Special Meeting - Minutes
Monday, April 28, 2025

COUNCIL PRESENT:
Mayor Mulhollem
Mayor Pro Tem Castleberry
Council Member Bruton
Council Member Buzelli
Council Member Jackson

STAFF PRESENT:
Bryan Chadwick, Town Administrator
Marcus Burrell, Town Attorney
Kim P. Batten, Town Administrator/Finance Director
Jason Kress, Town Planner
Chris Allen, Parks & Recreation Director
Jenny Martin, Human Resources Officer/Town Clerk

COUNCIL ABSENT:
Council Member Wilson

MEDIA PRESENT:
None

Page

---

1. **WELCOME/CALL TO ORDER:**

   a) **Invocation**

   Mayor Mullhollem called the meeting to order at 6:31 p.m. in the Jeffrey D. Barnes Council Chambers located at 14094 Buffalo Road, Archer Lodge and declared a quorum present. Council Member Jackson offered the invocation.

   b) **Pledge of Allegiance**

   Mayor Mulhollem led in the Pledge of Allegiance to the US Flag.

---

2. **APPROVAL OF AGENDA:**

   a) **No changes or additions.**

   Moved by: Mayor Pro Tem Castleberry
   Seconded by: Council Member Jackson
   Motion to Approve Agenda

   CARRIED UNANIMOUSLY

---

3. **OPEN FORUM/PUBLIC COMMENTS:**
   (Maximum of 30 minutes allowed; 3 minutes per person)

   a) **No Public Comments**

---

4. **OTHER BUSINESS:**

5 - 6 a) **Discussion of Opposing General Assembly Proposed Land Use Changes**

Jason Kress provided a draft copy of Resolution Opposing Changes to Local Government Zoning Regulations, House Bill 765, and Related Bills in the NC General Assembly. He explained that he had presented the premise of this document at the last meeting as well as discussed it with Chad Meadows, who composed the Town's UDO. Mr. Kress asked Council to inform him of any changes they would like to make to the document. He shared that there are many other municipalities in North Carolina who are drafting similar resolutions, with urgency. The municipalities wish to submit the Resolutions to the General Assembly as a group, to show that municipalities across the State are not interested in the changes. Mr. Kress explained that the Resolution has similarities to another Resolution that the Council had passed a year prior. Mayor Mulhollem explained that there is a lot of growth happening around in the Town of Archer Lodge and by executing the Resolution the Town has the opportunity to guide and manage that growth.

Mayor Mulhollem read Resolution AL2025-04-28a. and called for a motion to approve.
Discussion followed. Council Member Jackson commented that Archer Lodge does not have the desire to be the next big town. He stated that, in his opinion, it is important for Archer Lodge to keep its small town feel and that he doesn't want this bill to be able to take that away from the Town. Mayor Pro Tem Castleberry also commented that when Archer Lodge decided to incorporate, they did so in order to control the Town's destiny and that they do not have the desire for someone else to be able to take over.
Mayor Pro Tem Castleberry thanked Mr. Kress for his hard work on this resolution.

Resolution AL2025-04-28a. Attached Below.

Moved by Council Member Buzzelli
Seconded by Council Member Jackson
Approved Resolution HAL2025-04-28a., as presented

CARRIED UNANIMOUSLY

AL2025-04-28a Resolution Opposing Changes to Local Government Zoning Regulations

---

7 - 10 **b) Discussion of Approving The Hilb Group Benefits Proposal**

Ms. Martin explained the rates and coverage as described in The Hilb Group Benefits Proposal. She explained that by using The Hilb Group for the employee's insurance, employees would be able to keep their current providers and the change would be minimal in terms of price in comparison to what is being paid for currently. She reminded Council that the loss of insurance by the NCLM (North Carolina League of Municipalities) was a sudden, unexpected change. Ms. Martin asked Council to consider voting for this decision in order for employees to have continuous coverage with no gaps she needs to get information to The Hilb Group in time for open enrollment. Current coverage provided by NCLM ends June 30th, 2025. Ms. Martin explained she was very impressed with what is offered in The Hilb Group Benefits Proposal as other proposals they received had much higher rates. Discussion followed. Council Member Bruton mentioned changing coverage for life insurance to less than the current coverage of 1.5 times salary. Ms. Martin shared that due to time restraints she initially requested rates that reflect the current coverages that the staff have. Ms. Martin explained that earlier in the week she requested more information from The Hilb Group and had yet to receive back any numbers. Discussion followed. Mayor Mulhollem called for a motion to approve The Hilb Group Benefits Proposal.

Moved by Council Member Jackson
Seconded Mayor Pro Tem Castleberry
Approved The Hilb Group Benefits Proposal.

CARRIED UNANIMOUSLY

Hilb Group Proposed Benefits

c) Discussion of Approving a Date to Hold a Public Hearing for a Special Use Permit Application

Mr. Kress advised Council of the need to hold a Public Hearing for a Special Use Permit Application. Due to there being an advertisement period, Mr. Kress requested that the public hearing be held on the week of May 19, 2025. Discussion followed. It was the consensus of the Council to hold the Public Hearing/Special Meeting on Monday, May 19, 2025, at 6:00 p.m.

---

d) Planning Discussions Continued

Mr. Chadwick passed out budget information that included the numbers requested by the Council. The information presented was strictly a draft, to show where budget discussions have led, and to receive input from Council. Ms. Batten assisted Mr. Chadwick by explaining portions of the hand out and providing clarification. Discussion followed.

- Including the topic of cost of elections that will be held in November 2025, bereavement, travel expenses, and legal advertising for government body category.
- Salaries, and how they are divided among the different departments depending on the employees' responsibilities.
- Updating the Town website as the last update was 7 years ago. Ms. Batten explained that the update would be going through the current website provider, and that the Town receives a heavily discounted price to update the website. Ms. Martin clarified that the website update would provide ease of access for citizens to town information as it has been brought to her attention on several occasions that citizens have been unable to find certain information on the website due to its design. Mayor Mulhollem mentioned that he had heard similar complaints. Chris Allen shared that in comparison to other municipalities in Johnston County the website appears to be outdated. Council Member Buzzelli posed questions about the necessity of the update. Mayor Pro Tem Castleberry shared that by putting an item in the budget, it gives the council the opportunity to later hear and vote on approving a change. He explained that without an item being in the proposed budget they would be unable to vote on it later as there would be no funds available for the item if they were to approve it.
- Mr. Chadwick shared that staff have yet to receive updated figures for property and liability insurance. He reminded Council that the Town still uses NCLM for these insurances.
- Discussion regarding Johnston County tax rates as they have not been set by the County. He informed Council that the information he is presenting is a place holder until they receive the numbers from the County.
- Mr. Chadwick informed Council that he has yet to receive information from the County regarding the Fire Department tax rate. He informed Council that the information he is presenting is a place holder until they receive the numbers from the County. Mayor Mulhollem shared that the Town is in a contract with the Fire Department because when the Town incorporated it nullified a portion of the Fire District. He shared that upon incorporation it was decided to add the Fire Department rate to the Town's taxes to ensure that the Town had fire service and they were not penalized for the incorporation of the Town.
- Expenses for safety, and the number that Mr. Chadwick was given by the Sheriff's Department. Council Member Jackson shared that in the future he hopes to see that the Town has its own police department.
- Mr. Chadwick discussed Animal Control Services that are being contracted with the Town of Clayton. He and Mr. Kress will be meeting on Tuesday with the Town of Clayton to discuss any updates and will provide to Council at the next meeting. Mr. Kress shared that he would provide updates at the next meeting and would share the March numbers for the animal control expenses. Mayor Mulhollem provided an explanation of how the animal control fees are charged on a per call basis. Discussion followed.

- Ms. Batten explained the expenses for Public Works regarding future consideration of installing street lights along the sidewalks on Buffalo Road for a downtown appearance and noted that the expenses are increasing. She shared that the streets are owned by NCDOT (North Carolina Department of Transportation), unless it's a private street. Ms. Batten informed everyone that the Town signage expenses are for MOSCA Banners, town limits signs, and consideration of installing a welcome sign. No discussion followed.
- Ms. Batten explained the expenses of the Planning & Zoning Department and added to Mr. Chadwick's discussion in a former meeting, as follows:
  - A portion of Staff salaries and benefits are included.
  - The Planning Board/Board of Adjustment's salaries are only per meeting with no changes.
  - FICA and Federal Government taxes are included.
  - Supplies were kept as listed on the budget in 2000, such as gasoline, vehicle maintenance, travel, training, meetings, and postage.
  - Contracted Services expenses are pending results of the General Assembly House Bills for Land Use Plan, ETJ and other services expenses in this department.
  - The Town software encompasses Finance, Human Resources, Planning & Zoning, Code Enforcement (if needed), Parks & Recreation, Employee Self-Service for employees enter hours worked and time out.
  - Code Enforcement expenses for violations.
  - The Dues and Subscriptions are for memberships for the Town Planner.
  - Workman's Comp, based on salary.
  - Documents are registered at the Johnston County Courthouse.
  - Equipment and furnishings in the Planning Department.
- Ms. Batten noted that the Parks & Recreation Department would be discussed at a later date due to it taking an extensive amount of time to cover.
- Ms. Batten discussed how the Debt Schedule originated and it's current status. Discussion followed.
- Ms. Batten discussed the transfers to the Reserve Funds. She shared that Mr. Chadwick recommended transferring $50,000 from the General Fund into the Capital Reserve Fund, as well as another $50,000 into the Public Safety Fund. Council Member Buzzelli questioned whether the Town would be able to get the General Fund back up the required minimum. Ms. Batten responded that it is hard to determine at this time. Discussion followed.

---

5. ADJOURNMENT:

a) With no further business, Mayor Mulhollem adjourned the meeting at 8:25 p.m.

Moved by Council Member Castleberry
Seconded by Council Member Jackson
Motion to Adjourn

CARRIED UNANIMOUSLY

Matt Mulhollem

Matthew B. Mulhollem, Mayor

Jenny Martin, Town Clerk

TOWN OF ARCHER LODGE NORTH CAROLINA Est. 2009

TOWN OF ARCHER LODGE
RESOLUTION OPPOSING CHANGES TO LOCAL GOVERNMENT ZONING REGULATIONS IN HOUSE BILL 765 AND RELATED BILLS BY THE NORTH CAROLINA GENERAL ASSEMBLY

WHEREAS, several bills, including House Bill 765, have been introduced in the 2025 session of the North Carolina General Assembly that changes many aspects of local planning and zoning and dramatically affect the ability of local governments to reflect the will of their citizenry; and

WHEREAS, planning and zoning options in all communities must adhere to state statute, they vary greatly, based on the desires of each community's residents and elected officials; and

WHEREAS, threats to the state's cities and towns can arise when developers try to convince legislators to strip local zoning requirements to meet their needs or allow them to opt out of local zoning altogether. Threats can also arise when advocates for increased housing demand that legislators support homogenization in zoning, arguing that all types of housing should be allowed everywhere; and

WHEREAS, hundreds of other small- to medium-sized towns in our state, including neighboring towns here in Johnston County, have worked diligently since our incorporation in 2009 to craft local zoning that is responsive to the needs of residents, builders, and developers, as well as local businesses; to this end, members of our Planning and Zoning Board, as well as periodic ad hoc resident committees tasked with recommending updates to the town's Future Land Use Plan, have worked with residents and our Town Council to periodically update local zoning; and

WHEREAS, Chapter 160D of the North Carolina General Statutes mandates comprehensive planning and zoning, and this Chapter of the Statutes would be severely eroded by passage of House Bill 765 by diminishing the input and trust of the citizens, including those who voluntarily serve on the Town's advisory boards; and

WHEREAS, we acknowledge the State of North Carolina's oversight over all state municipalities, respect the limitations and requirements established by current state statutes, and are grateful to state legislators for their dedication, and recognize their desire to address state-wide housing issues. At the same time, we believe that one-size-fits-all efforts that mandate significant changes to local zoning authority are misguided.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Archer Lodge urges North Carolina General Assembly to leave planning and zoning decisions to the locally elected Boards and their citizens, and that the North Carolina General Assembly immediately terminate House Bill 765 and other related or similar bills which severely undermine the rights of the local citizens and their elected local government officials to make the zoning rules for their communities as they see fit. More specifically, the Town objects to the following:

- House Bill 765, now pending in the General Assembly will effectively mandate many planning and zoning decisions that are now made by local governments through the public participation process and will drastically change the process and destroy the local community's authority to uphold public health, safety and welfare; and

- House Bill 876, which would impose unreasonable review times for development applications on administrative staff; and
- House Bill 913, which would impose undue penalties for local municipalities found to act unfairly or deceptive with respect to development approval; and
- House Bill 1009/Senate Bill 413, which seeks to eliminate the powers granted by General Statutes Chapter 160D for municipalities to exercise outside of the corporate limits, specifically extraterritorial areas; and
- Senate Bill 497, which would significantly alter the residential density allowed in any area zoned for residential use; and
- Senate Bill 688, which would expressly and broadly limit the authority of local governments to exercise planning, zoning, and development authority as authorized by General Statutes Chapter 160D; and
- Senate Bill 713, which would prohibit a local government from enacting, adopting, implementing, or enforcing an environmental or natural resources regulation with a more restrictive standard or limitation than those imposed by state or federal law, unless authorized by the General Assembly.

In this way, the Town of Archer Lodge also seeks to uphold the rights of all municipalities in North Carolina to self-determination within the parameters established by state statute and in collaboration with residents as well as state and county leaders.

DULY ADOPTED ON THIS 28th DAY OF APRIL 2025, WHILE IN A SPECIAL MEETING.

______________________________(SEAL)
Matthew B. Mulhollem
Mayor

TOWN OF ARCHER LODGE
Archer Lodge
Est. 2009
NORTH CAROLINA

ATTEST:

______________________________(SEAL)
Jenny Martin
Town Clerk

DELTA DENTAL

Municipal Benefits Alliance Plan Options

Plans Selected	Dental Option 1		Dental Option 2		Dental Option 3	
Coinsurance						
Preventive	100%		100%		100%*	
Basic	50%		80%*		80%*	
Major	25%		50%*		80%*	
Child Orthodontia	50%		50%*		50%*	
Annual Maximum	$1,000		$1,000		$1,500	
Child Orthodontia Maximum	$1,000		$1,000		$1,000	
Deductible						
Employee	$50		$50		$50	
Family	$100		$100		$100	
Rates	**Without Ortho**	**With Ortho**	**Without Ortho**	**With Ortho**	**Without Ortho**	**With Ortho**
Employee Only	$19.26	$19.26	$31.03	$31.03	$40.66	$40.66
Employee + Spouse	$37.45	$37.45	$62.06	$62.06	$82.39	$82.39
Employee + Children	$42.80	$49.22	$65.27	$86.67	$85.60	$114.49
Family	$46.01	$57.36	$81.32	$98.44	$108.07	$127.33

** Orthodontia benefits apply to dependents age 25 years old & younger.

vsp vision care

	CURRENT	CURRENT	CURRENT	New
Plan	Exam Only	Signature Premium	Signature Premium Plus	Signature
Frequency	12	12/12/12	12/12/12	12/12/12
service, calendar, plan	Service Plan	Service Plan	Service Plan	Service Plan
Copay(s)	$10	$10/$20	$10/$20	$0
Retinal Screening	No more than a $39 copay	No more than a $39	No more than a $39 copay	$25
Retail Frame Allowance	NA	$120	$160	$200
Featured Frame Brand Allowance		$140	$180	$220
Elective Contact Lenses	NA	$120	$160	$200
Contact Lens Examination	15% Discount	15% Discount	15% Discount	$60
LightCare - ready-made non-prescription sunglasses or ready-made non-prescription blue light filtering glasses	NA	NA	NA	$200
Covered Lens Options	NA	NA	Anti Reflective, Standard Premium and Custom Progressives, Poly for all	Anti Reflective, Standard Premium and Custom Progressives, Poly for all
Essential Medical Eye Care Copay	$20	$20	$20	$20
OON schedule				
Exam	$40	$40	$40	$40
Single Vision	NA	$46	$46	$46
Bifocal/Progressive	NA	$65	$65	$65
Trifocal	NA	$84	$84	$84
Frame	NA	$45	$45	$45
Contact Lens	NA	$105	$105	$105
NCL	NA	$210	$210	$210
Age limits and method	0-18 and 18-26	0-18 and 18-26	0-18 and 18-26	0-18 and 18-26
	Date of Birth	Date of Birth	Date of Birth	Date of Birth
Participating retail chains	Yes	Yes	Yes	Yes
Walmart	Yes	Yes	Yes	Yes
RFA	NA	$65	$85	$110
ECL	NA	$120	$160	$200
Costco	Yes	Yes	Yes	Yes
RFA	NA	$65	$85	$110
ECL	NA	$120	$160	$200
RATES–Fully Insured	Renewal Rates	Renewal Rates	Renewal Rates	Renewal Rates
Member Only	$1.02	$5.65	$14.24	$18.11
Member + Spouse	$2.05	$11.29	$28.48	$36.23
Member + Child/ren	$2.19	$12.08	$30.47	$38.76
Member + Family	$3.50	$19.31	$48.70	$61.95

Municipal Insurance Trust of North Carolina

Term Life with Accidental Death & Dismemberment (AD&D) Insurance

How does it work?

You keep coverage for a set period of time, or "term." If you die during that term, the money can help your family pay for basic living expenses, final arrangements, tuition and more.

AD&D Insurance is also available, which can pay a benefit if you survive an accident but have certain serious injuries. It can pay an additional amount if you die from a covered accident.

Why Choose Unum?

Your employer pays the cost of your coverage.

What else is included?

A "Living" Benefit

If you are diagnosed with a terminal illness with less than 12 months to live, you can request 50% of your life insurance benefit (up to $750,000) while you are still living. This amount will be taken out of the death benefit and may be taxable.

Who can get Term Life coverage?

If you are actively at work at least 30 hours per week, you can receive coverage for:

You:	Life and AD&D coverage varies based on the plan design chosen by your employer.
Your dependents	Varies based on the plan design chosen by your employer. You must make contributions for your dependent coverage. The amount of Life insurance for your dependents will not be more than 100% of your amount of Life insurance.

One policy covers all of your children until their **19th birthday (26 if a full-time student at an accredited school).**

Who can get Accidental Death & Dismemberment (AD&D) coverage?

You:	Varies based on the plan design chosen by your

No medical underwriting is required for AD&D coverage.

Life (Term) Insurance

	*Rates
Employee Life & AD&D Insurance (per 1,000)	0.32
Retiree Life (per 1,000)	0.32
Dependent Life Plans	
Plan A: $2,000	0.88
Plan B: $2,500	1.06
Plan C: $5,000	2.00
Plan D: $10,000	4.10

*(per employee per month)

Unum

Municipal Insurance Trust of North Carolina

Short Term Disability Insurance

How does it work?

If a covered illness or injury keeps you from working, this employer-provided Short Term Disability Insurance replaces part of your income while you recover. As long as you remain disabled, you can receive payments for up to 26 weeks, subject to the elimination period.

You're generally considered disabled if you're unable to do important parts of your job — and your income suffers as a result.

Why is this coverage so valuable?

Your employer is paying the cost of this coverage. You can use the benefits however you choose. It can help you pay for your rent or mortgage, groceries, out-of-pocket medical expenses and more.

How much coverage can I get?

You*	You are eligible for coverage if you are an active employee in the United States working a minimum of 30 hours per week. Cover 60% of your weekly income, up to a maximum benefit of $750 per week. *See the Legal Disclosures for more information.

The weekly benefit may be reduced or offset by other sources of income. The IRS may require you to pay taxes on certain benefit payments. See your tax advisor for details.

If you don't enroll now but decide to apply later, you may have to answer health questions to receive coverage.

Elimination period (EP)

This is the number of days that must pass between your first day of a covered disability and the day you can begin to accrue your disability benefits.

Your benefits would begin after you become disabled for 7 days.

Benefit duration (BD)

The maximum number of weeks you can receive benefits while you're disabled. You have a 26 week benefit duration.

Short Term Disability Insurance pays you a weekly benefit if you have a covered disability that keeps you from working.

What else is included?

Survivor benefit

If you die after you've been receiving Short Term Disability benefits for at least 15 days, your family could get a payment of $5,000 or 3 times your weekly benefit amount, whichever is less.

Disability (employee only)	Rates (monthly)
Short Term Disability Rate (Per $10)	0.46