



BOARD OF COMMISSIONERS
QUASI JUDICIAL PUBLIC HEARING & Regular Meeting Minutes
The Joyce H Little Board Room
July 20, 2026 – 7:00PM

Public Hearing – Quasi Judicial Hearing

The purpose of this hearing is to conduct a quasi-judicial hearing to consider a special permit application submitted by Michael and Kanda Morton for the placement of a mobile home on the property located at 9201 NC 138 Highway, Oakboro, North Carolina.

PUBLIC EVIDENTIARY HEARING

Mayor Eury called the Quasi-Judicial Hearing to order and acknowledged the following board members were present, Commissioner Barbee, Commissioner Carpenter, Mayor Eury, Commissioner Jackson, Commissioner F Smith.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

MAYOR: “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?”

Hearing no recusals or disclosures, Mayor Eury continued.

MAYOR: “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?”

Hearing no recusals or disclosures, Mayor Eury continued.

PUBLIC EVIDENTIARY HEARING

A. OPENING STATEMENT EXPLAINING QUASI-JUDICIAL HEARINGS

MAYOR: “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. A 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.

MAYOR: "PARTIES WITH STANDING HAVE RIGHTS TO PARTICIPATE FULLY. 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."

MAYOR: "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 OPINIONS 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."

**B. SPECIAL USE PERMIT (SPECIAL USE PERMIT) APPLICATION FOR 9201 NC 138 HIGHWAY,
OAKBORO, NC 28129.**

OPEN THE HEARING:

MAYOR: "WE NOW OPEN THE EVIDENTIARY HEARINGS FOR CASE OF 9201 NC 138 HIGHWAY, OAKBORO, NC 28129. THE APPLICANTS HAVE REQUESTED A SPECIAL USE PERMIT FOR RA ZONING TO INSTALL A MANUFACTURED DWELLING, CLASS A (DOUBLE-WIDE). I WILL NOW ADMINISTER THE OATH TO ALL THOSE WHO HAVE STANDING AND PLAN TO SPEAK FOR OR AGAINST."

MAYOR: "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."

STAFF PRESENTATION:

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

G HARVEY: "AS TOWN ADMINISTRATOR AND ZONING OFFICIAL, THE TOWN RECEIVED A ZONING SPECIAL PERMIT REQUEST FOR THE PROPERTY AT 9201 NC 138 HIGHWAY, OAKBORO, NC 28129, FOR THE PURPOSE OF INSTALLING A MANUFACTURED DWELLING, CLASS A (DOUBLEWIDE) IN RA ZONING. THE LOT IS CURRENTLY OWNED BY MICHAEL & KONDA MORTON OF 9201 NC 138 HIGHWAY. THE PROPERTY, BEING IN THE ETJ OF THE OAKBORO JURISDICTION, IS ZONED RESIDENTIAL AGRICULTURE (RA). CURRENTLY, THERE IS A SINGLE-FAMILY RESIDENCE ON THE PROPERTY, AND THEY PLAN TO DIVIDE IT SO THE FAMILY CAN LIVE THERE. THEY WOULD LIKE TO ADD A NEW MANUFACTURED HOME."

APPLICANT'S TESTIMONY

MAYOR: "THE APPLICANT MICHAEL AND/OR KONDA MORTON 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."

MICHAEL MORTON: "I'M THE FATHER OF KAYLA. THEY ARE WANTING TO PUT A DOUBLE-WIDE THERE AND THE DOUBLE-WIDE WOULD NOT BE SEEN FROM THE HIGHWAY AS FAR BACK AS IT'S GOING, IT'S AT

THE BACK OF THE PROPERTY. IT'S ACTUALLY GOING TO BE ON THE LOWER END OF THE PROPERTY. ONE MAIN REASON WE ARE ASKING TO DO IT IS BECAUSE THE BABY, THE YOUNGEST ONE IS AUTISTIC. WE HELP TAKE CARE OF HER. SHE'S NON-VERBAL, DON'T WANT TO TAKE HER OUT OF HER COMFORT ZONE OUT OF HER ENVIRONMENT. TRUST ME IF THEY COULD DO A MODULAR, A MODULAR IS WHAT WOULD GO THERE. THEY HAVE TO DO WHAT THEY CAN AFFORD, WHAT THEY CAN GET AND THAT'S OUR MAIN REASON FOR WANTING TO PUT A DOUBLE WIDE THERE IS FOR THEM, THEIR FIRST HOME STARTING OUT PLUS TAKING CARE OF WAVERLY THAT NEEDS CARE."

KONDA MORTON: "KONDA MORTON, MY DAUGHTER AND SON-IN-LAW. SO, THIS IS OUR DRIVEWAY HERE AND THAT'S THE NEIGHBORS. SO THE THING IS, IT'S GOING TO BE WAY BACK HERE BACK BEHIND THERE AND ONCE THEY GET THEIR BUILDING BUILT HERE FOR THE MECHANIC BUILDING, YOU WON'T BE ABLE TO SEE ANYTHING ON THAT SIDE, SO I MEAN, THEY WON'T USE ANY OAKBORO WATER, THEY WILL HAVE THEIR OWN WELL AND THEY HAVE TO PUT IN A SEPTIC TANK. THEY WON'T BE USING ANYTHING FROM OAKBORO."

MICHAEL MORTON: "I THINK THAT PRETTY WELL SUMS IT UP. WE JUST WANT THEM TO HAVE THEIR FIRST HOME AND A HOME THEY CAN AFFORD."

KONDA MORTON: "WE ARE ALL FAMILY THAT LIVE THERE ANYWAY AND WE ALL LOOK OUT FOR EVERYBODY."

MICHAEL MORTON: "MY PARENTS TAKE CARE OF WAVERLY OR THEY WOULD BE HERE TONIGHT. WE ALL TAKE CARE OF HER AT NIGHT AND SHE'S THE TYPE OF CHILD YOU CAN'T TAKE OUT OF HER COMFORT ZONE BECAUSE THAT'S HER PLACE AND THEY ARE SCARED THAT WOULD MESS HER UP. PLUS, WE HAVE ENOUGH LAND TO DIVIDE IT BECAUSE WE HAVE ALMOST 2.5 ACRES THERE AND I'M WILLING TO DIVIDE IT TO GIVE THEM AN ACRE AND MY SON AN ACRE. EVERYTHING WILL STAY IN THE FAMILY."

KONDA MORTON: "IF THEY COULD AFFORD \$2500 RENT THEY WOULD HAVE DONE DONE IT. IF THEY COULD AFFORD \$1800 FOR THESE TOWNHOMES THEY WOULD HAVE DONE DONE IT, BUT IT'S NOT FEASIBLE."

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

DELIBERATION:

MAYOR: "DOES THE BOARD HAVE ANY MORE QUESTIONS FOR THE PARTIES OR WITNESSES BEFORE WE MOVE INTO DELIBERATIONS?"

MAYOR: "DOES ANY BOARD MEMBER HAVE ANY PERSONAL KNOWLEDGE OF ADDITIONAL FACTS RELEVANT TO THIS CASE THAT SHOULD BE ENTERED INTO THE RECORD?"

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

1. THE USE WILL NOT MATERIALLY ENDANGER THE PUBLIC HEALTH OR SAFETY IF LOCATED WHERE PROPOSED.

BECAUSE THIS IS A FAMILY PROPERTY, WE ARE REQUESTING TO ADD A MANUFACTURED DWELLING. WE FEEL THIS SHOULD BE ALLOWED. THE INTENT IS TO DIVIDE THE PROPERTY FOR OUR CHILDREN SO THAT THEY WILL BE CLOSE BY FOR US, MICHAEL AND KONDA MORTON. THE CLASS A MANUFACTURED DWELLING - DOUBLE WIDE - IS A NEW MANUFACTURED HOME, THEREBY GIVING AN IMPROVEMENT TO THE PROPERTY."

COMMISSIONER CARPENTER: "I MAKE A MOTION TO APPROVE THE STATEMENT."

COMMISSIONER BARBEE: "I SECOND."

MAYOR: "ANY DISCUSSION? HEARING NONE, THE MOTION CARRIES

2. "COMPLIES WITH ALL STANDARDS, CONDITIONS AND SPECIFICATIONS OF THE UDO, INCLUDING UDO ARTICLES 4 ZONING DISTRICTS AND 6. DEVELOPMENT STANDARDS 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 BARBEE: "I MAKE A MOTION TO APPROVE THE STATEMENT."

COMMISSIONER CARPENTER: "I SECOND."

MAYOR: "ANY DISCUSSION? HEARING NONE, THE MOTION CARRIES

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

BECAUSE THE SUBJECT PROPERTY IS ZONED RA - RESIDENTIAL AGRICULTURAL AND THE SURROUNDING PARCELS ARE ALSO ZONED RA AND R20. THESE PROPERTIES HAVE EXISTING USES THAT ARE SIMILAR TO THE PROPOSED USE, WHICH ARE COMPATIBLE WITH THE USES ALLOWED IN THESE ZONING DISTRICTS."

COMMISSIONER JACKSON: "I MAKE A MOTION TO APPROVE THE STATEMENT."

COMMISSIONER CARPENTER: "I SECOND."

MAYOR: *"ANY DISCUSSION? HEARING NONE, THE MOTION CARRIES"*

4. "WILL BE IN HARMONY WITH THE AREA IN WHICH IT IS TO BE LOCATED BECAUSE THE USE IS TO BE LOCATED IN A RESIDENTIAL AGRICULTURAL AREA. THE SUBJECT PROPERTY IS SURROUNDED BY PROPERTY ZONED RA AND R20, AND IS THEREFORE COMPATIBLE WITH THE EXISTING USES."

COMMISSIONER JACKSON: "I MAKE A MOTION TO APPROVE THE STATEMENT."

COMMISSIONER F SMITH: "I SECOND."

MAYOR: *"ANY DISCUSSION? HEARING NONE, THE MOTION CARRIES"*

5. "IS IN GENERAL CONFORMITY WITH THE TOWN'S ADOPTED COMPREHENSIVE AND OTHER PLANS

BECAUSE THE AREA AROUND 9201 NC 138 HIGHWAY 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 BARBEE: "I MAKE A MOTION TO APPROVE THE STATEMENT."

COMMISSIONER F SMITH: "I SECOND."

MAYOR: *"ANY DISCUSSION? HEARING NONE, THE MOTION CARRIES"*

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

BECAUSE THE TOWN WILL NOT SERVE THE PROPERTY WITH SOME OF THE TOWN'S PUBLIC FACILITIES, WATER AND SEWER, THERE WILL BE NO IMPACT. THIS PROPERTY IS CURRENTLY SERVED BY THE OAKBORO FIRE AND RESCUE."

COMMISSIONER CARPENTER: "I MAKE A MOTION TO APPROVE THE STATEMENT."

COMMISSIONER F SMITH: "I SECOND."

MAYOR: *"ANY DISCUSSION? HEARING NONE, THE MOTION CARRIES"*

MOTION AND VOTE

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

MAYOR: "APPROVE THE SPECIAL USE PERMIT FOR THE PLACEMENT OF A MANUFACTURED DWELLING , CLASS A, (DOUBLE-WIDE) IN RA ZONING. THE LOT IS CURRENTLY OWNED BY MICHAEL AND KONDA MORTON OF 9201 NC 138 HIGHWAY FOR THE PURPOSE OF A SINGLE-FAMILY RESIDENCE WITH THE FOLLOWING CONDITIONS:

- A) PRIOR TO ZONING PERMIT APPROVALS FOR THE MANUFACTURED HOME, THE LAND WILL HAVE TO GO THROUGH PROPER STEPS FOR PERMITTING AND DIVISION, WITH IT BEING FILED WITH THE STANLY COUNTY REGISTER OF DEEDS.
- B) THE MANUFACTURED DWELLING WILL COMPLY WITH ARTICLE 5, DIVISION 3, SECTION 531(D) – A COPY WILL BE PROVIDED TO THE APPLICANTS.

COMMISSIONER CARPENTER: "I MAKE A MOTION TO APPROVE THE STATEMENT."

COMMISSIONER BARBEE: "I SECOND THE MOTION."

MAYOR: "ANY DISCUSSION? HEARING NONE, THE MOTION CARRIES"

7. DECISION AND CLOSING.

MAYOR: "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."

MAYOR: "THANK YOU TO EVERYONE ATTENDING. YOU ARE WELCOME TO STAY FOR THE REGULAR MEETING"

ADJOURNMENT BY MAYOR: "This Quasi-Judicial Hearing is hereby adjourned."

UDO - Article 5. Division 3. Section 531. (d)

(d) Manufactured dwelling. A manufactured dwelling shall comply with § 160D-910 of the North Carolina General Statutes and the following standards:

- (1) All class A, B or C manufactured homes, regardless of availability of public utilities, shall have a minimum lot size of one acre;
- (2) Class A manufactured homes shall have a minimum 80-foot-wide front yard width and shall front on, and the front door shall be parallel to the roadway and/or the access road;
- (3) It shall be occupied only as a single-family dwelling;
- (4) It shall be configured in accordance with the Set Up and Installation Standards established by the North Carolina Commissioner of Insurance and the most current version of the State of North Carolina Regulations for Manufactured Homes;
- (5) It shall maintain a minimum width of 16 feet;
- (6) It shall be oriented with the longest axis parallel to the lot frontage, to the maximum extent practicable;
- (7) The towing apparatus, wheels, axles, and transporting lights shall be removed;
- (8) Except for manufactured homes on leased property, manufactured homes shall include a continuous, permanent masonry foundation or masonry curtain wall of solid brick or brick veneer, installed under the perimeter and unpierced except for required ventilation and access;
- (9) It shall include stairs, porches, entrance platforms, ramps, and other means of entrance and exit that are installed or constructed in accordance with the standards set by the North Carolina Building Code. They shall be attached firmly to the primary structure and anchored securely to the ground;
- (10) It shall

maintain exterior siding comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction, which consists of one or more of the following: a. Vinyl or aluminum lap siding (whose reflectivity does not exceed that of flat white paint); b. Cedar or other wood siding; c. Stucco siding, or d. Brick or stone siding; (11)It shall maintain a roof pitch with a minimum vertical rise of three feet for each 12 feet of horizontal run; (12)It shall include a roof finished with a Class C or better roofing material that is commonly used in standard residential construction; (13)It shall provide an eave projection of no less than six inches, which may include a gutter; and (14)In no instance shall a manufactured home be used solely for the purposes of storage.

Regular Meeting

Mayor Eury opened the regular meeting and welcomed everyone. He asked the town clerk to call the roll. Commissioner Joey Carpenter, Commissioner Brett Barbee, Mayor Rodney Eury, Commissioner Latoya Jackson, and Commissioner Fred Smith were present. Town Administrator, Georgia Harvey, was also present. Other employees present were Chief Neil Preslar, Corporal Chris Rowan, Corporal Shane Allen, Officer Cody Teague, Senior Officer Brian McClellen, Jenna Obie, Sarah Hall, Reggie Bowers, Daniel Smith, Steven Thompson, and Travis Little. Commissioner Bud Smith was absent.

Mayor Eury referred to Commissioner Barbee for devotions. Commissioner Barbee opened in prayer.

Approvals

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

Mayor Eury entertained a motion to approve the minutes from June 4, 2026, June 15, 2026 & June 23, 2026. Commissioner Carpenter made a motion to approve the minutes from June 4, 2026, June 15, 2026 & June 23, 2026. Commissioner F Smith seconded. Voted and carried unanimously.

Staff Recognition

Mayor Eury recognized some staff members that were present and thanked them for all of their hard work. First, in the office, he recognized Leslie Murray, Sarah Hall and Jenna Obie as well as Georgia Harvey. Next, he recognized our parks department, Daniel Smith, Travis Little and Steven Thompson. He also mentioned that Travis Little has been promoted to the Parks and Recreation Superintendent. Mayor Eury mentioned that several of our utility department are on vacation. He did recognize Reggie Bowers and thanked him for all his department does on a daily basis. The last department he recognized was the police. He mentioned Chief Neil Preslar, Officer Payton James, Officer Greg Morris, Office Cody Teague, Senior Officer Brian McClellen, Sergeant Cody Havens, Sergeant Craig Bradshaw and Corporal Shane Allen, Corporal Chris Rowan. He thanked the police department and mentioned that after Corporal Rowan was sworn in the police department would be full.

Open Forum

Mayor Eury read our public forum statement explaining what would and would not be allowed during this time of public comment. Mr. Walter Russell was called upon first. Mr. Russell of 549 Wade Road, Oakboro asked a question. He asked what the projected timeframe was on the round about at Big Lick. His second question was if the flock camera system's trial was up and if the town ended up purchasing the six cameras for \$18,000.

Mayor Eury chose to answer those questions. He said the round about was projected for 2028. Regarding the flock cameras, Mayor Eury said the trial was up and the town did purchase the six flock cameras for \$18,000.

Next, Mayor Eury referred to Caitlyn Bensley. She shared information about two houses near hers that was concerning to her and others in the neighborhood. At 741 Bo Run Drive, grass and vegetation exceed allowable growth height year after year. Secondly, she mentioned details about 8511 Rocky River Road. Several members of the Bo Run Subdivision were in attendance and Ms. Bensley spoke on their behalf.

Mayor Eury commended Ms. Bensley for her well put together speech. He advised her that when there are updates, he would personally call her himself. Mayor Eury then referred to Chief Neil Preslar and asked if he had anything to add. He advised they had documentation and also told her that some of these things take time to build a good case. He did let them all know he was looking into this situation.

Department Updates

Budget and Finance

Mayor Eury referred to Commissioner Barbee. Commissioner Barbee informed everyone that in General Fund, the revenues are at 89% while the expenses are at 77%. In water, revenues are at 109% while expenses are at 65% and in sewer, revenues are at 92% and expenses are at 73%. These are as of June 30, 2026.

Commissioner Barbee informed the board about a budget amendment. Those amendments included Projects for the Town of Oakboro in water and sewer. Both funds will see amendments in the amount of \$138,000 each. The town did receive a grant and our match is 20% for both. Commissioner Jackson made a motion to follow through with this grant and 20% match. Commissioner Carpenter seconded. Voted and carried unanimously.

Cemetery and Streets

Mayor Eury referred to Commissioner F Smith continued maintenance of the cemetery and streets as well as replacing and installing road signs. The departments have also swept the roads and cut back brush. He commended them along with the police department and fire department for the hard work during the 4th of July to keep our town looking great. Lastly, the departments have worked on painting fire hydrants. The town had speed bumps installed at Bo Run and Oaks at St. Martin Subdivisions.

Police Department

Mayor Eury then referred to Commissioner Carpenter who asked for Chief Preslar to share some updates. Chief Preslar shared information about the 4th of July event. He shared that it appears there was an increase in traffic for the week of 8,695 vehicles. He thanked Oakboro Police Department, Stanly County Sheriff's Department, Probation and Parole as well NCALE. He thanked Stanly County Emergency Management for everything they did at the event. Mint Hill Police Department allowed us to borrow some cones and an ATV. He thanked Travis Little and Steven Thompson for cleaning up the streets. Chief Preslar also shared the tracker information from Emergency Management that showed how much area was covered by the officers.

Commissioner Carpenter mentioned we would now be swearing in Corporal Chris Rowan. Leslie Murray read the oath to him as his wife held the Bible. He was congratulated.

Chief Preslar thanked Stanly County Sheriff's Department for all of their help over the past couple of years. He presented Sheriff Jeff Crisco with a plaque from the town and spoke very highly about the department.

Parks & Recreation

Mayor Eury referred to Commissioner Jackson. She shared that youth soccer registration continues through the end of July. She informed everyone that the split-rail fence at the district park's ballfield parking area and Railcar Picnic Shelter was replaced this month. Finally, she mentioned the cruise in for this month would be held this Friday, July 24.

Planning & Zoning

Mayor Eury referred to Commissioner Carpenter for the planning and zoning report. Commissioner Carpenter advised that the next regular meeting for the planning and zoning board would be Monday, August 11th at 6pm. Commissioner Carpenter asked for a motion and second to set a public hearing for a voluntary annexation request for August 17th at 7pm for a voluntary annexation request. Commissioner Barbee made a motion to set a public hearing for August 17th and Commissioner F Smith seconded. Voted and carried unanimously.

Public Works

Mayor Eury shared the public works report since Commissioner B Smith was absent. He shared that the department continues to work on line repairs, meter installations and E-1 Pump repairs. They also have been doing testing with Oaks at St. Martin Phase 2 on watermain and sewer lines. They tied in waterlines at Streamside Phase 2 as well as replaced old waterline taps on Eighth Street. Lastly, the department tied a sewer four-inch force main to a six-inch pipe on Hatley Burris Road as well as continued preventative maintenance on pump stations and flushing of water lines.

Historic

Mayor Eury referred to Commissioner F Smith for an update on the Historic Preservation Commission. The next Historic Preservation Commission meeting will be held on Monday, July 27th at 6pm.

RRRPO

Mayor Eury advised he had no update about the RRRPO.

Mayor Eury then added the next regular board meeting will be held August 17th at 7pm.

Mayor & Commissioner Comments

Mayor Eury started with Commissioner F Smith. He thanked everyone for coming out tonight and also for coming out to the 4th of July celebration.

Commissioner Barbee shared it was good to see a large group tonight. He thanked the staff and added it's a humbling job.

Commissioner Jackson reminded everyone of the July 24th cruise in. She congratulated Chris, Travis and Jenna and thanked the staff and everyone at the meeting. She also thanked the Stanly County Sheriff's Department and thanked the 4th of July various people who helped make that a success

Commissioner Carpenter thanked everyone who helped cleanup our town, especially during the 4th of July celebration. He thanked everyone for coming out to the meeting tonight.

Mayor Eury thanked the guys for cleaning up the streets on Sunday morning, Stanly County Sheriff's Department, he thanked Daniel Smith for all he is doing at the parks. He mentioned it was a great 4th of July celebration but it was very hot. He mentioned he was glad to have Corporal Rowan on board. He thanked the staff as well.

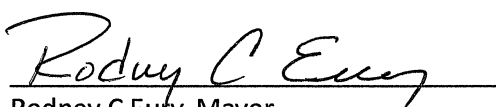
Mayor Eury then entertained a motion to enter into closed session for G.S. 143.318.11(6), personnel. Commissioner Carpenter seconded. Voted and carried unanimously.

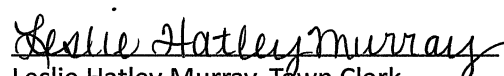
Mayor Eury entertained a motion to enter back into open session. Commissioner Carpenter made a motion to enter back into open session. Commissioner Jackson seconded. Voted and carried unanimously.

Mayor Eury entertained a motion to approve the hourly rate for maintenance and parks and recreation staff starting pay. Commissioner Jackson made a motion to approve the hourly rate and starting pay. Commissioner Carpenter seconded. Voted and carried unanimously.

Adjournment

Mayor Eury entertained a motion to adjourn the meeting. Commissioner Jackson made a motion to adjourn. Commissioner B Smith seconded. Voted and carried unanimously.


Rodney C Eury, Mayor


Leslie Hatley Murray, Town Clerk