

Village of Misenheimer
Joint Village Council Meeting and Planning Board Special Meeting
Community Building
Monday, July 13, 2026 6PM

Council Present: Michael "Frizbee" Herron, Mayor
Jamie Hammill
Jeff Watson
Jon Byers
Alicia Burrage

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

Visitors: David Smith, Pfeiffer Trustee
Larry McGuire, Realtor
Travis Alley, Developer
Bailey Cline, Stanly County Planning/Zoning

Council Absent: None

Planning Board: Lane Peeler
Pete Schoch
Seth Cain
Sean Webster

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

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 07/13/26 Council Meeting Agenda: Jamie Hammill moved to approve the agenda as presented. Jon Byers seconded the motion and it was approved by a 5/0 vote.

5. Public Comment: No public comments were offered.

6. Pfeiffer Land Sale and Potential Development Plan Updates-David Smith, Pfeiffer

University Trustee, Larry McGuire, Realtor, Travis Alley, Developer: Larry McGuire, a realtor based in Albemarle NC, presented to council regarding the Pfeiffer Land Sale and the potential development of aforementioned land. McGuire stated that this meeting was to discuss options rather than present concrete plans. McGuire addressed his concerns regarding the lack of senior living opportunities within Misenheimer. He then presented a plan for a 20-acre community designed for residents of 55 years and above. He highlighted that any plans would be developed responsibly and would preserve the character of the village and of the college. He then turned the presentation over to Travis Alley, who is a representative of Stanly Construction Services. Travis stated that they are not looking for any tax breaks, instead, they are looking to bring more infrastructure to the village. He stated that within this development, there will be single-family, multi-family, and commercial development. To address this, Bailey Cline of Stanly County Planning and Zoning recommended the use of conditional zoning. She stated that using this zoning would allow for greater village guidance on the final product and that this type of zoning has been successful throughout the county. She also identified the watershed that some of the property resided on and recommended further investigation. McGuire and Alley stated that phase one of the project would likely be six months or more beyond the initial construction date and the full build would likely take two to three years. Bailey Cline then identified the next steps for the presenting group and the presentation was concluded.

7. Planning Board – Adjournment: Jeff Watson adjourned the Planning Board.

David Smith, Larry McGuire, Travis Alley, and Bailey Cline left at 7:12 pm.

8. Approval of the 06/15/26 Council Meeting Minutes: Jamie Hammill moved to approve the 06/15/26 Council Meeting Minutes as presented. Alicia Burrage seconded the motion and it was approved 5/0.

Approval of the 06/18/26 Special Meeting Minutes: Jamie Hammill moved to approve the 06/18/26 Council Meeting Minutes as presented. Jeff Watson seconded the motion and it was approved 5/0.

Approval of the 06/24/26 Special Meeting Minutes: Jamie Hammill moved to approve the 06/24/26 Council Meeting Regular Minutes as presented. Jeff Watson seconded the motion and it was approved 5/0.

Approval of the 6/15/26 Council Meeting Closed Session Minutes: Jamie Hammill moved to approve the 06/15/26 Council Meeting Closed Session Minutes as presented. Alicia Burrage seconded the motion and it was approved 5/0.

9. Approval of Hiring New Manager/Clerk-Brice Dalke: Jamie Hammill moved to approve the hiring of the new Manager/Clerk Brice Dalke. Jeff Watson seconded the motion and it was approved 5/0.

10. Appoint New Manager/Clerk-Brice Dalke as Finance Officer & Budget Officer: Jeff Watson moved to approve the appointing of the new Manager/Clerk Brice Dalke as Finance Officer and Budget Officer. Jon Byers seconded the motion and it was approved 5/0.

11. Oath of Office – Brice Dalke: Anita Blair administrated the oath of office to Brice Dalke.

12. Approve adding Brice Dalke to Uwharrie Bank Accounts and NC Capital Management Trust Accounts: Jeff Watson moved to approve the addition of the new Manager/Clerk Brice Dalke to the Uwharrie Bank and NC Capital accounts. Jamie Hammill seconded the motion and it was approved 5/0.

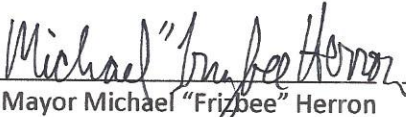
13. Review Unaudited Financial Status at 06/30/26: Anita Blair reported the unaudited financial status and reconciled bank balances as of 06/30/26:

General Fund	<u>\$ 623,616</u>
Powell Bill	<u>\$ 33,173</u>
Total	<u>\$ 656,789</u>

14. Police Report – June, 2026: Chief Lambert reviewed the Police Traffic and Service Report Highlights with Council. He reported 423 calls for service, 60 traffic stops, 5 citations, 306 security checks, one missing/recovered juvenile.

15. Other Business: No other business was discussed.

16. Adjournment: The meeting adjourned at 7:24 pm.


Mayor Michael "Frizbee" Herron Date 8/18/26



Brice Dalke, Manager/Clerk

8/19/26

Date