



**BOARD OF COMMISSIONERS
MINUTES**

**SPECIAL CALLED MEETING - WORK SESSION
February 8, 2025
7:00pm**

Mayor Eury welcomed everyone for coming to the work session today. He asked the town clerk to call the roll. Commissioner Barbee, Commissioner Carpenter, Mayor Eury, Commissioner Jackson, Commissioner Bud Smith and Commissioner Fred Smith were all present. Georgia Harvey, Town Administrator, was also present.

Mayor Eury entertained a motion to approve the agenda. Commissioner Barbee made a motion to approve the agenda and Commissioner Carpenter seconded.

Mayor Eury referred to Ms. Harvey. Ms. Harvey began with the "Suggested Rules of Procedure for a City Council." She suggested the board adopt this by March, 2025. She pointed out pages 27-33, 56-57 and 67-68 and asked the board to make sure they read over these pages especially.

Ms. Harvey mentioned the Town of Oakboro Personnel Policy and advised the board she was working on updating this. Some of the specifics that she will focus on is the state laws for 401K, leave time and compensation time.

Ms. Harvey continued to update the board on our state visit for our water. The state DEQ water inspector came out. He gave Mr. Reggie Bowers some suggestions on updates needed for the town regarding our water towers. She continued to share with the board requirements by the state that will need to be added. Some of those include an ordinance on cross connections, a certified cross connection tester for our own town. She is looking at the requirements to see if one of our current employees could get this certification, so Oakboro won't have to pay an outside source.

Ms. Harvey advised the board the town is still working on the new meter read system. Our current meter reader will be outdated and if it should go down, there is no replacement.

The public works department replaced the meter at Food Lion this past week. Burlington has issues with their meter as well and the department has plans to replace this meter next month.

Regarding the Long Street Community Building, we are updating the inside. Our staff is painting inside and there will be new chairs and tables.

The new property on West Eighth Street and Main Street has two buildings. One needs to be torn down as it is no good. She mentioned that Mr. Terry Hinson wanted to have first dibs at the building if the town decided not to use it. Ms. Harvey said the cement block building is in good condition. The town employees will begin cleaning up around the area.

Chief Neil Preslar is still working on hiring police officers for the department. He is making sure we get the right people. Chief Preslar has three people that he is starting a background check on.

Ms. Harvey mentioned to the board that in their notebooks there is copies of 2042 Update of the 2022 Comprehensive Land Use Plan, Utilities and Maintenance Capital Improvement Plan, System Development Fee Analysis, and various maps of Oakboro. The board discussed the capital improvement plan in more detail.

Commissioner Jackson had to leave the meeting.

Ms. Harvey and the board continued by discussing the plans for Oakboro.

Mayor Eury confirmed that our moratorium ends at the end of 2025. Extending the moratorium would be based on the sewer capacity.

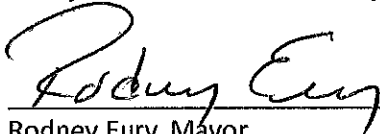
Ms. Harvey shared infrastructure needs and updates including the engineering standards requirements, sewer usage ordinances, SDF study, capital improvement plan and fees for water and sewer.

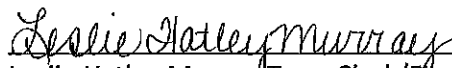
Discussion continued on our current zoning, UDO and SDF. Ms. Harvey will bring back specifics on conditional zoning. She asked the board what they want downtown Oakboro to look like in the future.

Ms. Harvey informed the board that for the Historic District Commission, there have been three applicants. That particular board needs two alternate members and one regular member. Betsy Heath, Chris Huneycutt and Debbie Love have applied. Regarding the Planning and Zoning Board, one alternate board member is needed. Those who have applied are Tim Cratty, Chris Huneycutt,

Adjourn

Mayor Eury made a motion to adjourn the work session meeting. Commissioner Barbee made a motion to adjourn. Commissioner Carpenter seconded. Voted and carried unanimously.


Rodney Eury, Mayor


Leslie Hatley-Murray, Town Clerk/Finance Officer