

**Regular Town Council Meeting  
March 17, 2026  
6:00 pm in the Council Chambers  
Minutes & General Account**

**Council Members Present** – Mayor Dickenson, Council Members Burgess, Gibson, Glanville & Westmoreland

**Council Members Absent**– None

**Staff Members Present:** Paul Blanchard, Robert Brown, Scott Coakley, José Colón, Matthew Johnson, Faith Wilson, Gordon Holton, & Katie Mitchell

**Visitors Present:** Stan Calvarese, Kathryn Billings, Dione Brown, Richard Clapp, Robert Frederick, Heather Crosser, Sterling Kelly, Stafford Kelly, Greg Flory, Cheryl Harvey, Rich Salyards, Greg Pittman, Michel Williams, Linda Williams, Carol Brooks, Wendy Williams, Lisa Paul, Robert Garland, J. Rayborn, & Victoria Delgado

**Call to Order** – Mayor Dickenson called the meeting to order.

- Roll Call – Mitchell took roll call as follows:
  - Council Member Glanville Present
  - Council Member Gibson Present
  - Mayor Dickenson Present
  - Council Member Burgess Present
  - Council Member Westmoreland Present

Mitchell stated a quorum was present.

- Pledge of Allegiance –Mayor Dickenson led the Pledge of Allegiance.
- Moment of Silence – Mayor Dickenson called for a moment of silence.
- Approval of the Agenda – Mayor Dickenson asked if anyone had any changes to the agenda.

Council Member Westmoreland made a motion to approve the agenda. Council Member Gibson made a second to the motion. The motion passed by a unanimous vote.

**Consent Agenda**– The consent agenda included the following items:

- A. Approval of the minutes from the January 7th Special TC Work Session
- B. Approval of the minutes from the January 8th Special TC Work Session
- C. Approval of the minutes from the January 22nd Budget Work Session
- D. Approval of the minutes from the February 10th regular TC meeting
- E. Resolution honoring the life and legacy of Jane Walker Payne
- F. Proclamation declaring March as Women’s History Month 2026
- G. Proclamation Spring Litter Sweep 2026
- H. Resolution for inclusion in the America 250 Time Capsule, to be opened in 2076 in celebration of America 300
- I. Resolution declaring March 20<sup>th</sup> as Arbor day in the Town of Jamestown
- J. Appointment of Main Street Corridor Steering Committee Members

- K. Approval of TSP leases for Parks and Recreation and Golf Equipment
- L. Financial Position of the Town
- M. Budget Amendment #5

Council Member Gibson made a motion to approve the consent agenda as amended. Council Member Westmoreland made a second to the motion. The motion passed by a unanimous vote.

(Resolution honoring the life and legacy of Jane Walker Payne, Proclamation Women's History Month 2026, Proclamation Spring Litter Sweep 2026, Resolution America 250 Time Capsule, Resolution Arbor Day, & Budget Amendment #5)

**Public Comment -**

- Kelly Wilkie shared concerns about the new cement company planned off Mackay Road near the railroad and adjacent to Adams Farm. She questioned potential 24-hour operations, strain on the power grid and electric bills, and how longstanding contamination on the site will be addressed. She also objected to the heavier industrial rezoning near nearby residential and commercial areas. She stated her opposition to the separate rezoning proposal on West Main Street.
- Robert Frederick stated that his 42-day-old public records request about the 2025 amended development agreement with DR Horton and a December 5, 2025, subdivision plat approval remains unfulfilled. He questioned whether proper public notice, Council and Planning Board review, and legal procedures were followed, urging the Council to "trust but verify" and ensure all records are produced.  
*Town Attorney Robert Brown explained that extensive public records requests can require the Town to incur significant costs and that, consistent with Town ordinances, the requesting citizen must pay those costs, confirming that responding to such requests over the last several years has cost the Town approximately \$21,000.*
- Cheryl Harvey- stated that the yellow house next to Full Moon, previously understood to be for storage by Second Chance, now appears to be used as a residence for men with substance-abuse issues. She expressed strong concern about such a use in downtown Jamestown, asking the Town to look into it.

**Council Community Corner-** Mayor Dickenson presented a Certificate of Recognition to Linda and Michel Williams for picking up trash along Guilford College Road.

**Presentation regarding the Piedmont Triad Regional Water Authority (PTRWA) Water and Wastewater Regionalization Study** - Mr. Greg Flory, Executive Director of the Piedmont Triad Regional Water Authority (PTRWA), gave an update on the Authority's work and Jamestown's role as a member. He explained that the Randleman Lake water treatment plant is being expanded from 14.7 million gallons per day to 26.7 million gallons per day. The guaranteed maximum price for this project is \$94,612,087, with Jamestown responsible for roughly 3.54% of the cost.

He also described the design of advanced treatment to address emerging contaminants such as PFAS and 1-4-dioxane. That project is currently budgeted at about \$150 million overall, with

Jamestown paying a small percentage based on its allocation. Flory noted that the Authority has been studying these contaminants for several years and selected reverse osmosis (RO) as the preferred treatment technology.

Mr. Flory then summarized a regional water and wastewater study for Guilford and Randolph counties. The study projects significant future capacity constraints, especially on the wastewater side after about 2042. It identified multi-billion dollar investment needs under different scenarios, including a “go-it-alone” approach by individual utilities versus several regionalized alternatives.

He stated that a purely local, go-it-alone strategy would be more expensive and would eventually cap growth once plants reach 90% of permitted capacity. By contrast, enhanced regionalization would support long-term capacity and make it easier to secure substantial state and federal funding. He showed projected 2050 rate impacts under different scenarios and noted that working together gives the region a better chance to keep future water and sewer bills more affordable.

Mr. Flory concluded by explaining that the Water Authority board has endorsed moving forward with a regional wastewater solution (with “Alternative 4” as the preferred option). The next step will be to ask Jamestown and other municipalities to adopt resolutions supporting enhanced wastewater regionalization by the end of June so that planning and funding efforts can proceed.

Council Member Westmoreland thanked past leaders for joining the Water Authority and noted that Jamestown’s representative, Rich Glover, now chairs the Authority board. Council Member Westmoreland stated his support for a regional approach and asked which other Towns might join a regional solution. Mr. Flory stated Liberty, Ramseur, Asheboro, and others in Guilford and Randolph Counties that have existing treatment facilities or capacity issues and are part of the discussion.

Mayor Susan Dickenson shared that the Council recently met and reached consensus to engage specialized legal counsel with PFAS and water-law expertise (someone involved in the Camp Lejeune litigation) to explore potential PFAS-related claims on behalf of the Town. She believes this is a promising opportunity for Jamestown. She added that the Town has also been meeting with the Deep River Riverkeeper organization, which is assisting with cleanup effort.

Council Member Gibson asked what level of interest other municipalities have in joining the regional wastewater solution, and what their main concerns that may make them hesitant to join. Mr. Flory answered that interest varies by municipality: some smaller towns worry about “giving up control” and about the size and affordability of the investment and future grant support. Others believe they are in decent shape for now and do not yet feel urgency about long-term capacity and emerging contaminant requirements, even though those issues will eventually affect them.

Council Member Glanville asked about Jamestown’s share of costs. Mr. Flory confirmed Jamestown’s portion of the current plant expansion is about \$3.3 million and said the advanced PFAS/“emerging compounds” treatment is currently estimated at about \$150 million total, with

Jamestown paying roughly 3.33% on the first 12 MGD and a slightly higher share above that, though staging the RO equipment could help reduce initial costs.

Council Member Glanville asked if PFAS and similar “emerging compounds” are primarily entering the water system through industrial discharges. Mr. Flory replied that industry is certainly a significant source of PFAS and other emerging contaminants, but some also enter the system as byproducts of everyday consumer products (such as personal care items) that go down drains to wastewater plants, which are not designed to remove these chemicals before the treated water is discharged back into rivers and lakes.

Council Member Glanville asked whether federal law is stopping these chemicals at the source. Mr. Flory said the federal government is mainly setting health standards that water systems must meet, rather than banning the compounds outright.

Mr. Flory stated some industries have been sued, and the Water Authority has already received settlement money from multidistrict PFAS litigation. That money will offset part of the advanced treatment cost. Additional state funding dedicated to emerging contaminants could further reduce member costs once the project nears construction.

Mr. Flory added that beyond PFAS and 1-4-dioxane, microplastics are an emerging concern. He said reverse osmosis was selected because it offers the broadest protection against both known and yet-to-be-regulated contaminants, including microplastics.

### **Monthly Reports**

- Manager’s Report – Matthew Johnson shared that Finance Director Faith Wilson, was a nominee for the NC Government Finance Officer's Association (NCGFOA) Finance Officer of the Year Award. While she did not ultimately receive the award, the competition included finance officers from much larger jurisdictions with significantly larger staff and project portfolios. Being nominated among that group speaks highly of the professionalism and excellence she brings to Jamestown's financial operations, and we are very fortunate to have her leading our finance team.

The Council will be asked to appoint a steering committee for the Main Street Transportation Corridor Study. The purpose of this study is to identify methods to prioritize safety for pedestrians in the core business area (between Teague Dr. and Ragsdale Rd.), slow traffic, and improve aesthetics. The first step is to complete a study which could then be used to apply for grant funding in the future.

The Main Street Waterline Replacement contract is slated to be approved at the March 17th regular meeting. Once the traffic control plans have been approved by NCDOT, staff will be reaching out to business and property owners to schedule a meeting to enhance communications between the contractor, Town staff, and property/business owners.

Mr. Johnson recognized our Parks & Recreation staff for their work building shelters at the golf course. One shelter was completed near hole #15 as a storm shelter to allow golfers a place to shelter in the event of a pop-up thunderstorm. The second one is in our

natural play area and houses a set of informational puzzles. These shelters were made of wood sourced from the course from downed trees, sawn locally, and the labor was provided by Parks staff- saving the Town a significant amount of money.

The second Budget Workshop will be held on Thursday, March 19th at 10 AM in the Council Chambers. The public is welcome to attend, and we will live stream that meeting.

- Council Member Reports-
  - Council Member Westmoreland reported that the next MPO Technical Advisory meeting will be March 24<sup>th</sup> at 10AM at the High Point Museum.
  - Mayor Dickenson reported that Mayors from the Region toured the Toyota Battery Plant.
  - Council Member Burgess attended the Parks and Rec meeting on March 2<sup>nd</sup>. The Committee reelected Phylis Bridges to continue as Chair. Lamar Lee was elected Vice Chair. It was a very great, informative meeting. Guilford County had successful kickoff to the America 250 celebrations. Jamestown will be submitting items to be included in a time capsule as part of the celebration.
- Guilford County Sheriff's Department Report- Deputy Drummond reported that in February, Jamestown had 12 reports (1 theft of property, 2 assaults, 2 frauds, 1 trespassing, and 6 other calls). Deputies handled 77 calls for service and 105 self-initiated calls, conducted 50 traffic stops, and issued 5 citations in Jamestown. With an average response time of 5 minutes 50 seconds and an average reaction time of 5 minutes 30 seconds. He also noted that fraud cases are increasing and reminded residents not to respond to unexpected texts or pay anyone via Green Dot, Bitcoin, Western Union, or other non-traditional methods.

#### **Old Business-**

- Public Hearing for a rezoning request for the properties located at 207, 209, 301 West Main St. from MS and the property located at 305 West Main St. from C/MST to CZ-R/MST – Planning Director José Colón presented the rezoning request for 207, 209, 301 West Main St. and the property located at 305 West Main St. which would change the properties from Main Street and Commercial Main Street Transitional to Conditional Zoning-Residential Main Street Transitional (CZ-R/MST). He explained that three of the lots are vacant and one contains the Frazier House, previously used for retail, and that the site is bordered by single-family residential and various commercial/civic districts. The request is a “down-zoning” from commercial to residential, limiting the use to multifamily and related accessory uses, with a maximum of 138 dwelling units.

Mr. Colón outlined key conditions: primary vehicular access from Lennox Drive (subject to NCDOT review), a required crosswalk across West Main Street, mansion/manor-style residential buildings fronting West Main that are designed to resemble large single-family homes (including farmhouse, Dutch colonial, or Quaker architectural styles),

cementitious siding as the primary exterior material, and no surface parking in front of those Main Street–fronting buildings. Interior buildings would be limited to three stories; the Main Street buildings could also be up to three stories, but any third story would be treated architecturally like an attic or similar single-family-style upper level. The plan also calls for a hardscaped and planted plaza between the two manor buildings along West Main, a courtyard arrangement for the main buildings with clubhouse and pool in the center, and planting yards on the east and west property lines.

He reviewed the concept plan showing mansion-style buildings close to West Main with the larger three-story building set back toward the interior, a main access on Lennox Drive, and a secondary access on West Main. He noted that the site has two future land use designations: West Main and Town Center-- and read from the Comprehensive Plan descriptions, emphasizing that both support a mix of residential and compatible uses, walkability, and buildings close to the street with parking behind. He tied the request to several Guiding Principles in the Comprehensive Plan (1,2 &10), including facilitating high-quality, compatible growth near downtown and providing a range of housing types.

Mr. Colón summarized the Traffic Impact Analysis (TIA) dated February 25, 2026, which was prepared in coordination with the Town of Jamestown and NCDOT. The proposed development is projected to generate approximately 960 daily trips, including 66 trips during the AM peak hour and 80 trips during the PM peak hour. The study evaluated key intersections along W. Main Street, including Forestdale Drive/Lennox Drive, Potter Drive, Ragsdale Road/Dillon Road (SR 1334), and the proposed site access. The analysis determined that all study intersections are projected to operate at acceptable Levels of Service under existing, future no-build, and future build conditions. The TIA concludes that no off-site roadway improvements are recommended to mitigate traffic impacts associated with the proposed development.

Finally, Mr. Colón reported that the Planning Board had recommended denial and read their consistency statement, which found the proposal inconsistent with the Comprehensive Plan and unreasonable due to concerns about scale, intensity, compatibility, and timing. However, he stated that staff and the Technical Review Committee continued to support the rezoning, believing it to be consistent with the Comprehensive Plan, an appropriate residential down-zoning for the corridor, and a context-sensitive project given the conditions and design features negotiated with the developer.

Council Member Glanville asked for Mr. Colón to explain down zoning. Mr. Colón explained that “down zoning” in this case means changing the properties from commercial districts (Main Street and Commercial Main Street Transitional), which allow a wide range of by-right commercial uses, to a residential district (Conditional Zoning-Residential Main Street Transitional), which permits fewer, less intensive uses--essentially limiting the site to multifamily residential and its accessory uses.

Mr. Sterling Kelly, CEO of Berkeley Communities, introduced his company as a local, long-term owner-operator of people-centered multifamily communities and emphasized

their existing 15-year investment in Jamestown through the transformation of Jamestown Village into Courtyard Commons. He noted that Berkeley is already expanding locally by completing the previously stalled Lenox Square condominium project with two additional buildings, and that in 2025 they assembled contracts to purchase the four West Main parcels because of their strategic location near Town Center. Kelly said their goal is to create a walkable neighborhood that fits Jamestown's small-town character and becomes a visible asset to the community, and he highlighted that the current proposal has been shaped by community input gathered through public meetings.

Ms. Amanda Hodierne, representing the applicant, outlined the rationale for the rezoning request and emphasized that the proposal is a conditional "down-zoning" from commercial to residential, designed to fit the site's unique context near Town Center, existing multifamily, single-family neighborhoods, and civic uses. She explained that the project has been shaped by the Town's Comprehensive Plan, bicycle and pedestrian plan, and general planning principles such as walkability, connectivity, and compatible land use patterns, and that conditions are being used to curate building form, architecture, access, and public features like the crosswalk and plaza. Ms. Hodierne described the evolution of the plan through two community meetings and interactive design work with Stemmel Design. She stated that Berkeley is seeking to add residents who can support nearby businesses while respecting Jamestown's character, and noted that a full traffic impact analysis was completed to confirm the street network can safely accommodate projected trips.

Mr. John Davenport, Traffic Engineer, summarized the Traffic Impact Analysis for the proposed West Main multifamily project, explaining that the study was done under NCDOT and Town standards and examined AM, school dismissal, and PM peak hours. He said the project is expected to generate about 960 daily trips, with peak-hour volumes not large enough to cause significant delays, and that all studied intersections would continue to operate at acceptable levels. Mr. Davenport noted that traffic would be split between two site accesses, that no reduction was taken for potential walking trips (making the study conservative), and that volumes on West Main have actually decreased since the bypass opened. He added that some existing by-right uses, such as a gas station with convenience store, would generate several times more traffic than the proposed apartments, meaning denying the rezoning would not eliminate the possibility of higher-traffic development on the site.

Mayor Dickenson opened the public hearing to anyone that would like to speak about the proposed rezoning request.

- Victoria Delgado- a Jamestown resident of about five years, spoke in support of the proposed West Main development, saying she was drawn to Jamestown's downtown charm but has seen several small businesses close due to low traffic. She believes a well-designed new residential project downtown would bring more customers, strengthen existing businesses, attract new ones that appeal to young families, and add positively to the area's character near the library and local shops.

- Greg Pittman- owner of Kindred Coffee, spoke in favor of the West Main rezoning, stating that downtown businesses are struggling with low customer traffic and that residential growth must precede commercial growth. He said the proposed development is thoughtful and intentional and praised Berkeley's track record at Courtyard Commons. He recommended approval as a way to support and stabilize Jamestown's business community.
- Heather Crosser- Courtyard Commons Community Manager, spoke in support of the proposed West Main development, saying she is proud to work for Berkeley Communities after prior negative industry experiences and believes the company operates with integrity. She stated her satisfaction with the existing Jamestown community and said that the proposed project would be a great addition to the Town.
- Wendy Williams- a Courtyard Commons resident for seven years, spoke in favor of the proposed development, saying she loves living in Jamestown and believes the new project would be an excellent addition to the community.
- John Capes- Planning Board Vice Chair and a 23-year Jamestown resident, spoke in strong support of the West Main rezoning, calling it a strategic, well-prepared investment that would benefit both the Town and its businesses by bringing roughly 130 new households within walking distance of downtown. He noted that local businesses report lower traffic since the bypass opened, argued this project is a good solution to that problem. He noted Berkeley's past work transforming Courtyard Commons, and emphasized the developer's willingness to collaborate on sidewalks, traffic study, and conditions as evidence the project aligns with Jamestown's people, process, and long-term plan.
- Robert Garland- a Planning Board Member, stated that he voted against recommending the West Main rezoning not because of the developer or design quality, but because he believes the site should be reserved for a future mixed-use, vertically integrated project (with commercial on the ground floor and residential above). He sees this as more in line with his long-term vision and the Comprehensive Plan's emphasis on walkable, mixed-use downtown development.
- Stafford Kelly- of Berkeley Communities read into the record a letter from Spencer Bennett of Meridian Realty Group expressing strong support for the proposed West Main residential development. Bennett wrote that, based on his 15 years of retail brokerage experience in downtown Jamestown, the project would be a timely investment that creates a concentrated, walkable customer base, boosts year-round foot traffic, stabilizes and grows local retail revenues, reduces vacancies, broadens the customer mix, and generates broader economic benefits through new tax base, jobs, and support for local services- framing approval as a vote for stronger local business and a more vibrant downtown, not just additional housing. Stafford Kelly also noted that he had a second written statement from another person who could not attend, which likewise expressed support for the proposed West Main residential development.

- Rich Salyards- opposed the project, citing the Comprehensive Plan language about building height limits and strong survey feedback against more apartments. He stated that Jamestown is already adding a large number of multifamily units elsewhere. He also expressed serious concern about additional traffic cutting through surrounding neighborhood streets near Jamestown Elementary, calling it unsafe to add that many new trips in front of the school.
- Stan Calvarese- stated he and many of his neighbors on Forestdale and Potter oppose the rezoning. He cited heavy, daily train noise as a major concern, noting that trains frequently pass at all hours and he doubts residents could live comfortably that close to the tracks; he also worries about how the project would affect the neighborhood over the next 20 years.
- Lisa Paul- opposes the rezoning because Lennox Drive connects directly to her street and she believes 138 units would significantly increase traffic on Forestdale. She said she values Jamestown's existing walkability without additional apartments here and questioned whether the sparsely attended community meetings reflected broader neighborhood concerns.

In rebuttal, attorney Amanda Hodiernne said the Comprehensive Plan is a broad branding document and that this project should be evaluated on how it adds other pieces to the Town's goals rather than as a zero-sum comparison with other apartment projects. An example of this is that the development would fill a key sidewalk gap between Town Hall and City Lake/Walgreens and add a safe crosswalk connecting the north-side neighborhood to the south side of West Main. Proximity to the railroad is manageable with modern building standards and is not a fatal flaw for multi-family. Lastly, the traffic study, conducted to NCDOT and Town standards, shows increased traffic would be distributed and remain within acceptable, non-hazardous levels.

Mayor Dickenson opened the floor to the Council for discussion.

Council Member Burgess stated that while they believe Berkeley has done a good job and like the updated design, she opposes the rezoning due to concerns about cumulative development, infrastructure capacity, and long-term sustainability. She stated that four significant residential projects are already underway in Town and stated that her priority is ensuring the Town can manage services and growth for those communities; absent those existing developments, she would likely support this project.

Council Member Westmoreland stated that he had carefully reviewed the proposal and Berkeley's track record and supported the rezoning. He emphasized the benefits of adding residents within walking distance of downtown to support businesses, noted the project fits the Conditional Zoning-Residential Main Street Transitional district and aligns with the Comprehensive Plan, and expressed concern about what could be built by right on the site if the rezoning were denied.

Council Member Glanville also supported the rezoning, highlighting Berkeley's collaborative approach, willingness to accept conditions, and community engagement. She stressed that the Council's role is to judge consistency with the Comprehensive Plan and she finds the project consistent with the Guiding Principles. She added that the current commercial zoning allows more intensive uses (including drive-throughs) without Council approval. She stated that the development would significantly increase the tax base to help fund major water and infrastructure needs while keeping rates stable.

Council Member Gibson opposed the rezoning, saying the decision was difficult because there are many positives in the project, including the developer's cooperation and the detailed traffic study. However, he expressed concern about the overall pace and scale of growth in Jamestown, noting that when current projects are included, the Town could nearly double its number of dwelling units in a short period. He questioned whether the Town can adequately manage and serve that level of growth and concluded that, for now, he could not support adding this additional multifamily project.

Council Member Burgess made a motion to deny the proposed zoning amendment. Council Member Gibson made a second to the motion.

Roll Call Vote – Mitchell took roll call vote as follows:

|                             |     |
|-----------------------------|-----|
| Council Member Glanville    | Nay |
| Council Member Gibson       | Aye |
| Council Member Burgess      | Aye |
| Council Member Westmoreland | Nay |
| Mayor Dickenson             | Aye |

The motion passed by a 3 to 2 vote, with Mayor Dickenson breaking the tie.

Council Member Gibson made a motion that the proposed zoning amendment be rejected based on the following:

'The proposed zoning amendment is not consistent with the adopted Comprehensive Plan of the Town of Jamestown because it does not sufficiently align with the development pattern and intensity envisioned for this portion of West Main Street.

The board further finds the proposed zoning amendment is not reasonable because the scale and intensity of development may not be compatible with surrounding uses or supportive of the area's existing character.

The board further finds that the proposed zoning amendment is against the public interest because the amendment may not promote the orderly and coordinated growth anticipated for the corridor at this time.

The board further finds that the proposed zoning amendment is against the public interest due to operational constraints and inconsistency with present infrastructure capacity."

Council Member Burgess made a second to the motion. The motion passed by a 3 to 2 vote, with Council Member Glanville and Council Member Westmoreland voting in opposition and Mayor Dickenson breaking the tie.

- Consideration of award of contract to the lowest, responsive, responsible bidder for the East Main Street Sidepath Project- Paul Blanchard stated that one bid for the Jamestown Sidepath Project on E. Main Street was received on February 17, 2026 at 2:00 pm, which was a re-bid due to an insufficient number of bids at the first scheduled bid opening. This project was identified in the "Jamestown Comprehensive Bicycle & Pedestrian Plan" in 2023. This project will complete a loop around a large part of Jamestown, in addition to connecting four schools to the sidewalk system. The project is funded by the American Rescue Plan Act. The project needs to be completed and reimbursements requested by December 31, 2026. We received a bid from Atlantic Contracting Company, Inc. in the amount of \$1,791,501.00, which compares well with the original project estimate of \$1,769,000. We request that the Town Council award the contract to the lowest responsive, responsible bidder, Atlantic Contracting Company, Inc. in the amount of \$1,791,501.00. This multi-modal transportation project is included in the 2025-2026 Capital Improvement Projects list.

Council Member Glanville made a motion to award the contract to the lowest, responsive, responsible bidder, Atlantic Contracting Company, Inc., in the amount of \$1,791,501.00 for the East Main Street Sidepath Project. Council Member Westmoreland made a second to the motion. The motion passed by a unanimous vote.

**Public Comment –**

- Kathryn Billings thanked the Mayor and Council for meeting with her individually and for their professionalism and demeanor during the meeting, noting that although disagreements are inevitable, she was pleasantly surprised by how respectfully they handled differing views and public comments. She recognized their patience with residents who may not know protocols and encouraged them to maintain the positive attitude she believes is important to the Town.

**Closed Session per G.S. 143-318 to discuss a personnel matter-** Council Member Gibson made a motion to go into closed session per G.S. 143-318 to discuss a personnel matter. Council Member Glanville made a second to the motion. The motion passed by a unanimous vote.

-----Closed Session-----

Council Member Glanville made a motion to resume open session. Council Member Westmoreland made a second to the motion. The motion passed by unanimous vote.

**Adjournment –** Council Member Gibson made a motion to adjourn. Council Member Westmoreland made a second to the motion. The motion passed by a unanimous vote.

The meeting ended at 7:53 pm.

---

Mayor

---

Town Clerk