

**Village of Misenheimer
Council Meeting - Community Building
Monday, March 9, 2026 6PM**

Council Present: Michael “Frizbee” Herron, Mayor
Jamies Hammill
Jeff Watson
Jon Byers
Alicia Burrage

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

Visitors: David Smith, Pfeiffer University
Trustee
Lanny Secrest, Misenheimer Resident

Council Absent: None

1. Call to Order: Mayor Herron called the meeting to order at 6:02 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. Approval of 03/09/26 Council Meeting Agenda: Jamie Hammill moved to approve the agenda as presented. Jeff Watson seconded the motion and it was approved by a 5/0 vote.

5. Approval of the 02/09/26 Council Meeting Minutes: Jamie Hammill moved to approve the 02/09/26 Council Meeting Minutes as presented. Jeff Watson seconded the motion and it was approved 5/0.

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

7. Pfeiffer University Real Estate Sale Update – David Smith, Trustee: Mr. David Smith, Pfeiffer University Trustee, provided an update regarding previously identified non-essential properties listed for sale, including revisions to the inventory:

Property #1 – 1.7 acres Wesley Chapel Road (Tax Record 28386)

Property #2 – 1.9 acres Wagoner Road – Gowell Cottage (Tax Record 33868) This property will be subdivided, with Pfeiffer University retaining approximately one-half of the vacant portion adjoining existing University property.

Property #3 – Delight Lane Homes – (48502 & 48510 Delight Ln) These properties have been removed from the sale list at this time.

Property #4 – 25+ acres on Holt Road, including a 1.45-acre parcel located at the corner of Pfeiffer Place & Highway 52 (1.45 acres Tax Record 33862) This property is anticipated to be sold either to a group of investors, who would subsequently engage a developer, or directly to a developer. Deed restrictions will be established to ensure appropriate development. Any future development is expected to be compatible with and enhance the character of the Village.

Property #5 – 25’ x 100’ Lot (Tax Record 19441) This property is located at the corner of Wesley Chapel Road and Highway 52, across from Lloyd’s Antiques.

Mr. Smith reported that reappraisals for the above-referenced properties have been completed, and the properties are currently being actively marketed.

Additionally, Mr. Smith advised that Pfeiffer University is exploring a potential land lease agreement with an independent living operator for the development of approximately 30–40 acres within a 140-acre tract near Gibson Lake. Under the proposed arrangement, Pfeiffer University would retain ownership of the property and provide certain amenities, while the independent living operator would be responsible for development and operation. The project is anticipated to be completed in phases.

Mr. Smith further noted that Stanly County has confirmed the availability of sewer service to support these projects.

Ongoing coordination among Pfeiffer University, the Village of Misenheimer, and Stanly County is expected as planning and development efforts progress.

Mr. Smith left at 6:47 pm.

8. Review Unaudited Financial Status at 02/28/26: Anita Blair reported the unaudited financial status and reconciled bank balances as of 02/28/26:

General Fund	<u>\$ 624,655</u>
Powell Bill	<u>\$ 22,819</u>
Total	<u>\$ 647,474</u>

The Certificate of Deposit was renewed for 6 months @ 3.44%, maturing on 8-22-26

The \$10,000 Municipal Capital Grant for the railroad crossing was received from County, but is reflected in the General Fund. It has been transferred to the Powell Bill fund where it belongs.

9. Budget Discussion FY 26/27: Council reviewed the initial budget, which annualized current revenues and expenditures, included a proposed 2.5% salary increase, and a \$56,000 police vehicle purchase. Projected revenues totaled \$648,771, with appropriations of \$785,640, requiring a fund balance appropriation of \$136,869. Revenue projections from the North Carolina League of Municipalities have not yet been received.

It was noted that if the Railroad Project invoice is received and paid within the current fiscal year, \$34,030 could be removed from the budget. Additionally, the police vehicle purchase could either be eliminated or financed. Leasing options and the purchase of a used vehicle were discussed in lieu of purchasing a new vehicle.

Chief Lambert reported that the Chief of Mint Hill has offered a black and white 2016 Ford Explorer with approximately 80,882 miles. Repainting would be required and could range from \$1,500–\$4,000 depending on the level of detail, with decals costing approximately \$600–\$700.

Council reached consensus to include a 3% salary increase in the budget.

Mayor Pro Tem Hammill stated that while expenditures can be reduced, it necessary to identify additional revenue sources.

10. Waste Management Contract Renewal Discussion: Anita Blair reported that Waste Management proposed a contract renewal with an increase of \$4 per household, for a total of \$21.67 per household. The proposed renewal does not include special pickups, which are currently part of the existing contract. Special pickups will no longer be available, even for additional fee.

Waste Pro submitted a quote of \$20.90 per household, representing an estimated annual savings of \$1,200. However, the Waste Pro proposal includes a fuel cost adjustment clause. As this quote was only recently received, additional discussion is needed to fully evaluate how fluctuations in fuel prices may impact overall costs, particularly given recent increases in gas prices.

If the Village elects not to renew with Waste Management, a 90-day notice is required which would be by March 31, 2026.

Jamie Hammill moved to empower the Village Manager to gain additional information to compare Waste Pro to Waste Management, if it is a lesser cost, and our attorney sees no issues with the contract that we move forward with the decision to go with Waste Pro effective July 1, 2026. Jon Byers seconded the motion and it was approved 5/0.

11. Village Square Damage: A tree fell at the Village Square and destroyed one of the benches. The cost to replace the bench is approximately \$1,450. Council decided not to replace the bench at this time.

12. Police Report – February, 2026: Chief Lambert reviewed the Police Traffic and Service Report Highlights with Council. He reported 296 total calls for service, 24 traffic stops, 182 property checks, one assault, and one missing juvenile from Rowan County was returned. Chief Lambert was able to repair the digital speed sign instead of returning to the manufacturer.

13. Former Mayors Recognition Planning Discussion: The reception is scheduled for April 26th from 3:00-5:00 pm. The guest list was discussed and invitations will be emailed. Lanny Secrest agreed to assist with the road beautification.

14. American 250 Activities Discussion: The fourteen banners provided by the Stanly County Arts Council will be available after the art winners are announced on March 21st. Currently, eight banners will be displayed at the Village Square and rotated out periodically.

15. Other Business: No other business was discussed.

16. Adjournment: The meeting adjourned at 8:33 pm.

Mayor Michael "Frizbee" Herron

Date

Anita Blair, Manager/Clerk

Date