

These minutes were transcribed from the meeting recording, and notes from the Deputy Town Clerk.

The Smithfield Town Council met in regular session on Tuesday, August 5, 2025 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
Sloan Stevens, District 2
Dr. David Barbour, District 4
John Dunn, At-Large
Stephen Rabil, At-Large

Councilmen Absent

Administrative Staff Present

Michael Scott, Town Manager
Shannan Parrish, HR Director
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
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 7:00pm.

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, amended as follows. Unanimously approved.

- *Add to the Consent Agenda Item No. 14 Consideration and request for approval for a school resource officer at West Smithfield Elementary School.*
- *Remove from Consent Agenda, and add to Business Items No. 3—The Consideration and request for approval of the Smithfield Police Department's Grant Application to the GSHP program*
- *Add to Presentations Item No. 3 Resolution BDR-6-25 Commemorating the NC Eastern Municipal Power Agency's final debt service payment from the Town of Smithfield*
- *Add Closed Session – Pursuant to NC G.S. 143-318-11 (a)(5), (a)(6) & (a)(3)*

PRESENTATIONS:

1. Administering Oath of Office to newly hired Police Officer Kelvin Cruz

Mayor Andy Moore administered the oath of office to new police officer Kelvin Cruz, extended his congratulations, greeted Officer Cruz's family and welcomed him to the Town.

2. West Smithfield Multiuse Trail Project Update:

Planning Director Stephen Wensman reported that the West Smithfield Multiuse Trail Project, extending from the West Market Street Bridge to Wilson's Mills Road, is progressing with survey work and 30% design plans completed and reviewed by NCDOT. The project is primarily funded by two NCDOT grants, with the town covering 20% of the cost. Next steps include mailing information to affected property owners, conducting hydraulic modeling and floodplain certification, and preparing 90% plans for further review. The project is expected to address right-of-way needs before moving to bidding and construction, with substantial completion anticipated in summer 2027. Wensman noted the complexity of the project due to federal funding requirements and the need to address drainage and property impacts along the route.

Following the Planning Director's presentation, the mayor expressed support for the project's progress and emphasized the importance of improving the timeline due to the community's need for better connectivity.

Councilman David Barbour asked about plans for pedestrian access and safe crossings, particularly how people would cross busy roads like NC 210 and Highway 70, noting current dangerous crossings and the lack of crosswalks. Planning Director Wensman responded that enhanced intersection designs had been identified in the pedestrian plan and that future studies would be needed for safe crossings at signalized intersections.

The Board highlighted the need for coordination with NCDOT to ensure pedestrian safety and access to businesses and amenities on both sides of the highway.

3. Resolution BDR-6-25 Commemorating the North Carolina Eastern Municipal Power Agency's final debt service payment from the Town of Smithfield

Mayor Andy Moore introduced and read Resolution BDR-6-25, commemorating the Town of Smithfield's final debt service payment to the North Carolina Eastern Municipal Power Agency. He provided background on the agency's formation to address power supply needs and the significant debt incurred by member municipalities, including Smithfield. The mayor noted that the final payment, made on July 1, 2025, marked a major milestone, reflecting responsible fiscal management and resulting in lower electric rates for residents, and providing financial leeway for future upgrades to the Town's power grid. He emphasized the relief and pride felt by the Town in meeting this obligation, highlighted the positive impact on local utility rates, and expressed appreciation for the efforts of the Council, staff, and utility director in maintaining a reliable and competitively priced electrical system.

PUBLIC HEARINGS:

- 1. Conditional Zoning Request (CZ-25-03) – Consideration of a request for Mallard Smithfield NC, LLC to amend the conditional rezoning master plan:** Mallard Smithfield NC, LLC is requesting approval of an amended R-8 conditional rezoning master plan of 491.2 acres of land which will include 1,327 residential units: 873 single-family detached, 454 single-family attached (townhomes). The Town Council is respectfully requested to hold the Public Hearing, originally opened on July 15, 2025 in regular session.

Planning Director Stephen Wensman presented a conditional zoning request from Mallard Smithfield, NC, LLC to amend the master plan for approximately 469 acres along Mallard Road. The proposed amendment reduces the total number of residential units from 2,005 to 1,327, eliminates all previously approved apartments, and introduces a mix of single-family homes and townhomes, including age-targeted units. The plan features five different product types, two clubhouses with pools, recreational amenities, and managed open space. Wensman outlined changes from the original Woodleaf development, including adjustments to lot sizes, removal of apartments, and modifications to the road network and recreational features. He noted that the development will be served by town utilities, with phased construction anticipated from late 2026 through 2032.

The plan includes sidewalk and trail improvements consistent with the town's pedestrian plan, and a landscape berm and decorative fencing along Mallard Road. Wensman stated that the proposal is consistent with the comprehensive plan and recommended approval with six conditions, noting that the developer is voluntarily seeking annexation and that staff finds the plan compatible with surrounding land uses.

Wensman provided an illustration of the petitioner's requested deviations from the UDO, and it is incorporated in his entire record and was provided to the Town Council in written form as part of their August 5, 2025 agenda packet. He noted the staff's consistency statement and opinions as below:

CONSISTENCY STATEMENT (Staff Opinion):

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:

- **Consistency with the Comprehensive Growth Management Plan** – *the development is consistent with the comprehensive plan that guides the properties for medium density residential.*
- **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.*

RECOMMENDATION:

Planning Staff recommends approval of the conditional zoning amendment, CZ-25-03, with the following conditions:

1. That the trash and recycling roll-off containers in the single family and townhouses units be screened from the public right-of-way or stored within a garage or the rear yards and enforced by the HOA.
2. That the landscape plan be provided meeting minimum requirements of the UDO Part III and include:
 - A 3' average height - landscaped berm with decorative fence be provided between Mallard Road and rear property lines where there are double fronted lots.~~An easement be provided for a future trail in the Duke powerline easement east of Mallard Road.~~
3. The HOA declarations be submitted for review by the Town Attorney with the preliminary plat.
4. That an HOA be responsible for the ownership and maintenance of all common amenities including landscaping and property maintenance for the entire development, the stormwater SCM, parking lots, recreational amenities, and open space, parking enforcement and trash and recycling roll-off storage/screening.
5. That architectural standards be drafted and included in the HOA declarations to include: A variation in exterior finishes, including cottage style elements including a mix of premium vinyl siding styles, including

horizontal lap siding, shake shingle accent siding and board and batten style siding. Each of the products will also have garages, with each garage door having either carriage style adornments or windows. The age-targeted product lines will also include stone elements on the exterior.

6. That all single-family homes and townhomes have rear decks or patios of at least 100 sq. ft. in size.

7. That the developers agree for the site to be annexed into the Town of Smithfield's corporate limits.

He recommended the Board move to recommend approval of the zoning map amendment, CZ-25-03, with 7 conditions of approval, finding the rezoning consistent with the Town of Smithfield Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest.

Following Planning Director Stephen Wensman's presentation, Councilman David Barbour inquired about whether the proposed trail under the Duke Power easement would be public or private, to which Mr. Wensman responded that it is currently private but an easement for public use has been requested.

Town Manager Mike Scott sought clarification regarding the number of recommended conditions for approval, confirming with Mr. Wensman that the developer is providing the requested trail easement, and that the conditions listed in the agenda packet are accurate.

Mayor Andy Moore asked for further clarification on the extent of the trail easement, with Mr. Wensman explaining that the developer is providing an easement from where the trail stops to the edge of the development, and that he has requested a public trail easement across the entire trail.

Mayor Moore also clarified for the audience that the request is an amendment to an already approved conditional rezoning, and that the previously approved plan could be built as is.

Councilman Barbour also asked about the separation of yards, the location of fencing and sought clarification for the term "decorative fence". Wensman pointed out the berm fencing on the map provided in his materials.

Councilman Stephen Rabil asked if the Town has approved anything with a minimum 5000 square foot lot for single family dwellings. Wensman noted the Town has approved much smaller, 3700 square foot lots in the East River subdivision. He added there were some 4200 square foot lots, but the majority were going to be 5000 or greater.

Mayor Andy Moore asked if there were any questions or comments from the audience on this matter.

Mark Lskowski of 1500 stone Ridge Road, Sanford, NC, representing the developer, addressed the Council to explain the rationale behind the amended conditional rezoning request. He stated that the revised plan introduces five different product types, as opposed to the previous plan's two, to improve marketability and financial feasibility, particularly given the \$10 million in off-site water and sewer infrastructure required. Mr. Laskowski emphasized that the new plan reduces the overall density by removing over 600 units, including all apartments, which he described as a positive change for the community. He highlighted the assembly of a capable development team, including a third-party developer and builder partners, to ensure the project's success. Mr. Laskowski also noted the anticipated economic impact, estimating the project would create a \$500 million tax base for the Town of Smithfield and provide infrastructure improvements that could support future growth.

Paul Luck of Contender Development provided an overview of the planning and rationale behind the amended master plan for the Mallard Smithfield development. He explained that the development team reevaluated the previously approved plan and determined that a greater variety of housing types and price points would better serve the market and community. The revised plan reduces the total number of units, eliminates apartments, and introduces five distinct product types, including age-targeted homes and a mix of single-family and townhomes. Mr. Luck emphasized the inclusion of amenities such as clubhouses, pools, recreational areas, and trails, as well as the division of the community into traditional and age-targeted sections. He noted that the project will require significant off-site water and sewer infrastructure investment and is designed to be built out over approximately six years, with multiple site contractors working simultaneously. Mr. Luck highlighted the anticipated \$500 million build-out value and the positive economic and demographic impact for Smithfield, particularly by attracting retirees and providing a range of housing options. He concluded by affirming the development team's commitment to creating a high-quality, well-planned community that aligns with feedback from staff and council.

There was some discussion with the developer regarding the trail easement, privacy concerns thereof and the potential benefits.

Beth Blackman of Timmons Group addressed the Council to clarify that the proposed 20-foot-wide green strip for the trail easement is not ideal for an engaging trail design, as it would result in a straight, uninteresting path directly behind homes. She suggested that, in partnership with the adjacent solar farm property, there is potential in the future to create a more meandering and appealing trail alignment within the power line easement, emphasizing that the current easement is flexible and could be adjusted as opportunities arise.

The Board discussed feedback from the public for the project, with Wensman noting there was no negative feedback thus far. There was also discussion regarding turnaround time from approval to beginning construction, with Paul Luck noting the start of construction would be in 2026 near the founding of the Town's anniversary date.

Mayor Andy Moore asked if the developers would agree to make annexation a condition of approval, with Luck noting that they would agree to annexation.

Attorney Bob Spence asked if the neighboring solar farm would be given right-of-way access. The developer stated this was an already recorded easement. The Attorney also sought clarification for the location of sewer lines. Luck stated the plan is to install a pump station in the lower corner of the site, extend the line back to Mallard Road, and then run a force main up Brogden Road. From there, the line will connect to a service road paralleling I-95 (Whitley Road), continue

approximately 1,500 feet, then bore under I-95 to reach Wal pat Road. He noted that there would be future meetings with the Town’s Utility Director as the project progressed.

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

Councilman David Barbour made a motion seconded by Councilman John Dunn to approve Conditional Zoning Amendment (CZ-25-03) with the seven conditions, one being the added agreement to annexation, finding the petition consistent with the Town of Smithfield’s Comprehensive Growth Management Plan and other adopted plans, and that the amendment is reasonable and in the public interest. Unanimously approved.

CITIZEN’S COMMENTS:

- Allison Boyd, residing at 311 Pine Street, addressed the Council to advocate for the prompt implementation of safety improvements on MLK Drive near the Sarah Yard Center and Eva Ennis Park. She emphasized the importance of these measures not only for children using the splash pad during the summer but also for students and residents who use the adjacent walking trail and school facilities throughout the year, urging the Council to proceed with the proposed safety plan as quickly as possible.

Mayor Andy Moore informed Ms. Boyd that this was the first business item on the Town’s agenda for the night.

CONSENT AGENDA:

Councilman David Barbour made a motion, seconded by Councilman John Dunn, to approve the following items as listed on the Consent Agenda, as amended. Unanimously approved:

- 1. **Approval of Minutes**
 - a. 5/19/2025 – Recessed Budget Session
 - b. 6/3/2025 – Regular Session
 - c. 6/3/2025 – Closed Session
- 2. **Consideration and request for approval to Adopt Resolution No. 780 (19-2025) authorizing the disposition of certain surplus property and the auctioning of that property by the electronic service of GovDeals.com**

**TOWN OF SMITHFIELD RESOLUTION NO. 780 (19-2025)
AUTHORIZING THE SALE OF CERTAIN
PERSONAL PROPERTY AT PUBLIC AUCTION**

WHEREAS, the Town Council of the Town of Smithfield desires to dispose of certain surplus property of the Town in accordance with NC GS 160A-270; and

WHEREAS, the Town Council of the Town of Smithfield desires to utilize the auction services of a public electronic auction service.

NOW, THEREFORE, BE IT RESOLVED by the Town Council that:

- 1. The following described property is hereby declared to be surplus to the needs of the Town:

Dept.	Vin/Ser.#	Description
IT Dept	Various	1 Galaxy All in One PC
IT Dept	Various	10 PCs
IT Dept	Various	4 Laptops
IT Dept	Various	1 HP Printer/Scanner
IT Dept	Various	7 Network Switches
IT Dept	Various	7 Monitors
IT Dept	Various	9 Cisco Telephones
IT Dept	Various	2 Credit Card Processors
IT Dept	Various	Box of AC Power cords
PU – Water Plant	P1-3154445	Cummins Powered Generator
PU – Water Plant	1FDNF20L04ED45575	2004 Ford F250 Truck
PU – Water Sewer	OLY00000ENGF01032	2005 Olympian Generator model G20F3
PU – Water Sewer	1FTBF2A63BEA91664	2011 Ford F250 Truck
PU – Water Sewer	A3900078	Scag Mower 61” STHM-23CV
PU – Water Sewer	OLY00000VNPT00299	2003 Olympian Standby-Generator
PU – Cust Svc	1FTYR10D99PA11052	2009 Ford Ranger Truck
PU – Cust Svc	1FTYR10U87PA96995	2007 Ford Ranger Truck
Planning Department	2B3KA43VX9H597267	2009 Dodge Charger Sedan
Police Department	1FM5K8AT9GGC73216	2016 Ford Explorer SUV

2. The Town Manager or his designee is authorized to receive, on behalf of the Town Council, bids via public electronic auction for the purchase of the described property.
3. The public electronic auction will be held beginning no earlier than August 15, 2025.
4. The Town Council further authorizes the disposal of Town surplus property by use of a public electronic auction system provided by GovDeals Inc. The property for sale can be viewed at **www.govdeals.com**. Citizens wanting to bid on property may do so at **www.govdeals.com**. The terms of the sale shall be: All items are sold as is, where is, with no express or implied warranties; All items will be sold for cash or certified check only; Payment must be received for all items sold before they may be removed from the premises; All items sold must be paid for and removed from the site of the sale within 5 business days of the sale, or they will be subject to resale.
5. The Town Clerk shall cause a notice of the public auction for surplus property to be noticed by electronic means in accordance with G.S. 160A-270(c), available on the Town of Smithfield website **www.smithfield-nc.com**.
6. The highest bid, if it complies with the terms of the sale, may be accepted by the Finance Director or his designee and the sale consummated.

Adopted this the 5th day of August, 2025.

M. Andy Moore, Mayor

ATTEST:

Elaine Andrews, Town Clerk

6. **Consideration and request for approval of Inter-local Agreement for Fire Service with Johnston County:** The Town Council is being asked to approve the Interlocal Agreement for Provision of Fire Protection Services is a contract between the Town of Smithfield and Johnston County to provide fire protection services within the Smithfield Fire District.
7. **Annexation Request (ANX-25-03): Heath Street #215 has submitted a petition for voluntary satellite annexation of 19 acres Johnston County Tax ID 15078009K to the Town of Smithfield:** The Town Council is asked to adopt Resolution No. 781 (20-2025) directing the Town Clerk to investigate the sufficiency of the annexation petition.

**TOWN OF SMITHFIELD
RESOLUTION NO. 781 (20-2025)
DIRECTING THE CLERK TO INVESTIGATE A PETITION
RECEIVED UNDER G.S. 160A-31**

WHEREAS, a petition requesting annexation of an area described in said petition was received on August 5, 2025 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 attached petition and to certify as soon as possible to the Town Council the result of her investigation

Adopted this the 5th day of August, 2025

M. Andy Moore, Mayor

ATTEST:
Elaine Andrews, Town Clerk

- 8. **Special Event – Bulldog Harley Davidson Too Broke for Sturgis Event August 9, 2025:** The Council is being asked to allow Bulldog Harley-Davidson to hold Too Broke for Sturgis on August 9th, 2025.
- 9. **Special Event – Bulldog Harley Davidson Bike Night Event August 14, 2025:** The Council is being asked to allow Bulldog Harley-Davidson to hold Bike Night on August 14th, 2025.
- 10. **Special Event – Bulldog Harley Davidson Rolling Arkansas Event August 16, 2025:** The Council is being asked to allow Bulldog Harley-Davidson to hold Rolling Arkansas on August 16th, 2025.
- 11. **Special Event – Bulldog Harley Davidson Backroads and Backpacks Event August 23, 2025:** The Council is being asked to allow Bulldog Harley-Davidson to hold Backroads and Backpacks on August 23rd, 2025.
- 12. **Special Event – Bulldog Harley Davidson Take a Spin August 30, 2025 Event:** The Council is being asked to allow Bulldog Harley-Davidson to hold Take a Spin on August 30th, 2025.
- 13. **Special Event – Inner Shows Family Days Fall Festival Carnival Event September 12-21, 2025:** The Council is being asked to allow Inner Shows, Inc. to hold a Fall Carnival at Carolina Premium Outlets September 12th-21st 2025.
- 14. **New Hire Report**
- 15. *Consideration and request for approval for a school resource officer at West Smithfield Elementary School.*

Background

Per Policy, upon the hiring of a new or replacement employee, the Town Manger or Department Head shall report the new/replacement hire to the Council on the Consent Agenda at the next scheduled monthly Town Council meeting.

In addition, please find the following current vacancies:

<u>Position</u>	<u>Department</u>	<u>Budget Line</u>
Police Officer (1 position)	Police	10-20-5100-5100-0200
Police Officer – SRO	Police	10-20-5100-5100-0200
Fire Inspector	Fire	10-20-5300-5100-0200
Facility Maintenance Specialist	PW – Appearance	10-60-5500-5100-0200
Public Works Crew Leader (Streets)	PW – Streets	10-30-5600-5100-0200
Sanitation Worker (2)	PW – Sanitation	10-40-5800-5100-0200
Administrative Support Specialist	SRAC	10-60-5220-5100-0200
Water Plant Operator	PU- Water Plant	30-71-7200-5100-0200
Construction Inspector/Utility Line Locator	Public Utilities	30-71-7220-5100-0200
		31-72-7230-5100-0200

Action Requested

The Town Council is asked to acknowledge that the Town has successfully filled the following vacancies in accordance with the Adopted FY 2024-2025 Budget.

<u>Position</u>	<u>Department</u>	<u>Budget Line</u>	<u>Rate of Pay</u>
Asst. Aquatics Supervisor	SRAC	10-60-6220-5100-0200	\$27.80/hr. (\$57,824.00/yr.)
Utility Line Mechanic (2)	PU – Water/Sewer	30-71-7220-5100-0200	\$18.52/hr. (\$38,521.60/yr.)
PT- Collection Assistant	Finance	31-72-7230-5100-0200	\$19.28/hr.

BUSINESS ITEMS:

- 1. **Consideration and request for approval of the Eva Ennis Splash Pad Pedestrian Safety Crossing Installation:** The Parks and Recreation Department and the Public Works

Department are requesting consideration and approval to place speed humps and signage for improved safety on MLK, Jr. Dr. at the pedestrian crossing at the Eva Ennis Splash Pad.

Public Works Director Lawrence Davis presented a request for approval to install speed humps and solar-powered LED warning signs at the pedestrian crossing between Smith Collins Park and Eva Ennis Splash Pad, noting that the total project cost would not exceed \$7,000, which is within the allocated budget.

During discussion, Councilman David Barbour sought clarification on the difference between speed humps and speed bumps, with Mr. Davis and Town Manager Mike Scott explaining that the installation would be similar to existing speed humps in front of Smith Collins Park and would require vehicles to slow down significantly.

The Board also discussed the expected speed reduction and project timeline, with Mr. Davis indicating that installation could begin soon, pending delivery of the signs, and completion was estimated within 30 days once all materials were received.

Mayor Pro Tem Roger Wood made a motion, seconded by Councilman Stephen Rabil to approve the request as presented by Mr. Davis. The motion was approved unanimously.

2. Update for filling District One Seat Vacancy: Announcement of Applicants and Meet and Greet Schedule

Town Manager Mike Scott introduced the agenda item regarding the process to fill the District One Councilmember seat vacancy, noting that three applications had been received.

Mayor Andy Moore announced the names of the applicants—Dr. Gettys Cohen Jr., Nariman Jeff Jaminia, and Felicia Baxter—and recognized each in attendance. The Mayor outlined the next steps, including a public meet and greet for the candidates scheduled for August 12th at 6:30 PM in the council chambers, encouraging all citizens to attend and participate. He emphasized that, while the seat represents District One, the selected councilmember will serve the interests of the entire town.

3. Consideration and request for approval of the Smithfield Police Department's grant application to the Governor's Highway Safety Program (GHSP) for the one officer traffic safety team: The Smithfield Police Department is requesting to submit to the Governors Highway Safety Program (GHSP) for a grant to create a one-officer traffic safety team within the police department. This grant may allow the Town to receive assets and police officer time equal to \$494,000 at a three-year total cost to the Town of about \$135,000.

Police Chief Pete Hedrick presented a request for approval to apply for a three-year Governor's Highway Safety Program grant to fund a dedicated traffic safety officer position. Chief Hedrick explained that the grant would cover 100% of startup costs, including salary, vehicle, and equipment in the first year, with the town's share of salary costs increasing in subsequent years (85% covered in year one, 70% in year two, and 50% in year three). The officer's primary responsibility would be traffic enforcement and addressing constituent concerns about speeding and traffic safety, with flexibility to respond to emergencies as needed.

Board members asked for clarification on the grant's coverage, the officer's duties, and the cost breakdown compared to existing positions. Chief Hedrick confirmed that the position would be a fully sworn officer with full law enforcement authority.

Mayor Pro Tem Roger Wood made a motion, seconded by Councilman Sloan Stevens to approve the request as iterated by the Police Chief. The motion carried unanimously.

COUNCILMEMBER COMMENTS:

Councilman Sloan Stevens expressed appreciation to the sanitation crew for their reliable service, noting positive feedback from citizens who had returned to town and valued the consistent trash pickup.

Councilman David Barbour thanked citizens for reaching out to Council members with concerns and emphasized the importance of communication in addressing issues, acknowledging that while some matters are outside the town's control, staff responds promptly to those within their authority. Mayor Andy Moore echoed the importance of communication and responsiveness to citizen concerns.

TOWN MANGER'S REPORT:

Town Manager Mike Scott provided updates on several ongoing projects, including the completion of outlet center drive and third street repaving, as well as downtown sidewalk repairs, emphasizing the importance of communication with business owners regarding these improvements. He noted that additional street resurfacing projects are planned and that a list and timeline would be provided to the Council.

Public Utilities Director Ted Credle reported on the start of the sewer line rehabilitation project in the Rose Manor area, which is expected to last approximately six months, and thanked residents for their cooperation.

Town Manager Mike Scott asked Finance Director Andrew Harris to comment on the Town's preliminary year-end financial reports, indicating that the town's revenues exceeded expenditures by approximately \$3.2 million in the general fund.

Finance Director Andrew Harris reported a strong cash position, with approximately \$58 million in the bank, and confirmed that the use of fund balance for street resurfacing would not present any issues. He did note that some additional accruals and adjustments were still pending. The Council commended staff for their financial management.

Manager Scott reminded the public of the upcoming River Regatta event and noted that it may be rescheduled in the event of inclement weather. The meeting concluded with a motion to enter closed session pursuant to North Carolina General Statute 143-318.11(a)(3), (a)(5), and (a)(6).

CLOSED SESSION PURSUANT TO NCGS 143-318.11 (a)(5) and (a)(6) & (a)(3)

Councilman Stephen Rabil made a motion, seconded by Councilman John Dunn, to go into closed session at approximately 8:56 pm. Unanimously approved.

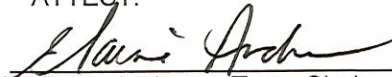
Councilman John Dunn made a motion, seconded by Mayor Pro Tem, Roger Wood to reconvene into open session at approximately 10:14pm. Unanimously approved.

Councilman David Barbour made a motion, seconded by Mayor Pro Tem Roger Wood to move 2 million dollars from the Town's Fund balance to Economic Development. Unanimously approved.

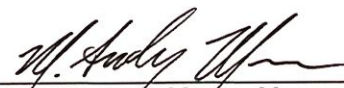
ADJOURN:

Councilman David Barbour made a motion, seconded by Councilman Stephen Rabil, to adjourn the meeting. Unanimously approved. The meeting adjourned at approximately 10:16 pm.

ATTEST:


Elaine Andrews, Town Clerk




M. Andy Moore, Mayor