



Board of Commissioners – Regular Meeting

Meeting Minutes

September 21, 2026, 7:00 PM
109 N Main Street, Oakboro, NC

Public Hearing for Voluntary Annexation

Prior to the opening of the regular meeting, Mayor Eury convened a public hearing to receive comments for or against a voluntary annexation request into the corporate limits of the Town of Oakboro. The request concerned three contiguous lots located on East 10th Street and East 8th Street (PINs: 650403314728, 650403322021, 650403323018), zoned R20 and situated within the Town's Extraterritorial Jurisdiction (ETJ). Water and sewer services are available from East 10th Street, and an easement through the adjacent Martin property will provide utility line access to the East 8th Street parcel. Mayor Eury noted that board members had been provided copies of the Certificate of Sufficiency and Statement of Consistency and Reasonability. No members of the public came forward to speak either in favor of or against the annexation. The public hearing was closed.

Welcome

Mayor Eury welcomed those in attendance to the September 21, 2026 Board of Commissioners meeting.

Call to Order/Roll Call

Roll call was conducted by the Town Clerk.

Present: Mayor Eury, Commissioner Barbee, Commissioner Carpenter, Commissioner Jackson, Commissioner B. Smith and Commissioner Voyles.

Pledge of Allegiance to the US Flag

Devotions

Commissioner Bud Smith opened in prayer.

Approval of Agenda

Prior to approval, Mayor Eury requested a modification to the agenda: agenda item 7 (Recognition) was tabled and replaced with a discussion on quiet zone comments.

Commissioner Jackson made a motion to amend the agenda to table item 7 and replace it with quiet zone comments. Commissioner Barbee seconded. The motion carried unanimously.

Commissioner Voyles made a motion to approve the agenda as amended. Commissioner Carpenter seconded. The motion carried unanimously.

Approval of Minutes

Commissioner Carpenter made a motion to approve the minutes from the August 17, 2026 meeting. Commissioner Jackson seconded. The motion carried unanimously.

Recognition — [Tabled; replaced with Quiet Zone Comments]

Quiet Zone Comments

Commissioner Voyles introduced the topic of implementing a railroad quiet zone within the Town of Oakboro, noting that residents have raised concerns about the volume of switching activity conducted by the railroad, particularly at nighttime. The commissioner outlined that a formal process exists through the Federal Railway Administration (FRA) and the NCDOT Rail Division by which a municipality can request an evaluation of the feasibility of designating a segment of railroad crossings as a quiet zone—meaning trains would not sound their horns when passing through those crossings.

Commissioner Voyles was careful to emphasize that initiating this process represents only a study with no financial commitment at this time. Any requirements identified in the evaluation—such as signage, concrete median barriers at crossings, or the installation of cross arms at currently unprotected crossings—would be presented to the board for a separate vote before the town incurs any expense. He also stressed that this effort is not intended as a complaint against the railroad, characterizing the railroad as a strong community partner in economic development and for events such as the Fourth of July celebration.

The board expressed consensus to move forward with the evaluation. The crossings identified for inclusion were: North Main Street (742), West Second Street (205), West 5th Street, and West 8th Street.

Commissioner Voyles made a motion to direct town staff to perform an evaluation on implementing a quiet zone along the crossings at North Main Street (742), West Second Street (205), West 5th Street, and West 8th Street. Commissioner Barbee seconded. The motion carried unanimously.

Open Forum

Mayor Eury outlined the public comment procedures, noting that speakers had signed up prior to the meeting, were to limit comments to no more than three minutes, and should not expect board action or discussion on items raised during this portion of the meeting.

Leslie Wade, a member of the public addressed the board to formally state her intent to appeal the approval of a minor subdivision approved by the town planner on April 16, 2025 (Plat Book 20, Page 211, Track 1, between East 8th and East 10th Streets). Her concerns centered on several procedural matters:

- **Approval Authority:** She contended that under Section 33.11(c) of the Town of Oakboro Unified Development Ordinance, the town planner does not have independent authority to approve a minor subdivision without a review by the Development Review Committee, a written

recommendation forwarded to the Planning Board, and subsequent Planning Board approval or action.

- NCDOT Driveway Permit: She indicated that an approved NCDOT driveway permit for the proposed access on 8th Street is required and requested documentation demonstrating this was obtained.
- Planning Board Signature: The ordinance requires the Planning and Zoning Chairman to sign the plat for minor subdivisions; she requested a copy of the plat showing this required signature.
- Moratorium Compliance: She raised concern about the November 17, 2025 moratorium applicable to residential subdivisions containing more than three dwelling units. A subsequent plat dated June 18, 2026 (Book 33, Page 62, Track 3) depicts six lots, and she asked the board to examine whether this plat complies with the moratorium.

She was clear that she was not asking the board to make an immediate determination, but rather to review the complete administrative record. She also reserved the right to raise additional grounds upon reviewing that record.

Mrs. Murray directed the Ms. Wade to the public records request form available online to obtain the documentation she is seeking.

Administrator Report

Voluntary Annexation Ordinance

Mrs. Murray, Town Clerk, confirmed that the certificate of sufficiency had been completed and was included in each board member's packet. Mayor Eury entertained a motion to approve the voluntary annexation request.

Commissioner Barbee made a motion to adopt the annexation ordinance. Commissioner Carpenter seconded. The motion carried unanimously.

Mayor Eury then read the annexation ordinance into the record in full. The ordinance extended the corporate limits of the Town of Oakboro to include three properties from the minor subdivision of Stacy and Joanna Martin, recorded July 9, 2026 in Plat Book 34, Page 203, Stanly County Registry, totaling approximately 1.53 acres:

- Lot 1 (PIN: 650403314728) — 0.52 acres
- Lot 2 (PIN: 650403322021) — 0.51 acres
- Lot 3 (PIN: 650403323018) — 0.50 acres

The ordinance provides that upon September 21, 2026, the annexed territories and their citizens and properties shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Oakboro, and shall be entitled to the same privileges and benefits as other parts of the town. The Mayor was directed to cause the recording of an accurate map of the annexed territory with the Register of Deeds of Stanley County, the Office of the Secretary of State in Raleigh, NC, and the Stanley County Board of Elections, per G.S. 163-288.1.

Commissioner Carpenter made a motion to adopt the annexation ordinance and Commissioner Barbee seconded. The motion carried unanimously.

Department Updates

Budget and Finance — Commissioner Barbee

The monthly budget report through August was presented. General fund revenues are at 38% of budget while expenses are at 21%. Water fund revenues are at 23% of budget and expenses are at 17%. Sewer fund revenues are at 21% revenue and 21% expenses.

Resolutions were presented for both the Water System Asset Inventory and Assessment Study (Project AIA-D-0368) and the Sewer System Asset Inventory and Assessment Study(AIA-W-0371) adopted September 21, 2026, at Oakboro, North Carolina.

Commissioner Barbee made a motion to approve the Water System Asset Inventory and Assessment Study resolution. Commissioner Voyles seconded. The motion carried unanimously.

Commissioner Barbee made a motion to approve the Sewer System Asset Inventory and Assessment Study resolution. Commissioner Carpenter seconded. The motion carried unanimously.

Cemetery & Streets — Mayor Eury

No new items to report. Staff continues routine maintenance on the cemetery and streets.

Police Department — Commissioner Carpenter

Commissioner Carpenter reported the following calls for service statistics for August:

- 14 – 9-1-1 hang-ups
- 2 – Alarm calls
- 1 – Careless/reckless driving
- 95 – Traffic stops
- 72 – Citations/warnings issued
- 4 – Motorist assists
- 3 – Collisions
- 759 – Security checks

Additionally, all three Dodge Durangos are upfitted and in service, and four vehicles now have active in-car mobile cameras.

Parks and Recreation — Commissioner Jackson

Commissioner Jackson reported that a chair yoga class is underway and continues on Thursdays at 10:00 AM at the District Park Community Building. Youth basketball registration will begin in October for children in grades 1 through 5. The town is excited to partner with Rec Desk to move programming registration and facility rentals online, making the system more efficient and user-friendly. Mr. Daniel Smith added that neighboring towns Locust and Albemarle are also Rec Desk users, and noted that residents who do not regularly use the internet will still be accommodated by staff. The online system is

expected to be especially appreciated for the ability to check facility availability outside of regular business hours.

The Cruise-In event, including a celebration of power, will be held on Friday, September 25 with a rain date of Saturday, September 26.

Public Works — Commissioner B. Smith

Commissioner Smith shared everything was good great and this department continues to keep us going.

Planning & Zoning — Commissioner Carpenter

The next Planning and Zoning (P&Z) meeting is scheduled for Monday, October 13, 2026 at 6:00 PM.

Historic — Mayor Eury

The next regular Historic Preservation Commission (HPC) meeting will be held on Monday, September 28, 2026 at 6:30 PM. A public hearing was proposed for the October 19th meeting to consider changes to HPC Guidelines Section 4.4.

Commissioner Voyles to set a public hearing for October 19, 2026 regarding changes to HPC Guidelines Section 4.4. Commissioner Barbee seconded. The motion carried unanimously.

RRRPO — Mayor Eury

Nothing to report.

Mayor & Commissioner Comments

Commissioners expressed appreciation to all who attended. Commissioners voiced enthusiasm for the railroad quiet zone initiative, with one commissioner stating they believed it would be well-received by residents throughout the community. The upcoming Big Year Cruise-In event on Friday was highlighted, with the mayor noting the weather was expected to be favorable and encouraging community attendance.

Mayor Eury also recognized Travis from Trash Control, who was in attendance, thanking him and his crew for their consistent and early service to the town. Several board members echoed their appreciation for the dependable work of the trash collection team.

Closed Session for Personnel (G.S. 143-318.11(6))

Commissioner Jackson made a motion to enter into closed session for personnel matters pursuant to G.S. 143-318.11(6). Commissioner Barbee seconded. The motion carried unanimously.

The board entered closed session at approximately 7:30 PM.

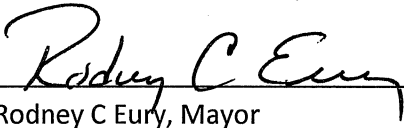
Open Session

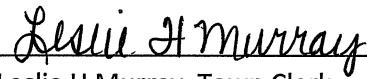
Commissioner Carpenter made a motion to enter back into open session. Commissioner Jackson seconded. The motion carried unanimously.

No action was taken during closed session.

Adjourn

Commissioner Barbee made a motion to adjourn. Commissioner Smith seconded. The motion carried unanimously.


Rodney C Eury, Mayor


Leslie H Murray, Town Clerk