



BOARD OF COMMISSIONERS

QUASI JUDICIAL HEARING

PUBLIC HEARING

REGULAR MEETING

MINUTES

Monday, August 18, 2025

7:00PM

QUASI-JUDICIAL HEARING

MAYOR PRO TEM: “WE WILL BEGIN WITH A QUASI JUDICIAL HEARING. THE PARTIES IN THESE CASES ARE ENTITLED TO AN IMPARTIAL BOARD. A BOARD_MEMBER MAY NOT PARTICIPATE IN THIS HEARING IF SHE OR HE HAS A FIXED OPINION ABOUT THE MATTER, A FINANCIAL INTEREST IN THE OUTCOME, OR A CLOSE RELATIONSHIP WITH AN_AFFECTED PERSON. DOES ANY BOARD MEMBER HAVE ANYTHING TO DISCLOSE AND A_RECUSAL TO OFFER?”

MAYOR PRO TEM: “ALSO, BOARD MEMBERS MUST DISCLOSE ANY INFORMATION THEY HAVE RECEIVED OUTSIDE OF THIS HEARING, OR ANY SITE VISITS. INFORMATION RECEIVED IS CALLED AN EX PARTE COMMUNICATION. DOES ANY BOARD MEMBER HAVE ANY EX PARTE COMMUNICATIONS OR SITE VISITS TO DISCLOSE?”

MAYOR PRO TEM: “I WILL RECOGNIZE INDIVIDUALS REQUESTING TO ADDRESS THE BOARD REGARDING THIS SPECIFIC TOPIC OF THE BOARD HEARING. I WILL NOW RECOGNIZE MS. GEORGIA HARVEY FOR THE OPENING STATEMENT.”

GEORGIA HARVEY: “THIS IS A QUASI-JUDICIAL HEARING. THAT MEANS IT IS LIKE A COURT HEARING. N.C. LAW SETS SPECIFIC PROCEDURES AND RULES CONCERNING HOW THIS BOARD OF ADJUSTMENT MUST MAKE ITS DECISIONS. THESE RULES ARE DIFFERENT FROM OTHER TYPES OF LAND USE DECISIONS. THIS BOARD’S DISCRETION IS LIMITED. THIS BOARD MUST BASE ITS DECISIONS ON COMPETENT, RELEVANT AND SUBSTANTIAL EVIDENCE IN THE RECORD. THIS QUASI-JUDICIAL PROCESS IS NOT A POPULARITY CONTEST. IT IS A DECISION LIMITED BY THE STANDARDS IN THE ZONING ORDINANCE AND BASED ON THE FACTS PRESENTED. IF YOU WILL SPEAK AS A WITNESS, PLEASE FOCUS ON THE FACTS AND ORDINANCE STANDARDS, NOT PERSONAL PREFERENCE OR OPINION. PARTICIPATION IS LIMITED BY STATE LAW. THIS MEETING IS OPEN TO THE PUBLIC. EVERYONE IS WELCOME TO WATCH. PARTIES WITH STANDING HAVE RIGHTS TO FULLY PARTICIPATE. PARTIES MAY PRESENT EVIDENCE, CALL WITNESSES, AND MAKE LEGAL ARGUMENTS. PARTIES ARE LIMITED TO THE TOWN, APPLICANT, AND INDIVIDUALS WHO CAN SHOW THAT THEY WILL SUFFER SPECIAL DAMAGES. OTHER INDIVIDUALS MAY SERVE AS WITNESSES WHEN CALLED BY THE CHAIR. GENERAL WITNESS TESTIMONY IS LIMITED TO FACTS, NOT OPINIONS. FOR CERTAIN TOPICS, THIS BOARD NEEDS TO HEAR OPINION TESTIMONY FROM EXPERT WITNESSES. THESE TOPICS INCLUDE IMPACTS ON PROPERTY VALUES AND INCREASED TRAFFIC. PERSONS PROVIDING EXPERT OPINION MUST BE QUALIFIED AS EXPERTS AND PROVIDE THE FACTUAL EVIDENCE ON WHICH THEIR OPINIONS ARE BASED. WITNESSES MAY BE CROSS-EXAMINED BY PARTIES WITH STANDING. WITNESSES MUST SWEAR OR AFFIRM THEIR TESTIMONY.”

MAYOR PRO TEM: “WE NOW OPEN THE EVIDENTIARY HEARINGS FOR CASE OF 1008 MISTY LANE, OAKBORO, NC. THE APPLICANTS HAVE REQUESTED A SPECIAL USE PERMIT FOR RA ZONING TO REPLACE AND INSTALL A MANUFACTURED DWELLING, CLASS A (DOUBLE WIDE).”

MAYOR PRO TEM: "IF ANYONE IS HERE THAT WISHES TO SPEAK FOR OR AGAINST, WILL YOU PLEASE STAND? DO YOU SOLEMNLY SWEAR OR AFFIRM THAT THE EVIDENCE YOU SHALL GIVE TO THE BOARD IN THIS ACTION SHALL BE THE TRUTH, THE WHOLE TRUTH, AND NOTHING BUT THE TRUTH."

ANITA BURRIS: "I DO"

DANNY BURRIS: "I DO"

RITA EUDY: "I DO"

MAYOR PRO TEM: "IN ORDER TO ACT AS A PARTY IN THIS CASE, AN INDIVIDUAL MUST HAVE LEGAL STANDING. THE APPLICANT, PROPERTY OWNER AND TOWN HAVE STANDING. OTHER INDIVIDUALS MAY HAVE STANDING IF THEY WILL SUFFER SPECIAL DAMAGES. EVIDENCE OF STANDING MAY INCLUDE DISTANCE TO THE APPLICANT'S PROPERTY, DAMAGE TO PROPERTY VALUES, AND SECONDARY IMPACTS FROM THE REQUESTED DEVELOPMENT. SECONDARY IMPACTS INCLUDE, BUT ARE NOT LIMITED TO, TRAFFIC, LITTER, FLOODING AND NOISE. THE ESSENTIAL ELEMENT OF SPECIAL DAMAGE IS A CREDIBLE ALLEGATION OF HARM TO THE USE AND ENJOYMENT OF A PARTICULAR PROPERTY." IF YOU WISH TO ACT AS A PARTY, PLEASE PROVIDE EVIDENCE TO ESTABLISH THAT YOU WILL SUFFER SPECIAL DAMAGES FROM THE REQUESTED DEVELOPMENT."

MAYOR PRO TEM: "GEORGIA HARVEY WILL NOW INTRODUCE THIS MATTER."

GEORGIA HARVEY: "AS TOWN ADMINISTRATOR AND ZONING OFFICIAL, THE TOWN RECEIVED A ZONING VARIANCE APPLICATION FOR THE PROPERTY OF 1008 MISTY LANE, OAKBORO, FOR THE PURPOSE OF REPLACING AND INSTALLING A MANUFACTURED DWELLING, CLASS A (DOUBLE WIDE) IN RA ZONING. THE LOT IS CURRENTLY OWNED BY DANNY BURRIS JR OF 1008 MISTY LANE. RELATIVE, ANITA BURRIS IS A RESIDENT OF THE PROPERTY AND ALSO REQUESTS TO SPEAK ON THE SPECIAL PERMIT FOR DANNY BURRIS AND WILL SPEAK ON HIS BEHALF. THE INTENDED PURPOSE IS FOR A SINGLE-FAMILY DWELLING. THE PROPERTY BEING IN RA ZONING, IN THE ETJ OF OAKBORO JURISDICTION, CURRENTLY CONTAINS A MANUFACTURED HOME, AND THEY PLAN TO CONTINUE LIVING ON THE PROPERTY. THEY WOULD LIKE TO UPGRADE TO A NEW MANUFACTURED HOME."

MAYOR PRO TEM: "THE APPLICANTS DANNY BURRIS AND ANITA BURRIS WILL NOW PRESENT EVIDENCE AND LEGAL ARGUMENTS IN SUPPORT OF THE APPLICATION. AS A REMINDER, THE EVIDENCE AND ARGUMENTS MUST FOCUS ON THE APPLICABLE STANDARDS. BEFORE YOU BEGIN, PLEASE STATE FOR THE RECORD YOUR NAME, ADDRESS AND RELATION TO THE CASE."

ANITA BURRIS: "MY NAME IS ANITA BURRIS AND I RESIDE AT 1008 MISTY LANE IN OAKBORO. WE CURRENTLY HAVE A SINGLE WIDE HOME THERE THAT I RESIDE IN, RESIDED THERE WITH MY SPOUSE AND HE RECENTLY PASSED. DANNY BURRIS, JR. IS MY SURVIVING SON AND RATHER THAN HAVE TWO DWELLINGS, WE WOULD LIKE TO PUT A DOUBLE WIDE, A BRAND NEW DOUBLE WIDE, MANUFACTURED HOME OUT THERE SO THAT WE MAY SHARE THE RESIDENCE TOGETHER. IT WILL HELP IMPROVE THE PROPERTY VALUE I THINK BECAUSE WE WILL PUT IT PARALLEL WITH THE ROAD WHERE THE CURRENT ONE IS AT MORE OF AN ANGLE WITH THE ROAD. IN DOING SO, THIS WILL ALSO HELP HIDE, COVER UP OUR OUTBUILDINGS, OUR GARDEN SPOT AND STUFF LIKE THAT SO IT WILL MAKE THE AREA LOOK BETTER IN OUR OPINION, AND THAT'S ALL UNLESS YOU HAVE QUESTIONS."

MAYOR PRO TEM: "DOES THE BOARD HAVE ANY QUESTIONS FOR THIS WITNESS?"

MAYOR PRO TEM: "HEARING NO QUESTIONS, WE WILL CONTINUE TO THE NEXT SPEAKER. BEFORE YOU BEGIN, PLEASE STATE FOR THE RECORD YOUR NAME, ADDRESS AND RELATION TO THE CASE."

DANNY BURRIS: "GOOD EVENING THANK YOU GUYS. MY NAME IS DANNY BURRIS AND BASICALLY, I JUST WANT TO TRY AND MOVE IN AND TAKE CARE OF MOM. I DON'T KNOW HOW MUCH TIME WE HAVE LEFT. I AM OVER THERE EVERY, EVERY EVENING, EVERY EVENING I GO HOME AND TAKE A SHOWER AND GO TO BED, GET UP GO TO WORK AND DO IT ALL OVER AGAIN, SO JUST GONNA TRY AND UH, MOVE IN WITH MOM AND SPEND THE LAST LITTLE BIT OF TIME LIKE THAT. I'M NOT TRYING TO PULL ON HEART STRINGS, THAT'S JUST WHAT I'M DOING. I WAS HOPING TO GET THAT DONE A LITTLE SOONER SO THAT ALL THREE OF US WERE HANGING OUT, BUT UH, IT DIDN'T WORK OUT. EITHER WAY, I APPRECIATE Y'ALL'S TIME."

MAYOR PRO TEM: "THANK YOU. DOES THE BOARD HAVE ANY QUESTIONS FOR THIS WITNESS?"

MAYOR PRO TEM: "HEARING NO QUESTIONS, WE WILL CONTINUE TO THE NEXT SPEAKER. BEFORE YOU BEGIN, PLEASE STATE FOR THE RECORD YOUR NAME, ADDRESS AND RELATION TO THE CASE."

RITA EUDY: "MY NAME IS RITA EUDY, I LIVE ON 523 EAST TENTH STREET. THEY HAVE BEEN MY NEIGHBORS FOR YEARS, THEY ARE WONDERFUL PEOPLE, THEY ARE LIKE FAMILY TO ME. I THINK THIS WOULD MAKE THE NEIGHBORHOOD LOOK A LOT NICER AND BE A WHOLE LOT BETTER FOR THEM, BECAUSE A SINGLE WIDE IS JUST, THEY REALLY DON'T HAVE THE ROOM. AND, YOU KNOW, I'M HERE JUST TO SPEAK FOR THEM AND HOPING THEY WILL BE ABLE TO GET THIS SOON

MAYOR PRO TEM: "DOES THE BOARD HAVE ANY QUESTIONS FOR THIS WITNESS?"

MAYOR PRO TEM: "HEARING NO QUESTIONS, DOES ANY PARTY WISH TO CROSS-EXAMINE THE WITNESS?"

MAYOR PRO TEM: "HEARING NONE, IS THERE ANYONE PRESENT THAT WISHES TO SPEAK AGAINST THIS?"

MAYOR PRO TEM: "HEARING AND SEEING NONE, DOES THE BOARD HAVE ANY MORE QUESTIONS FOR THE PARTIES OR WITNESSES BEFORE WE MOVE INTO DELIBERATIONS?"

MAYOR PRO TEM: "HEARING AND SEEING NONE, DOES ANY BOARD MEMBER HAVE ANY PERSONAL KNOWLEDGE OF ADDITIONAL FACTS RELEVANT TO THIS CASE THAT SHOULD BE ENTERED INTO THE RECORD?"

MAYOR PRO TEM: "HEARING NO ADDITIONAL QUESTIONS OR PRESENTATION OF RELEVANT FACTS, THE BOARD WILL NOW BEGIN DELIBERATION. THE EVIDENTIARY HEARING REMAINS OPEN SO THAT THE BOARD MAY ASK CLARIFYING QUESTIONS, IF NEEDED. THE BOARD WILL NOT HEAR ANY MORE TESTIMONY NOT MADE IN RESPONSE TO QUESTIONS FROM THE BOARD."

MAYOR PRO TEM: "AS A REMINDER, THIS BOARD IS TASKED WITH DECIDING IF, BASED ON THE EVIDENCE PRESENTED, THIS PROPOSAL MEETS THE STANDARDS OF THE ZONING ORDINANCE. THIS DECISION CANNOT BE BASED ON THE PERSONAL PREFERENCE OF BOARD MEMBERS. RATHER, IT IS BASED ON THE STANDARDS, AND SUBSTANTIAL, COMPETENT AND MATERIAL EVIDENCE"

MAYOR PRO TEM: "FOR THIS CASE, THE BOARD IS ASKED TO DECIDE: DOES THE RECORD INCLUDE COMPETENT, RELEVANT AND SUBSTANTIAL EVIDENCE THAT:

- (a) "THE USE WILL NOT MATERIALLY ENDANGER THE PUBLIC HEALTH, SAFETY IF LOCATED WHERE PROPOSED."

COMMISSIONER BARBEE: "I MAKE A MOTION THAT BECAUSE THE PROPERTY PREVIOUSLY HAS A SINGLE WIDE MANUFACTURED DWELLING, WE FEEL THIS SHOULD BE ALLOWED. THE CLASS A MANUFACTURED DWELLING - DOUBLE WIDE - IS A NEW MANUFACTURED HOME, THEREBY GIVING AN IMPROVEMENT TO THE PROPERTY."

COMMISSIONER FRED SMITH: "I SECOND THE MOTION."

MAYOR PRO TEM: "IS THERE ANY DISCUSSION?"

MAYOR PRO TEM: "HEARING NO DISCUSSION, ALL IN FAVOR?"

COMMISSIONER BUD SMITH: "AYE"

COMMISSIONER JOEY CARPENTER: "AYE"

MAYOR PRO TEM: "THE MOTION CARRIES"

MAYOR PRO TEM:

- (b) "COMPLIES WITH ALL STANDARDS, CONDITIONS AND SPECIFICATIONS OF THE UDO, INCLUDING UDO ARTICLES 4 ZONING DISTRICTS AND 6. DEVELOPMENT STANDARDS"

COMMISSIONER JOEY CARPENTER: "I MAKE A MOTION THAT BECAUSE IT MEETS THE STANDARDS FOR MANUFACTURED HOMES OF A LOT MINIMUM OF ONE ACRE; MINIMUM 80-FOOT-WIDE FRONT YARD AND BE PARALLEL TO THE ROADWAY. IT SHALL BE OCCUPIED AS A SINGLE-FAMILY DWELLING, AND ALL OTHER STANDARDS ON A MANUFACTURED DWELLING; ARTICLE 5.

COMMISSIONER BRETT BARBEE: "I SECOND THE MOTION."

MAYOR PRO TEM: "IS THERE ANY DISCUSSION?"

MAYOR PRO TEM: "HEARING NO DISCUSSION, ALL IN FAVOR?"

COMMISSIONER BUD SMITH: "AYE"

COMMISSIONER FRED SMITH: "AYE"

MAYOR PRO TEM: "THE MOTION CARRIES"

MAYOR PRO TEM:

(c) "WILL NOT SUBSTANTIALLY INJURE THE VALUE OF ABUTTING LAND OR THE SPECIAL USE IS A PUBLIC NECESSITY.

COMMISSIONER JOEY CARPENTER: "I MAKE A MOTION THAT BECAUSE THE SUBJECT PROPERTY IS ZONED RA - RESIDENTIAL AGRICULTURAL AND THE SURROUNDING PARCELS ARE ALSO ZONED RA AND R20 HAVE EXISTING USES THAT ARE SIMILAR TO THE PROPOSED USE, WHICH ARE COMPATIBLE WITH THE USES ALLOWED IN THESE ZONING DISTRICTS."

COMMISSIONER FRED SMITH: "I SECOND THE MOTION."

MAYOR PRO TEM: "IS THERE ANY DISCUSSION?"

MAYOR PRO TEM: "HEARING NO DISCUSSION, ALL IN FAVOR?"

COMMISSIONER BUD SMITH: "AYE"

COMMISSIONER BRETT BARBEE: "AYE"

MAYOR PRO TEM: "THE MOTION CARRIES"

MAYOR PRO TEM:

(d) "WILL BE IN HARMONY WITH THE AREA IN WHICH IT IS TO BE LOCATED"

COMMISSIONER BRETT BARBEE: "I MAKE A MOTION THAT BECAUSE THE USE IS TO BE LOCATED IN RESIDENTIAL AGRICULTURE. THE SUBJECT PROPERTY IS SURROUNDED BY PROPERTY ZONED RA AND R20, AND IS THEREFORE COMPATIBLE WITH THE EXISTING USES."

COMMISSIONER JOEY CARPENTER: "I SECOND THE MOTION."

MAYOR PRO TEM: "IS THERE ANY DISCUSSION?"

MAYOR PRO TEM: "HEARING NO DISCUSSION, ALL IN FAVOR?"

COMMISSIONER BUD SMITH: "AYE"

COMMISSIONER FRED SMITH: "AYE"

MAYOR PRO TEM: "THE MOTION CARRIES"

MAYOR PRO TEM:

(e) "IS IN GENERAL CONFORMITY WITH THE TOWN'S ADOPTED COMPREHENSIVE AND OTHER PLANS"

COMMISSIONER JOEY CARPENTER: "I MAKE A MOTION THAT BECAUSE THE AREA AROUND 1008 MISTY LANE IS LOCATED WITHIN THE TOWN OF OAKBORO EXTRATERRITORIAL JURISDICTION (ETJ) AND WILL CONTINUE TO BE USED FOR RESIDENTIAL PURPOSES, IT DOES CONFORM WITH PLANS."

COMMISSIONER FRED SMITH: "I SECOND THE MOTION."

MAYOR PRO TEM: "IS THERE ANY DISCUSSION?"

MAYOR PRO TEM: "HEARING NO DISCUSSION, ALL IN FAVOR?"

COMMISSIONER BUD SMITH: "AYE"

COMMISSIONER BRETT BARBEE: "AYE"

MAYOR PRO TEM: "THE MOTION CARRIES"

MAYOR PRO TEM:

- (f) "WILL NOT EXCEED THE TOWN'S ABILITY TO PROVIDE ADEQUATE PUBLIC FACILITIES (FIRE AND RESCUE, UTILITIES, AND SO ON)

COMMISSIONER BRETT BARBEE: "I MAKE A MOTION THAT BECAUSE THE TOWN IS CURRENTLY SERVING THIS PROPERTY BY SOME OF THE TOWN'S PUBLIC FACILITIES, THERE WILL BE NO IMPACT."

COMMISSIONER FRED SMITH: "I SECOND THE MOTION."

MAYOR PRO TEM: "IS THERE ANY DISCUSSION?"

MAYOR PRO TEM: "HEARING NO DISCUSSION, ALL IN FAVOR?"

COMMISSIONER BUD SMITH: "AYE"

COMMISSIONER JOEY CARPENTER: "AYE"

MAYOR PRO TEM: "THE MOTION CARRIES"

MAYOR PRO TEM: "IS THERE A MOTION TO APPROVE, APPROVE WITH CONDITIONS, OR DENY?"

COMMISSIONER JOEY CARPENTER: "I MAKE A MOTION TO APPROVE."

COMMISSIONER BRETT BARBEE: "I SECOND THE MOTION."

MAYOR PRO TEM: "IS THERE ANY DISCUSSION?"

MAYOR PRO TEM: "HEARING NO DISCUSSION, ALL IN FAVOR"

COMMISSIONER BUD SMITH: "AYE"

COMMISSIONER JOEY CARPENTER: "AYE"

MAYOR PRO TEM: "THE MOTION CARRIES"

MAYOR PRO TEM: "THE TOWN WILL DRAFT AND I WILL SIGN A FINAL WRITTEN DECISION TO REFLECT THE VOTE AND REASONING FOR THIS DECISION. THAT WRITTEN DECISION IS CALLED AN ORDER. THE WRITTEN DECISION WILL BE SENT TO THE APPLICANT AND OTHER PARTIES AND ANYONE REQUESTING A COPY. PARTIES HAVE 30 DAYS TO APPEAL THIS DECISION TO THE SUPERIOR COURT OF STANLY COUNTY. THANK YOU TO EVERYONE ATTENDING. YOU ARE WELCOME TO STAY FOR THE NEXT HEARING."

MAYOR PRO TEM: "DO I HAVE A MOTION TO ADJOURN FROM THIS QUAS-JUDICIAL HEARING?"

COMMISSIONER BRETT BARBEE: "I MAKE A MOTION TO ADJOURN FROM THIS QUASI-JUDICIAL HEARING."

COMMISSIONER FRED SMITH: "I SECOND THE MOTION"

MAYOR PRO TEM: "ALL THOSE IN FAVOR, PLEASE SAY AYE"

COMMISSIONER BUD SMITH: "AYE"

COMMISSIONER JOEY CARPENTER: "AYE"

MAYOR PRO TEM: "WE ARE NOT ADJOURNED FROM THE QUASI-JUDICIAL HEARING."

PUBLIC HEARING

Mayor Pro Tem Jackson called the public hearing to order. She stated that this public hearing was to here comments for or against an ordinance enacting a Code of Ordinances for the Town of Oakboro, NC revising, amending, restating, codifying, and compiling the existing ordinances of the town dealing with subjects embraced in such code of ordinances. Mayor Pro Tem asked if anyone wished to speak for or against to please come to the podium and state their name and address.

Mr. Walter Russell of 549 Wade Road, Oakboro stated he was trying to find out what the board is voting on. He stated that the Code of Ordinances says a bunch of different stuff, but from the last meeting to this meeting, there was no information given to the public. Town Administrator Harvey asked if she could answer. Mayor Pro Tem gave her permission to do so. Ms. Harvey shared that the changes that were made in the codification would be legal changes, all of our ordinances have come before a public hearing and a vote prior to this. Codification means that you are updating it legislatively.

Mayor Pro Tem declared the public hearing closed.

Mayor Pro Tem Jackson shared that the regular meeting would start now. She welcomed everyone to the meeting and asked the clerk to call the roll. Commissioner Barbee, Commissioner Carpenter, Mayor Pro Tem Jackson, Commissioner Bud Smith and Commissioner Fred Smith were present. Town Administrator Georgia Harvey was also present. Mayor Pro Tem Jackson then asked everyone to stand for the Pledge of Allegiance to the United States Flag.

Mayor Pro Tem Jackson referred to Commissioner Bud Smith for the devotions. Commissioner B Smith opened in prayer.

Approvals

Mayor Pro Tem Jackson entertained a motion to approve the agenda. Commissioner Barbee made a motion to approve the agenda as printed. Commissioner Bud Smith seconded. Voted and carried unanimously.

Mayor Pro Tem Jackson entertained a motion to approve the minutes from July 22, 2025. Commissioner Carpenter made a motion to approve the minutes from July 22, 2025. Commissioner Fred Smith seconded. Voted and carried unanimously.

Open Forum

Mayor Pro Tem Jackson called on Lisa Cratty.

Ms. Cratty shared that she had been calling about her road for three months. She stated that she was told years ago that she had to have an easement to get to her house from Ms. Brenda Eury. She did that. She then stated that Ms. Harvey had told her that Jacob Huneycutt had built a house and the road belonged to him. She shared that Jacob Huneycutt did not build a house, he purchased a house. She shared that she has requested this road be fixed many times. She said when it rains, the ruts are so bad that her car can't hardly get down the road. She shared that for the past several years it has been maintained. She finished by saying that she is coming to the board to get some help with her road.

Mayor Pro Tem Jackson called on Jason Eschert

Mr. Eschert asked if there were any plans for Oakboro to take back over the STEM school for officer duties. He shared that last year was a problem for the deputy showing up on time and it was going on this year as well. He said there needs to be communication for when the deputy isn't there so that there is traffic control. He also mentioned he would like to see the Oakboro Police Department Facebook page brought back. He also shared there are some wasp nests and hornets' nests at the gazebo, shelters and overhangs on the trails. Lastly, he shared some other concerns regarding the police department.

Chief Preslar asked to speak. He shared that Mr. Eschert contacted him about another issue and that he did know how to get in touch with him.

Mayor Pro Tem Jackson called on Laura Scott.

Ms. Scott spoke on responsibility issues for the police department.

Mayor Pro Tem Jackson called on Pam Moss

Ms. Moss spoke about how notice was given when board meetings are rescheduled. She stated she was not at the meeting last month because she was unaware the meeting had been moved from Monday, July 21, 2025 to Tuesday, July 22, 2025. She stated she rarely drives down Main Street to see the sign. She stated she has no doubt the minimum legal requirements for rescheduling a meeting were met, but she expects more than the minimum. She stated that the change in meeting days was not posted on the website or social media. She is requesting that going forward information about rescheduled meetings be changed on the town's website and Facebook page. She also shared that she hoped Commissioner Fred Smith would remind the others of their agreement to review the tax rate.

Mayor Pro Tem Jackson called on Walter Russell.

Mr. Russell questioned the Powell Mapping and what money the town receives. He stated that Wade Road was never a 60' wide road. He also believes that the Code of Ordinance "stuff we were doing" was going to be changed to benefit the board.

Mayor Pro Tem Jackson asked him what his question is for the board.

Mr. Russell said that road was a 30' road in the 1920's.

Mayor Pro Tem Jackson advised that Ms. Harvey will get with him to help clarify his questions.

Administration

Mayor Pro Tem Jackson referred to Town Administrator Georgia Harvey. Ms. Harvey read the second and final reading for the Ordinance for Codification. Ms. Harvey asked the board to make a decision on the Ordinance for Codification. She stated this passed at the first reading at the Board of Commissioners meeting on July 22, 2025. She is requesting an adoption of the second reading and adoption of the Ordinances for Codification.

Commissioner Barbee made a motion to approve the Ordinance for Codification. Commissioner Carpenter seconded. Commissioner Barbee asked if Ms. Harvey had the ordinances they could look at. She shared that for anyone who has asked, that has been shared with them and they were told the Ordinance for Codification was available on the website. Voted and carried unanimously.

Department Updates

Budget & Finance

Mayor Pro Tem Jackson then moved to the department updates. She referred to Commissioner Barbee for the budget and finance department. Commissioner Barbee shared the following:

	Revenues	Expenditures
General Fund	1%	5%
Water Fund	8%	1%
Sewer Fund	6%	1%

Cemetery & Streets

Mayor Pro Tem Jackson moved onto the cemetery and streets departments. Mayor Pro Tem Jackson referred to Commissioner F Smith. He shared the staff continues maintenance on cemetery and streets.

Police Department

Mayor Pro Tem Jackson referred to Commissioner Carpenter for an update on the police department. Commissioner Carpenter shared information regarding the number of calls for a month. Commissioner Carpenter referred to Chief Neil Preslar who shared about the Flock Cameras and looking at getting those for the town. He stated there was already one in town that was here when he was hired. He shared this is a crime fighting tool, you don't set it to show speeders. It focuses on stolen tags, wanted people, etc. Commissioner Carpenter stated there are people out in the community who would like to help with funding.

Ms. Harvey asked for approval of a lease contract for \$18,000 for 6 Flock cameras. Commissioner Carpenter made a motion to approve a lease contract for \$18,000 for 6 Flock cameras. Commissioner Bud Smith seconded. Commissioner Barbee wanted to discuss this. He feels like the board needs a little more information on this. One quick example Chief Preslar shared was how quickly a town was able to find a missing child because of the use of the Flock cameras. Commissioner Carpenter suggested this be tabled until next month. Commissioner Barbee is all for it, but there are some questions that he would like answered. All commissioners agreed to table this discussion until next month.

Parks & Recreation

Mayor Pro Tem Jackson shared the Parks and Recreation report. She stated that currently, youth soccer has 75 children registered. Oakboro Parks and Recreation has partnered with Oakboro Youth Club impacting

Public Works

Mayor Pro Tem Jackson referred to Commissioner Bud Smith for an update on public works. In sewer, McCoy's Creek sewer project has been completed. The staff continues to work on preventative maintenance with sewer lines and pump stations. In water, the department continues to install radio read meters, other water lines. Commissioner B Smith also made a motion that the board allow Ms. Harvey and Chambers Engineering to submit a grant for a Lead Service Line through the NC Department of Environmental Quality. Commissioner Carpenter seconded. Voted and carried unanimously.

Commissioner B Smith stated there is a request to purchase and install a new mixer for the Lighthouse Water Tower in the cost of \$30,000. Commissioner B Smith asked Mr. Bowers to expand upon this. Mr. Bowers shared the state requires him to keep the chlorine levels at a certain reading. He stated that with the heat, it is evaporating the chlorine fast. He shared that with the Seventh Street Water Tower had a mixer placed in it several years ago.

Commissioner Bud Smith made a motion to approve the purchase and installation of the mixer system at the Lighthouse Water Tower. Commissioner Carpenter seconded. Commissioner Smith wanted to state

that he is not disputing either the mixer or the Flock cameras. He wanted to make sure it was known that he sees that both products are needed. Voted and carried unanimously.

Ms. Harvey stated that Mr. Bowers and the staff have been flushing the lines so that the chlorine stays at an acceptable level according to the state.

Planning & Zoning

Mayor Pro Tem Jackson referred to Commissioner Carpenter for an update on zoning. Commissioner Carpenter shared there was no business.

Historic Preservation Commission

Mayor Pro Tem Jackson referred to Commissioner F Smith for the Historic Preservation Commission update. Commissioner F Smith shared there was no report.

RRRPO

Regarding the RRRPO, Mayor Pro Tem Jackson shared that Oakboro Sidewalk expansion was approved by TCC. The next step is for approval from TAC.

Mayor & Commissioner Comments

Mayor Pro Tem Jackson opened the time for mayor and commissioner comments.

Commissioner B Smith shared that he had a friend who wanted to build a house and about the same time his friend's house got started, one across the street was started by the same contractor. The owner across the street was very demanding and was going to make sure the contractor was going to do exactly what he wanted to the point of being rude, disrespectful, demanding and confrontational. He got a poorly constructed home and he was never satisfied. His friend communicated professionally with the contractor. He was respectful and compromised and threw in some kindness. There were no problems after that with his friend's house.

Commissioner Fred Smith thanked everyone for coming out.


Commissioner Barbee thanked everyone for speaking at open forum. He shared that he too has some questions from what each one shared and he will especially dive into the street paving situation.

Commissioner Carpenter thanked everyone for coming. He shared that he too was going to find out the answers to some of the questions presented during open forum.

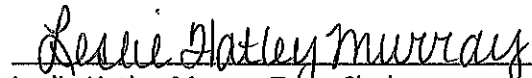
Mayor Pro Tem Jackson shared to continue prayers for Rodney Hahn as well as Mayor Eury who is under the weather. She thanked everyone who came out and spoke and said they would get back to them with some answers. She thanked the employees and their hard work. She said together they can get a lot of things done, so she was appreciative of the professionalism. She also asked for Mr. Russell's contact information so she could keep her word with him. She thanked everyone for their patience as the mayor's job was a hard one to fill.

Adjournment

Mayor Pro Tem Jackson made a motion to adjourn the meeting. Commissioner Carpenter seconded. Voted and carried unanimously.



Latoya Jackson, Mayor Pro Tem



Leslie Hatley-Murray, Town Clerk