Permit Request – (SUP-24-02) Heritage Townes at Waddell - Samuel O'Brien (Shovel Ready Johnson, Inc.) is requesting a special use permit for Heritage Townes at Waddell, a 17-unit townhouse development on 1.88 acres of land in the R-8 Zoning District.

Mayor Andy Moore reminded the Board that this issue was tabled from the November 19th meeting for traffic and road questions. He asked if the Council agreed to re-open the public hearing on the matter, as there were parties present who may wish to speak to this matter, and answer any questions.

Councilman Travis Scott made a motion, seconded by Councilman Roger Wood to re-open the public hearing. Unanimously approved.

Town Clerk Elaine Andrews administered affirmations to those wishing to offer testimony during the Public Hearing.

Planning Director, Stephen Wensman gave a brief summary of the project as detailed in the minutes of record from the November 19, 2024 Town Council meeting. He restated that the developer is requesting approval for a 17-unit townhouse development on 1.88 acres of land on Waddell Drive. He noted that where the Board left off was the question of the sufficiency of the road leading into the development, and whether its infrastructure could support this project.

Planning Director Stephen Wensman incorporated his entire record and provided it to the Council in written form in the November 19, 2024 Town Council agenda packet. Thusly re-listed herein are staff's opinion of the findings of fact:

STAFF'S FINDING OF FACT:

The Town Council shall issue a special use permit if it has evaluated an application through a quasi-judicial process and determined that (Staff's opinion in ***Bold/italic***):

4.9.4.5.1. The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare. ***The project will not be detrimental to or endanger the public health, safety or general welfare. The development will adhere to all Town requirements.***

4.9.4.5.2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. ***The project will not impede the normal and orderly development and improvement of the surrounding properties. The neighborhood is fully developed with only redevelopment occurring, this townhouse project and commercial development along Brightleaf Boulevard. This development will potentially provide new customers in walking distance to the Brightleaf commercial establishments.***

4.9.4.5.3. Adequate utilities, drainage, parking, or necessary facilities have been or are being provided. ***The development will provide adequate utilities, drainage, parking and necessary facilities. For this project to proceed, an existing sanitary sewer line and easement will need to be relocated.***

4.9.4.5.4. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas. ***The use will not create such nuisances.***

4.9.4.5.5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. ***Proper ingress and egress will be provided with a single driveway onto Waddell Drive. The developer will likely install a stop sign at the exit lane to Waddell Drive.***

4.9.4.5.6. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property. ***The use will have no adverse impacts on the abutting or adjoining properties. The adjacent properties are residential. The design of the proposed buildings will be complementary to the mostly single-story homes surrounding with dormers that break up the scale of the buildings. Furthermore, the site will be well buffered along all property lines. The design of the home will be such that the front (good) side faces outward. All vehicular access is toward the center of the site.***

4.9.4.5.7. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located. ***The proposed townhomes will be complementary and in harmony with the adjacent homes. The architectural style will blend well and dormers will break up the scale of the buildings. The buildings will be positions such that they will have minimal impact from the street.***

4.9.4.5.8. The special use shall, in all other respects, conform to all the applicable regulations of the district in which it is located. ***The special use will meet all applicable regulations.***

Planning Staff recommends approval of SUP-24-02 with the following conditions:

1. *That the driveway be constructed in accordance with the Town's driveway apron detail.*
2. *That the existing sanitary sewer line and easement be relocated with the approval of the Town's Public Utilities Director.*
3. *That rollout trash containers be screened from the public right of way or stored within the garages.*
4. *That the developer constructs a 5' wide public sidewalk in the public right of way, or in an easement for the sidewalk along the right of way.*
5. *There shall be a homeowner's association to own and maintain all common amenities such as the parking lot, sidewalks, landscaping, mail kiosk, and stormwater management facility.*

Councilman David Barbour asked if the street was a DOT road or a Town road. Planning Director Stephen Wensman stated that it was a Town road. It is 18-foot wide with ditches, and that it's not a standard Road. A standard road is 27-foot back-to-back with curb and gutter.

Mayor Andy Moore asked if there were any further questions from staff. There were none.

Attorney Jason Wenzel, of 103 S. 3rd St., Smithfield spoke on behalf of the applicants for the project, stating he could answer questions about the road and the traffic. He presented a memorandum from engineers at Exult Engineering firm, asking that it be considered as evidence. He provided the copy of the three-page letter, along with documentation and incorporated exhibits to the Board.

Wenzel stated that although in the agenda packet, it was stated that no traffic study was needed for the project, a traffic study was completed by a traffic engineer. Wenzel stated the traffic study showed that Waddell was a suburban residential road within the Smithfield Town Development Plan, and it concludes that the road is more than adequate to handle the traffic projected for the development.

Wenzel outlined the following points from the study:

1. *The road can handle more than 4,400 cars per day. The projected development traffic is 770 cars per day.*
2. *The development will add 72 cars per day during the peak hour, which is approximately 6 cars per hour and car one every 10 minutes.*

Jason Helms, an engineer with Exult Engineering firm spoke. He stated Attorney Wenzel gave a good summary of the site impact as detailed in the study. He asked if there were any questions from the Board.

Councilman David Barbour questioned the number of cars per hour as related to peak times. He also discussed the difficulty in the ability for drivers to make left turns onto Hwy 301 out of the development.

Jason Helms explained that during the morning peak hours, when people typically leave for work, the traffic study for the 17-unit development shows a total of three trips, with two vehicles exiting. These exiting vehicles could turn left or right. He noted that the existing traffic patterns along the main road would provide adequate gaps between signals to allow these vehicles to exit safely. While the low number of trips might seem unreasonable, Helms assured that it's an accurate projection based on the size of the development.

Councilman Travis Scott noted that what the study pertained to additional traffic, not taking into account existing traffic.

Helms confirmed that the figures mentioned did represent new traffic generated by the proposed development. He explained that while they don't have comprehensive data on overall traffic, their projections are based on the available timeframe for the study. Helms noted that existing traffic from the area might add about 10 trips exiting during the morning peak hour. He acknowledged that if all these trips occurred simultaneously, there could be slightly longer wait times, but emphasized that these trips would likely be spread out over the hour.

Councilman David Barbour reiterated that turning left out of the development would be a problem. Helms noted, drivers would have to wait for a gap in traffic to exit, but noted that impact, based on the study, would be fairly insignificant.

Councilman John Dunn asked Helms whether their traffic study took into account further future development on Waddell Drive, noting there was an additional development on this street being heard by the Board at tonight's meeting. He asked if the two 9-foot lanes would be adequate. Helms stated the study did take into account the additional traffic.

Councilman David Barbour asked if there was anything being proposed to regulate speed, noting the driveway was short, so this should not be much of an issue. Helms stated there were natural deterrents to keep speed within reason such as driveways being close together, and also mailboxes.

Councilman Scott questioned the seven additional parking spaces proposed in the development, asking what happens if residents do not use their garages. Helms deferred that question to the developer, Dan Danvers.

Town Manager Mike Scott noted that the traffic study received as evidence was not authored by the engineer who gave testimony for this meeting. Jason Helms stated the author of the study is also an engineer, but was not available to attend the meeting tonight. Manager Scott asked the engineer to state his background and credentials for the expert testimony the Board was given. Mr. Helms stated that he

has been a practicing engineer for 30 years, with 25 years devoted to traffic engineering. Helms stated that he agreed with the findings in the document presented by Wensman in its entirety.

Dan Danvers, Senior Project Manager with Bohler Construction spoke on behalf of the applicant. He noted his experience and asked if he could answer any technical questions from the Board regarding the merits of the project design.

Councilman Travis Scott re-stated his question regarding the parking if done outside the garages provided to the residents. Danvers stated there were additional storage closets proposed in the plans that should address this issue. He also noted that the development met the UDO minimum requirement with additional guest parking provided. He pointed out the location of the additional storage space closets, as well as the seven overflow parking spaces as shown on the master plan layout provided to the Board.

Mayor Moore asked if there were any further questions from the Board. There were none.

Attorney Jason Wenzel asked if a copy of the traffic study provided to the Board could be entered as evidence.

Councilman John Dunn made a motion, seconded by Councilman David Barbour to accept the traffic study provided by Exult Engineering firm as evidence for the applicants. Unanimously approved.

A copy of the *Technical Memorandum* from Exult Engineering dated December 13, 2024 was admitted to the record and is available in the office of the Town Clerk.

Mayor Andy Moore asked if there was anyone in the audience wishing to speak on the matter.

Charles E. Sanders of 15 Waddell Drive, a 6-year resident, testified that he lived down the road from the future development. He spoke to the difficulty of turning left from Waddell Drive onto the four-laned US Hwy 301. He also stated he was concerned about the future traffic on the narrow road of Waddell Drive. He told the Board of one accident he recalled. Sanders further commented as to the proposal of having traffic going one-way, as discussed in the prior meeting. Sanders spoke of potential buildup of traffic that would occur with only one way in. He also stated he welcomed the development for the area, having seen it sit vacant for three years. He asked the Board to work with the road as is for now, and to consider adjusting accordingly, if need be, in the future.

Councilman Travis Scott noted that for the record, although a one-way road was discussed at the last hearing, no one-way road was proposed in this development. The Board concurred.

Councilman Travis Scott asked if Town Engineer, Bill Driezler could discuss his review of the traffic study.

Mayor Andy Moore asked if there was anyone else in the audience who wished to speak on the matter. There was no one.

Town Engineer Bill Driezler stated he was asked to review the memorandum entered as evidence by Exult Engineering firm. He stated the firm used numbers from the Institute for Traffic Engineers, which is the gold standard for trip generation. He stated looking across both proposed developments, there were a total of about 152 trips per day. Driezler stated that in his professional opinion, this project can be adequately supported without any improvements.

Mayor Andy Moore asked if there were any further questions from the Board for staff or the applicant.

Councilman David Barbour commented that he would not be in favor of a one-way road for Waddell Drive because two opportunities are needed to accommodate the traffic.

Councilman Travis Scott asked about future plans to make Hwy 301 a divided highway. Mayor Andy Moore commented that this issue came up at his last Upper Coastal Rural Planning Organization meeting, for which he serves as a Board member. He stated they are planning surveys and public comment for the project in January 2025. He stated the proposal is for controlled access, the first phase being from Rick's Road in Selma to Bookerdaury Road in Smithfield. He noted a similar type design of highway already exists in front of Johnston Memorial Hospital in Smithfield, but the plan is to extend it with access turns along the way.

Councilman Travis Scott stated he was not speaking against the plans to divide the highway but he wanted to mention the future plans for this to occur. Mayor Moore stated that the mention of dividing Highway 301 at his meeting was that of informal discussion with no action taken.

Councilman Travis Scott stated that a one-way road would not be conducive to the development. Mayor Moore agreed.

Councilman David Barbour made a motion, seconded by Mayor Pro Tem Roger Moore to close the public hearing. Unanimously approved.

Councilman Travis Scott asked where town rollout containers for garbage would be placed, and if they would be screened in. Planning Director Stephen Wensman stated that it is a standard condition for townhouse developments that trash containers be screened from the public right-of-way out of the view of the public.

Councilman Travis Scott asked if there was any objection about the sanitary sewer easement. Wensman

stated that it has to be moved because right now it is in the middle of the site under a building. He stated the developer would need to work with the town utilities director to figure out the appropriate solution to reroute it.

Councilman Travis Scott questioned whether storm water management was part of the plans for this development. Whether the pond is big enough to necessitate aeration, or if it will be a dry pond.

The developer wished to speak on the issue, Mayor Andy Moore announced that the public hearing was closed, and would need to be re-opened to receive further testimony.

Councilman Travis Scott made a motion, seconded by Councilman David Barbour to re-open the public hearing. Unanimously approved.

Andrew Weitzel of Bohler Engineering addressed the Board. He stated his credentials as a licensed public engineer in civil construction, specializing in storm water. He stated that this site proposed a constructed wetland, designed to meet the Neuse River standards for phosphorus and nitrogen reduction. He added that pond would be a foot to 1.2-foot depth of water, not a large wet pond, but plenty of room for water storage.

Councilman Barbour asked about mosquitos that could breed as a result of the installation of the wet pond. Weitzel stated there are plants that they could introduce to address this concern, but they have not designed the site plan yet. Barbour asked if this could be added as a condition for the development.

Dan Danvers, project manager stated there were certain types of state-approved vegetation that is already required as part of storm water control measures, and that they would be happy to have it. However, they have not reached that level of detail in the landscape planning yet. The intent is to not have the pond become a mosquito habitat, and they have not experienced any issues with mosquitos with past developments across the state of North Carolina.

Councilman Barbour asked Planning Director Wensman if he was satisfied with the response regarding the pond from Danvers. Wensman stated he is not an expert, so we would have to trust that the developer's plan is going to meet the need.

There was general discussion among the Board regarding storm water ponds, where examples of the pond proposed are located, one being out on Kellie Drive in Smithfield. Also discussed was the efficiency and effectiveness of storm water ponds and which may be conducive for this location. Councilman David Barbour stated that given the strict measures the state requires, no additional conditions need to be placed on the developer regarding storm water ponds.

Mayor Moore asked if the type of architectural design and building materials were stated as a condition. Wensman stated that the developers are being held accountable to the standards as stated in their application.

Mayor Moore asked if there were any further questions or comments from the audience or from the Board. There were none.

Councilman David Barbour made a motion, seconded by Councilman John Dunn to close the public hearing. Unanimously approved.

Councilman David Barbour made a motion, seconded by Mayor Pro Tem Roger Wood to approve Special Use Permit SUP-24-02 for Heritage Homes at Waddell with 5 conditions based on the finding of fact for special use permits. The motion carried 6 to one with Councilman Travis Scott voting against the Special Use Permit request. The item is approved.

Conditions of approval are as follows:

1. *That the driveway be constructed in accordance with the Town's driveway apron detail.*
2. *That the existing sanitary sewer line and easement be relocated with the approval of the Town's Public Utilities Director.*
3. *That rollout trash containers be screened from the public right of way or stored within the garages.*
4. *That the developer constructs a 5' wide public sidewalk in the public right of way, or in an easement for the sidewalk along the right of way.*
5. *There shall be a homeowner's association to own and maintain all common amenities such as the parking lot, sidewalks, landscaping, mail kiosk, and stormwater management facility.*

Business Item:

2. Annexation Request – (ANX-24-02) Resolution 761 (22-2024) for Contiguous Annexation Petition

Planning Director, Stephen Wensman addressed the Board stating that Smithfield Growth LLC has submitted a petition to voluntarily annex 85.85 acres contiguous to the Town of Smithfield. He stated the contiguous annexation request is related to the Local 70 project. This annexation involves land south of M. Durwood Stephenson Hwy, with additional land to the north and northeast slated for future

annexation. The Local 70 project encompasses 290 attached single-family residential lots, 94 attached townhomes, and 324 apartment units.

The annexation survey covers land on both sides of Booker Dairy Road. A small parcel on the west side is already within Smithfield town limits, while the portion east of Booker Dairy Road, currently in the ETJ, is the focus of this annexation request.

Wensman explained that the first step in the annexation process requires the town clerk to certify the petition. To this end, the council was asked to adopt Resolution 761 (22-2024), which would authorize the town clerk to investigate the sufficiency of the annexation petition.

Mayor Andy Moore asked if there were any further questions for Stephen or staff. There were none.

Councilman David Barbour made a motion, seconded by Mayor Pro Tem Roger Wood to adopt Resolution No. 761 (22-2024) directing the Town Clerk to certify the annexation petition. Unanimously approved.

**TOWN OF SMITHFIELD
RESOLUTION NO. 761 (22-2024)
DIRECTING THE CLERK TO INVESTIGATE AN
ANNEXATION PETITION RECEIVED UNDER G.S. 160A-31**

WHEREAS, a petition requesting annexation of an area described in said petition was received on December 17, 2024 by the Smithfield Town Council; and

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

WHEREAS, the Town Council of the Town of Smithfield deems it advisable to proceed in response to this request for annexation:

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SMITHFIELD 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 Town Council the result of her investigation.

Adopted this the 17th day of December, 2024 in Smithfield, North Carolina.

M. Andy Moore, Mayor

ATTEST:

Elaine S. Andrews, Town Clerk

Public Hearing:

- 1. Subdivision Request – (S-24-06) Local 70 Interim Plat Plan** - Smithfield Growth, LLC is requesting a preliminary subdivision of +/- 85.79 acres of land in the Local 70 PUD Zoning District into 10 properties for land conveyance purposes.

Town Clerk Elaine Andrews administered affirmations to those wishing to offer testimony during the Public Hearing.

Mayor Pro Tem Roger Wood made a motion, seconded Councilman John Dunn, to open the public hearing. Unanimously approved.

Planning Director Stephen Wensman stated Smithfield Growth, LLC is requesting a preliminary subdivision of 85.79 acres of land in the Local 70 PUD Zoning District into 10 properties for land conveyance purposes. A subsequent residential preliminary plat has been submitted and will likely be reviewed by the Town Council with a public hearing in January 2025 in conformance with the Local 70 PUD Plans.

Planning Director Stephen Wensman incorporated his entire record and provided it to the Council in written form in with the December 17, 2024 agenda packet.

Wensman stated that he recommends that the Council approve subdivision request, S-24-06, without conditions based on the finding of fact for subdivisions listed below:

FINDING OF FACT (STAFF OPINION):

To approve a preliminary plat, the Town Council shall make the following finding (staff's opinion in Bold/Italic):

1. *The plat is consistent with the adopted plans and policies of the town; **The plat is consistent with the adopted comprehensive plan.***
2. *The plat complies with all applicable requirements of this ordinance; **The plan complies with all applicable requirements of this ordinance.***
3. *There exists adequate infrastructure (transportation and utilities) to support the plat as proposed. **There is adequate infrastructure (none required).***
4. *The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses. **The plat will not be detrimental to the use or development of adjacent properties or other neighborhood uses.***

Mayor Andy Moore asked if there were any questions from staff. Councilman Travis Scott asked for clarification for the location of roads in this development. Wensman stated there are no roads inside the development. He also pointed out the neighboring roads on the map provided to the Council.

The applicant, Corey Mabus of Smithfield Growth in Sanford, NC spoke regarding the project. He explained that this is another step in their ongoing process. The company has owned the land for several years and is preparing to break ground at the beginning of the year. They have already received their road control permit and submitted for staff review for TRC. Mabus clarified that the purpose of the interim subdivision is to facilitate the transfer of ownership from the holding company to the operating company before proceeding with groundbreaking. This transfer is necessary for them to transition from a holding company to an operational company. Mabus concluded by offering to answer any questions.

Councilman David Barbour asked where the developer planned to start the initial phase of the development. Mabus pointed out the first quarter of the project where he planned to break ground on the map before the Board.

There was some discussion regarding the installation of roads in the development, as to how best limit the impact on traffic. Mabus stated more details would come later with the preliminary plat. Councilman Travis Scott stated the controlled road access improvements for this development would help improve the traffic flow in the area, which is a major issue.

Mayor Moore asked the applicant if he agreed with the testimony from Planning Director Stephen Wensman regarding the subdivision request. The applicant, Corey Mabus stated he did agree with Wensman's testimony.

Mayor Moore asked if there was anyone in the audience who wished to speak on the issue. There was no one.

Mayor Pro Tem Roger Wood made a motion, seconded by Councilman Steve Rabil to close the public hearing. Unanimously approved.

Councilman David Barbour made a motion, seconded by Councilman John Dunn to approve the subdivision request local 70 preliminary plat S-24-06 with no conditions, based on the findings of fact for a subdivision request. Unanimously approved.

2. **Rezoning Request – (RZ-24-09) East Edgerton Street** - To review the application to rezone 36 East Edgerton Street from HI, Heavy Industrial to B-3, Highway Entranceway Business.

Councilman John Dunn made a motion, seconded Mayor Pro Tem Roger Wood to open the public hearing. Unanimously approved.

Planning Director Stephen Wensman is explained:

1. A discrepancy was found between the County's GIS zoning designation and the Town's zoning map for certain properties.
2. The County's GIS shows these properties as zoned Heavy Industrial.
3. The Town's map shows the same properties as zoned B-3 Business.
4. The County only updates its GIS zoning when the town provides official rezoning documents.
5. Old Town zoning maps indicate a change occurred on March 4, 2008. However, there are two maps with this date, and only one shows the zoning change.
6. All zoning maps after March 4, 2008, consistently show the property as B-3 zoned.
7. Staff thoroughly searched Town Council minutes for 2008 and surrounding years but couldn't find any record of Town Council action or case files related to rezoning these properties.

This situation highlights a potential administrative oversight or documentation issue regarding the zoning change of these properties. To correct the issue, staff has notified the owners of both properties to obtain their support for rezoning as is reflected on the signed zoning application.

Planning Director Stephen Wensman incorporated his entire record and provided it to the Council in written form in with the December 17, 2024 agenda packet. He outlined staff's consistency statement:

Consistency Statement (Staff Opinion):

With approval of the rezoning, the Town Council is required to adopt a statement describing whether the action is consistent with adopted comprehensive plan, as hereby amended and other applicable adopted plans and that the action is reasonable and in the public interest.

Planning Staff considers the action to be consistent and reasonable:

- **Consistency with the Comprehensive Growth Management Plan** -*The map amendment is consistent with the comprehensive growth management plan.*
- **Consistency with the Unified Development Code (UDO)** – *Any future use or development of the properties will be consistent with the UDO.*
- **Compatibility with Surrounding Land Uses** – *the map amendment is consistent with surrounding land uses. All the land to the surrounding is zoned B-3 with some O/I zoning in the Southeast of the site.*

Wensman recommended the Council move to approve zoning map amendment, RZ-24-09, finding it consistent with the Town of Smithfield Comprehensive Growth Management Plan, as hereby amended, and other adopted plans, and that the amendment is reasonable and in the public interest.

Councilman Travis Scott asked for further clarification for the discrepancy between the County and the Town's map for the B-3 indication. Wensman clarified.

Mayor Andy Moore asked if there were any additional questions from the Board for staff. There were none. He also asked if there was anyone in the audience who wished to speak on the issue. There was none.

Mayor Pro Tem Roger Wood made a motion, seconded by John Dunn to close the public hearing. Unanimously approved.

Councilman Travis Scott made a motion, seconded by Councilman John Dunn to allow staff to proceed with making the map error correction. Unanimously approved.

Conditional Zoning Request – (CZ-24-07) Waddell Drive - Terraeden Landscape & Design is requesting the conditional rezoning of approximately 1.63 acres of land located at 37 and 41 Waddell Drive, about 250 ft north of the N. Brightleaf Blvd. and Waddell Drive intersection, also identified by the Johnston County Tax ID 15005031, 15005029 and part of 15005031A, from R-8 and B-3 to R-8 CZ, Conditional with a masterplan for a 16-lot attached single-family residential townhome development.

Councilman John Dunn made a motion, seconded by Mayor Pro Tem Roger Wood to open the public hearing. Unanimously approved.

Planning Director, Stephen Wensman explained that the developer plans to build six two-story townhomes, each about 1,020 square feet. These units will face a private parking lot that provides over two spaces per unit. Each townhome will have two bedrooms and two and a half bathrooms. The development is conveniently located near commercial areas and community amenities. No parks are proposed in the development, however there will be a fee in lieu.

Wensman stated that the development includes a standard street yard as per UDO requirements and a Class A perimeter buffer. While the master plan lacks parking lot landscaping and foundation plantings at this scale, these will be addressed in future construction plans for review. A 6-foot-high screening fence is planned for the back of lots adjacent to existing residential areas. For developments with private parking lots, discussions are ongoing for including a liability waiver in restrictive covenants. This would allow the town to collect trash on private property without assuming liability for potential damages.

This development is below the threshold for a traffic study, although we had another case tonight that more or less covered it a 30-foot perimeter buffer is provided, whereas the code is requiring a 35-foot perimeter buffer.

The development includes a mail kiosk, public utilities with a fire hydrant requiring a 30-foot easement, and architectural standards. A subdivision sign will be placed 10 feet from the entrance. The project is planned as a single phase. The developer requests a 5-foot reduction in the perimeter yard but proposes a screening fence exceeding the code requirement. They're providing seven extra parking stalls and upgrading Waddell Drive with curb, gutter, and slight widening to match the adjacent car wash area.

Planning Director Stephen Wensman incorporated his entire record and provided it to the Council in written form in with the December 17, 2024 agenda packet.

Wensman stated that staff believes the proposed development is consistent with the growth management plan. It also will be consistent with unified development code and compatible with surrounding land use.

Staff is recommending approval with seven conditions of approval. Wensman detailed staff's consistency statement and conditions of approval as listed below:

CONSISTENCY STATEMENT (STAFF'S FINDINGS)

With the approval of the rezoning, the Town Council is required to adopt a statement describing whether the action is consistent with the adopted comprehensive plan and other applicable adopted plans and that the action is reasonable and in the public interest. Planning Staff considers the action to be consistent and reasonable to the public interest:

- **Consistency with the Comprehensive Growth Management Plan** – *The development is consistent with the comprehensive plan.*
- **Consistency with the Unified Development Code** – *The property will be developed in conformance with the UDO conditional zoning provisions that allows a good faith negotiation of development standards.*
- **Compatibility with Surrounding Land Uses** - *The property considered for rezoning will be compatible with the surrounding land uses with the additional conditions of approval.*

STAFF RECOMMENDATION:

Planning Staff and the Planning Board recommend approval of CZ-24-07 with the following conditions:

1. *A landscape plan be submitted meeting UDO requirements.*
2. *The Y-hammerhead turnaround area shall be marked as no parking in accordance with the Fire Marshal's recommendations.*
3. *The HOA restrictive covenants shall require trash rollouts to be stored behind the units or in the utility closet outside of trash day.*
4. *Liability waiver should be provided in the restrictive covenants to allow town pick up of trash on private property.*
5. *The driveway apron in the public right-of-way be constructed in accordance with the Town's Standard Driveway Apron Detail.*
6. *There shall be a 30' wide public utility easement over the public water and sewer lines.*
7. *The townhomes shall be substantially similar to those presented with the rezoning, in design and materials.*

Mayor Andy Moore asked if there were any additional questions from the Council for staff.

Councilman David Barbour asked where the storm water pond would be located, as well as what type of storm water management is proposed. Wensman stated that staff did not have that level of detail at this time, and deferred the question to the developers who were present to speak.

Councilman Travis Scott questioned the existing house at the proposed development, noting that it is in the B-3 zoning district. Councilman Scott asked whether changing the zoning as proposed would bring the house into compliance. Wensman stated yes.

Mayor Moore asked if there were any additional questions from the Council. There were none.

The applicant, Paul Embler spoke regarding the development. He stated his credentials, giving a brief history of his experience to the board. He also noted having been the Town of Smithfield's Planning Director for fourteen years. He re-stated testimony congruent to that of Planning Director Wensman. He noted the only reason they asked for the five-foot reduction in perimeter yard was because they did not want to make the units too small. He provided a map to the Board, asking that it be entered as part of the record. He stated the map he provided contained markings that showed how the sidewalk and curb and gutter are proposed. He stated based on the center line of the right-of-way; they will meet the 27-foot setback for their half of the road. He noted that this will include the curb and gutter as well as the sidewalk. He further noted that some standards are above and beyond what the Town required. He asked if there were any questions from the Council.

Councilman David Barbour asked again about the type of storm water pond proposed. Embler deferred that question to Brian Leonard, the engineer, stating he could address the stormwater pond.

Mayor Andy Moore asked about the hammerhead turnaround, noting it is not something they have seen. Planning Director Wensman stated it meets fire code; however, it does not work when there are cars parked in it. Mayor Moore stated it looked as if it would be difficult to turn around. He asked Embler for further information. Embler stated that the turnaround is approved in the Town's ordinance and meets fire code, but it is not used that often. He stated that the town has increased the cul-de-sac size from approximately 87 feet cul-de-sac head to 96-97 feet due to fire code requirements. This change has resulted in a larger paved area. However, the new design, called a Hammerhead, actually uses less pavement than a traditional 96-foot diameter cul-de-sac. Consequently, this design reduces stormwater runoff compared to the alternative.

Mayor Moore asked how do we control it, noting that the driveway was private and that signs would be put up. Embler stated there would be an HOA for the development who would enforce no parking in the hammerhead turnaround. There was some discussion regarding HOAs and enforcement. Mayor Moore stated this needed to be a priority for access by emergency services. Embler concurred stating that they would also post no parking signs.

Councilman Sloan Stevens asked where the curb and gutter would extend. Embler stated from where the driveway is to the brick house; all the way to the third house, and it would stop at that property line. Councilman Stevens asked if they were tearing down both homes. Embler stated yes. Mayor Moore asked if there were any additional questions for Paul Embler.

Brian Leonard with BRL Engineering and Surveying at 112 East Johnston Street, Smithfield addressed the Board. He stated regarding the storm water the options are open because they do not have any detailed grading plans at this stage of development, and he did not know how high the site would be. Leonard stated that the preferred target pond type is a bio retention cell, which is a normally dry basin that filters water into the soil and ponds up during storm events. A wet pond is an alternative option. The final design choice depends on factors such as grading, existing soil types, and depth to water tables, which are yet to be determined. This flexibility allows for either bio retention or wet pond options to be considered.

Councilman David Barbour noted once the development is turned over to the Homeowners Association (HOA), they become responsible for maintaining everything. However, HOA members may lack the knowledge to properly maintain complex systems like stormwater ponds. He asked how can we ensure that these important features will be adequately maintained over time.

Planning Director Stephen Wensman stated that the town has a stormwater inspection program that requires annual certified inspection reports from developers or HOAs. These reports, including pictures, are reviewed by town staff. If maintenance is needed, it must be done immediately to ensure compliance. This process continues yearly. While there have been instances of non-compliance in the past, such as with Booker Dairy Plantation, the regular inspection routine has led to improvements. The ongoing inspections and enforcement help maintain stormwater systems in compliance over time.

Leonard added that the town has significantly improved its oversight of stormwater ponds in the last 2-3 years. They now maintain accurate records and ensure annual inspections are conducted, which wasn't the case in the early years of stormwater regulations. The town is now doing an excellent job of managing these inspections.

Councilman David Barbour asked the engineer if he could foresee any flooding issues in the area. Leonard stated water tends to flow and discharge into a lower line wooded area to the north east of the site. He stated the intent is to let the water flow naturally. He stated requirements are in place so that they mitigate downstream impacts.

Mayor Moore asked that the length of the hammerhead turnaround be clearly defined for him on the map. It was clarified to be sixty feet in both directions from the center. Mayor Moore stated that with only one way in and one way out, he wanted to make sure the length was adequate for emergency vehicles to get in. Leonard stated the movements are less sharp with the proposed development, than with a regular cul-de-sac turnaround, noting the angle of the turn was less than ninety degrees.

Mayor Moore asked Planning Director Wensman to confirm that there was a proposed six-foot fence. He stated that with adding this much development to an existing residential area, it is important to have the right buffer. Wensman pointed out the proposed fence line on the map on display before the Board.

Mayor Moore asked if there were any further questions from the Board. Councilman Sloan Stevens asked if the architectural standards proposed for the development need to be made a condition for approval, or if the developer is bound by what they proposed for materials in their application. Wensman stated they are bound by what they submitted, and that all building would be done at one time and not in phases, so staff was comfortable not adding architectural standards as a condition.

Mayor Moore asked if there was anyone in the audience who wished to speak regarding the issue. There was no one.

Councilman Roger Wood made a motion, seconded by Councilman John Dunn to close the public hearing. Unanimously approved.

Mayor Pro Tem Roger Wood made a motion, seconded by Councilman John Dunn to approve CZ-24-07 with the following conditions of approval, finding the Conditional Zoning consistent with the Town Smithfield's Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable in the public interest. Unanimously approved.

Conditions of approval are as follows:

1. *A landscape plan be submitted meeting UDO requirements.*
2. *The Y-hammerhead turnaround area shall be marked as no parking in accordance with the Fire Marshal's recommendations.*
3. *The HOA restrictive covenants shall require trash rollouts to be stored behind the units or in the utility closet outside of trash day.*
4. *Liability waiver should be provided in the restrictive covenants to allow town pick up of trash on private property.*
5. *The driveway apron in the public right-of-way be constructed in accordance with the Town's Standard Driveway Apron Detail.*
6. *There shall be a 30' wide public utility easement over the public water and sewer lines.*

7. *The townhomes shall be substantially similar to those presented with the rezoning, in design and materials.*

Councilmember Comments:

Councilman Travis Scott recognized Town of Smithfield Fire Department retiree Travis Byrd for his 25 years of dedicated service to the Town.

Councilman Scott also addressed the Board regarding the Lumos Networks fiber installation project, referencing the numerous calls and complaints he has received from citizens for dirt left piled up on roadways, with no little more than a traffic cone to warn drivers, damage to property and damage to water and sewer lines. He wanted to be assured that the Town is doing all it can to address the complaints, inspect and locate lines to ensure those liabilities do not come back on the Town.

Councilman Scott also addressed the Town's Street sweeper as seemingly being more in disrepair rather than in operation. He noted this was a very important service the Town is not getting, to keep the streetways clear and storm drains unblocked.

Mayor Andy Moore also addressed the street cuts done by Lumos, stating the danger there. He also listed other issues with gas line cuts and gas leaks, as well as the water and sewer line cuts, noting the company works on multiple blocks at the time. He stated that his opinion is that work be stopped immediately with no further digging until the Town has discussion with the company to come up with a better plan for installing the infrastructure. He stated we need answers and cooperation from Lumos from a public safety standpoint.

Town Manager, Mike Scott addressed the Board, outlining how the Town is addressing the issues with Lumos, stating the town is actively monitoring the project and its impact. Town staff are:

1. Holding regular meetings with Lumos
2. Tracking all damages caused by the project
3. Ensuring Lumos pays for any damages they cause
4. Keeping a record of all street cuts made
5. Planning to hold Lumos accountable for future issues related to their work, even months later
6. Working to protect taxpayers from bearing the costs of repairs

Councilman Sloan Stevens stated he also received calls, but cautioned that we be careful so the result would be getting the company's attention, and not stopping the progress. While acknowledging the project has been problematic, the town is doing everything possible to manage the situation and minimize negative impacts on the community. Councilman Travis Scott stated that we need to take action, or nothing may change.

Councilman Travis Scott made a motion for Lumos Networks to complete the tasks they have already been started, but to stop further digging until they can correct their issues.

Town Manager Mike Scott asked Public Utilities Director, Lawrence Davis to address the Board regarding the direction of work, issues how things should look over the holiday season.

Davis stated he has spoken to the site manager at Lumos, stating he informed them about our upcoming closure for the holiday season and specified the days we'd be closed. We instructed them to pause any drilling or major maintenance during this time. We asked them to install appropriate signage for completed work and report back to me. They've provided a list of all the streets they've worked on, which I have reviewed and will inspect again tomorrow. We'll maintain consistent oversight. We have a six-month follow-up plan for all contractors who work on our streets. This ensures that any street cuts remain intact, and if not, the contractor must return to make corrections. These standards and measures are in place to address any issues that may arise.

Councilman Steve Rabil asked Davis if he completed an incident report for every call or complaint received. Davis stated that he has not done incident reports, but that the Utilities Director and Water Sewer Superintendent have done so, because it has mainly been their utilities hit. He stated he does document and record where their street work has turned into potholes.

Councilman Rabil asked Lawrence for an update on the street sweeper. He asked if it was possible to borrow one from another Town. Davis stated he would look into the issue.

Town Attorney Bob Spence commented regarding Lumos installation issues. He stated we must remember that the Brightspeed Fiber Company is also coming, and the town should not be too precipitous. He stated that there were multi-level statutes that allowed these companies to do work, noting that for defense and other reasons the work has to continue. He noted that for the Public Works Director to stay on top of the issue is the right thing, rather than challenging the rights of the fiber company and interrupting perceived progress.

Councilman David Barbour asked whether the motion made by Councilman Travis Scott is a legal motion that the Board could make.

Attorney Spence stated if Councilman Scott's motion asked that the company to correct the defects, and stop until they do, we can ask them to do that. Mayor Andy Moore noted, that was what the motion said. In re-stating the motion, it is noted that:

Councilman Travis Scott made a motion for Lumos Networks to complete the tasks they have already been started, but to stop further digging until they can correct their issues.

Councilman David Barbour seconded the motion. Unanimously approved.

Councilman David Barbour asked if the Town has completed the project for cleaning all the street drains. Public Works Director, Lawrence Davis, stated that they have completed that task of the project, and that they were now going into phase two, which is trenching those ditches so the water could come out.

Mayor Moore stated more areas in Town also need the exact same attention. Davis concurred.

Councilman David Barbour addressed accusation made against a Town department that turned out to be unfounded. He complimented staff on their professionalism through harsh media attacks and accusations. He thanked the Chief and staff for handling the difficult situation. He stated that the department was truly appreciated for the work that they do and it's not an easy task.


Mayor Andy Moore gave a compliment to Parks & Recreation staff for a fantastic Christmas Parade and other events. He stated it was a job nicely done by staff and all who participated.

Town Manager's Report

Town Manager Mike Scott reminded the Council of the Employee Christmas Party on December 18, 2024 at 12 o'clock and encouraged attendance. He also wished everyone a merry and safe Christmas and holiday season.

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Councilman David Barbour made a motion, seconded by Councilman John Dunn to adjourn the meeting at 9:02 PM. Unanimously approved.


M. Andy Moore, Mayor



ATTEST:


Elaine Andrews, Town Clerk

