

Village of Misenheimer
Council Meeting - Community Building
Monday, April 14, 2025 6PM

Council Present: Michael “Frizbee” Herron, Mayor
Jeff Watson
Jamie Hammill
Peter Edquist
Jon Byers

Staff: Anita Blair, Manager/Clerk
Markus Lambert, Police Chief

Visitors: Micah Edquist, Resident

Council Absent: None

1. Call to Order: Mayor Herron called the meeting to order at 6:00 pm.

2. Moment of Silence: Mayor Herron requested that a moment of silence be observed.

3. Ethics Statement: Anita Blair read the Ethics Statement asking if any Council members present may have any potential conflict(s) of interest or any known or perceived conflict(s) of interest related to the meeting Agenda presented. No conflicts were noted.

4. Introduction of Visitors: Mayor Herron welcomed Micah Edquist.

5. Approval of 04/14/25 Council Meeting Agenda: Jeff Watson moved to amend the proposed agenda to add Gladstone Academy at the end of the agenda. Peter Edquist seconded the motion to approve the agenda with the amendment. The motion was approved by a 5/0 vote.

6. Approval of 03/03/25 Council Meeting Minutes: Jamie Hammill moved to approve the 03/03/25 Council Meeting Minutes as presented. Jeff Watson seconded the motion and it was approved by a 5/0 vote.

7. Public Comment Period: No public comments were offered.

8. Consideration of Zoning Classification for the Micah H. & Kristy D. Edquist Properties located on Hwy 52, North, Misenheimer, NC, Tax Record #4282, Tract 2, and Tax Record #26784 located at 48487 Hwy 52, North, Misenheimer, NC from Rural Agricultural-RA to Highway Business-Conditional Zoning-HB-CZ:

Public Hearing (Open, Hold, Close)

Jeff Watson, Chairman of the Planning Committee, presented the zoning recommendation from the Planning Board.

Mayor Herron opened the Public Hearing. Micah Edquist was available for questions. Jamie Hammill inquired if there was enough room for drive-through service. Mr. Edquist confirmed there was. Hearing no other questions or concerns, Mayor Herron closed the Public Hearing.

Jamie Hammill moved to recuse Peter Edquist from the rezoning vote due to the close familial relationship. Jeff Watson seconded the motion and it was approved 4/0.

Jon Byers recommended approval of the HB-CZ recommendation from the Planning Board. Jeff Watson seconded the motion and it was approved 4/0.

The following HB uses are prohibited for parcel #4282 and #26784:

- Agricultural implement sale, repair, rental, or storage
- Adult Establishments
- Car Wash, automatic
- Car Wash, full service
- Car Wash, self-service
- Construction Vehicle Sales, Repair, Leasing, Maintenance or Storage
- Feed and Seed Stores
- Hotel
- Motel
- Pawn Shop
- Ware Housing, Self-Storage
- Funeral Home
- Utilities, above ground
- Utilities, below ground
- Manufactured Home, Temporary
- Accessory Communication Antennae

Micah Edquist left at 6:29 pm.

9. Misenheimer/Pfeiffer University Sidewalk Gap Project: The opportunity to utilize funding from the terminated roundabout project was presented. The sidewalk project would connect the existing sidewalk at the Pfeiffer University Chapel to the sidewalk at the southern end of the Rose Garden apartments. This project requires a 20% match. Until NCDOT has a commitment for the match and for an easement from Pfeiffer University at no cost, they do not want to spend more time and money for a design. Pfeiffer University is willing to grant the easement at no cost. A projected cost has not been given; therefore, it is unclear as to what the match would be.

Jon Byers moved to table the sidewalk gap project discussion until after the budget review later in the meeting. Jeff Watson seconded the motion and it was approved 5/0.

10. Review Unaudited Financial Status at 03/31/25 : Anita Blair reported the following reconciled bank balances at 03/31/25 as follows:

General Fund	\$ 450,714
Certificate of Deposit	\$ 250,000
Powell Bill Fund	\$ 16,933

11. Budget Review – FY 24/25 – A preliminary budget incorporating items discussed at the previous meeting was presented. Some key information on revenues had not yet been received. Conservatively estimating revenues and incorporating Council objectives from last month, a fund balance infusion of approximately \$148,000 would be needed. Council gave direction as to what they wished to move forward with and where they wished to cut. Council discussed possible ways to increase revenue.

12. Police Report – March, 2025 – Chief Lambert reported 22 traffic stops, 15 warning citations, 7 total charges, 4 traffic accidents, and 211 security checks. He reported that Al Tolley had been hired as a full-time officer. Chief Lambert plans to introduce him to each Council member.

13. Planning Board Member Term Expirations and Appointments

- Jon Byers & Lane Peeler – terms expire 6/30/25
- Emily Carella – moving – term expires 6/30/27
- 4th Alternate – Vacancy – term expires 6/30/27

Lane Peeler and Jon Byers are each willing to serve an additional 3-year term. Chief Lambert will ask Pete Schoch to fill Emily Carella’s remaining term. Jamie Hammill will ask Pat Wagoner to fill the remaining term of the 4th vacancy.

14. Gladstone Academy: Official notification was received that Gladstone Academy has been entered into The National Register of Historic Places. Council wishes to wait on a press release until repairs have been made to the building to allow for a celebration of this event.

15. Other Business: Tabled agenda item #9, Sidewalk Gap Project, Jamie Hammill moved to pursue the sidewalk gap project with NCDOT between the Pfeiffer Chapel and the Rose Garden sidewalk for a 20% match not to exceed \$20,000. Peter Edquist seconded the motion and it was approved 4/1 with Jon Byers opposing.

16. Adjournment: The meeting adjourned at 8:26 pm.

Mayor Michael “Frizbee” Herron

Date

Anita Blair, Manager/Clerk

Date