



Regular Council - Minutes Monday, May 5, 2025

COUNCIL PRESENT:

Mayor Mulhollem
Mayor Pro Tem Castleberry
Council Member Buzzelli
Council Member Jackson
Council Member Wilson

STAFF PRESENT:

Bryan Chadwick, Town Administrator
Marcus Burrell, Town Attorney
Jason Kress, Town Planner
Chris Allen, Parks & Recreation Director
Jenny Martin, Human Resources Officer/Town Clerk

COUNCIL ABSENT:

Council Member Bruton

STAFF ABSENT:

Kim P. Batten, Assistant Town Administrator/Finance Officer

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1. WELCOME/CALL TO ORDER:

a) Invocation

Mayor Mulhollem called the meeting to order at 6:30 p.m. in the Jeffrey D. Barnes Council Chambers located at 14094 Buffalo Road, Archer Lodge, NC 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) Mr. Chadwick asked for approval to add Item 5 (b) to continue discussion of the FY26 Budget.

Mayor Mulhollem called for a motion to approve the agenda and to add "Discussion and Possible Action Item 5 (b)" to the agenda for continuation of discussion of the FY26 Budget.

Moved by: Council Member Wilson

Seconded by: Council Member Wilson

Approved the Agenda to include Discussion and Possible Action Item 5 (b) Continuation of Discussion of the FY26 Budget.

CARRIED UNANIMOUSLY

3. OPEN FORUM/PUBLIC COMMENTS:

(Maximum of 30 minutes allowed; 3 minutes per person)

- #### **a)**
- Mr. Ronnie Correia, President with the Johnston County Little League, greeted the Council and Staff. He discussed the improvements that had been made since the last Council meeting that he attended and shared that he had already discussed it with Mr. Chris Allen, Town of Archer Lodge's Parks and Recreation Director. He shared that he wanted to give credit to Mr. Allen for his work. He shared a small story and praised Chris and Staff for making a baseball night special for a little girl with cancer by painting the bases pink.

Mayor Mulhollem thanked all that were involved, including Mr. Allen and his Staff.

4. CONSENT AGENDA:

- a) **Approval of Minutes:**
 04 Dec 2023 Regular Meeting Minutes
 08 Jan 2024 Regular Meeting Minutes
 30 Jan 2024 Budget Planning Retreat Minutes
 07 Apr 2025 Regular Meeting Minutes

Moved by Council Member Wilson
Seconded by Council Member Jackson

Approved Consent Agenda.

CARRIED UNANIMOUSLY

5. DISCUSSION AND POSSIBLE ACTION ITEMS:

- a) **Discussion and Possible Action of Approving to Create a Resolution to Lower the Speed Limit in Town**

Mr. Chadwick shared what would be needed to lower the speed limit in Town and explained all that would be needed is a formal letter sent to the NC Department of Transportation. Mayor Pro-Tem Castleberry shared that he spoke with NC Highway Patrol who had set up duty in the area and reported that 27% of cars were running at over 65 miles per hour. Mayor Pro-Tem Castleberry questioned if the lowering of the speed limit will make a difference. Mr. Chadwick shared that the penalties would be increased for those who were caught speeding if the limit was lowered. After having discussed it, some Council members were in agreeance with lowering the speed, while other Council members had questions regarding the logistics and the issuance of citations. Mayor Mulhollem requested that the Council members do their research on what they believe the speed limit should be, considering that there has been an influx of people moving into the Town. Mayor Pro-Tem Castleberry suggested looking into what a second digital sign would cost to detect speed and what the process would be to get it.

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- b) **Discussion and Possible Action Continuation of Discussion of FY26 Budget**

Mr. Chadwick requested that this item be continued to another night for discussion. This item is regarding the recommendations of the previous fiscal year audit.

The availability of Staff and Council was discussed. It is decided by Council that the meeting will be continued and discussed on Monday, May 12, 2025 at 6:30 pm. Mayor Mulhollem encouraged Council members to reach out to staff in order to ask any questions that they have in the meantime.

6. TOWN ATTORNEY’S REPORT:

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- a) Town Attorney Marcus Burrell shared paperwork with Council regarding House Bill 781, which is attached below. Attorney Burrell explained the Bill and its intention to prevent towns from allowing the use of town owned land for temporary structure/temporary housing. Discussion followed.

He reminded everyone that the following Sunday is Mother's Day.
[House Bill 781](#)

7. TOWN ADMINISTRATOR’S REPORT:

- a) Mr. Chadwick shared that the previously passed Resolution against the proposed planning and zoning changes has been sent to Chad Meadows, as well as our Representatives. Mr. Chadwick shared that he and Jason met with the Clayton Police Department to discuss Animal Control. He explained that due to a heavy workload, Clayton is looking to place an end date on the services that they provide to the Town of Archer Lodge. While no specific end date was discussed, Mr. Chadwick explained that he hopes to look at other alternatives/options to ensure there is Animal Control Service for the Town of Archer Lodge. He reiterated that this is not an immediate issue but something to anticipate within the next year or so.

Mr. Chadwick reminded everyone to wish their mother a Happy Mother's Day.

8. PARK AND RECREATION DIRECTOR'S REPORT:

- a) Mr. Allen shared that there has been progress made for Phase II of the Park. These advancements include the restrooms, lights, and additional irrigation. He submitted a Grant Application with the NC Sports and Tourism. During the first round of applications being submitted, no municipalities in Johnston County had applied. He shared that he is optimistic that in this round of applications, the Town of Archer Lodge will be chosen to receive the \$25,000 in grant funds. He shared that the use of the funds will go toward the lighting systems at the ALCC (Archer Lodge Community Center), fence covers at the Town Park baseball fields, Disc Golf equipment for the West Campus of the Park, and additional signage for Phase II and the West Campus of the Park. Mr. Allen announced that the Town of Archer Lodge will be hosting state baseball tournaments in June and July 2025. Discussion followed.

9. TOWN PLANNER'S REPORT:

- 8 a) Mr. Kress provided copies of the Planning and Zoning Yearly Summary Report, attached below, and reviewed it with the Council. He informed Council that the Animal Control billing amount was low in comparison to the services provided in the Town. He asked Council to keep this in mind if they see the rates increase in the future. He also shared that there are two potential cases that Council may need to hear in regards to approval of lot sizes, which requires a Special Use Permit. Discussion followed. Mr. Kress also shared that there is a potential request to lease grounds for a cell tower. Discussion followed. Lastly, Mr. Kress shared that CAMPO (NC Area Metropolitan Planning Organization) has asked the Town to advertise the 2025 Metropolitan Transportation Plan (MTP) survey link that will help with considering all surface transportation modes.

[5.5.25 Zoning Permit Report for FY2025](#)

10. MAYOR'S REPORT:

- a) Mayor Mulhollem asked for the name of the child with cancer and shared that he would keep her in his prayers. He reminded all in attendance of Mother's Day and Memorial Day approaching. Mayor Mulhollem also thanked Staff for their work.

11. COUNCIL MEMBERS' REMARKS:

- a) Council Member Wilson shared information regarding the tariffs that have been put into place by the current administration and the history behind the tariffs.
- b) Council Member Jackson reminded everyone about Mother's Day and Memorial Day.

c) Council Member Buzzelli reminded everyone about Memorial Day and spoke about the lights at the community center.

d) Mayor Pro Tem Castleberry thanked all soldiers who have fought for the country and shared a reminder about Mother's Day.

12. RECESSED MEETING:

a) **At 8:01 p.m., Mayor Mulhollem called for a motion to recess the meeting until Monday, May 12, 2025 at 6:30 p.m.**

Moved by: Council Member Wilson

Seconded by: Council Member Jackson

Approved to recess meeting until Monday, January 12, 2025 at 6:30 a.m. in the Jeffrey D. Barnes Council Chambers.

CARRIED UNANIMOUSLY

13. RECESSED MEETING RESUMED:

a) **Mayor Mulhollem called to resume the meeting held on Monday, May 5, 2025, Town Council Regular Meeting at 6:30 p.m. in the Jeffrey D. Barnes Council Chambers located at 14094 Buffalo Road, Archer Lodge, NC.**

Bryan Chadwick, Town Administrator, Marcus Burrell, Town Attorney, and Council Member Mark Wilson were unable to attend.

14. DISCUSSION AND POSSIBLE ACTION ITEMS - RESUMED:

a) **5. b) Discussion regarding the recommendations from the audit for previous fiscal year.**

Ms. Batten provided answers to the questions that Council asked at the Monday, April 21, 2025, Work Session. She discussed the following unfinished business:

- Town Website: As included in the contract with the current provider and host, EvoGov will upgrade the existing Town Website, archerlodgenc.gov, at a discounted cost. She explained the savings that EvoGov offered to revamp the website. Discussion followed.
- Public Buildings: Ms. Batten provided an update on Mr. Chadwick's discussion of the small equipment and furnishings line item. She explained the cost on the line item and shared that the money was used to purchase recycle trash cans and safety/direction signs for the Town Park. The matching funds grant from Johnston County Visitors Bureau was for \$5,000 and required the Town to purchase \$10,000 to be able to use the grant. Mr. Allen informed Council that more signs are in the process of being ordered for Phase I & II of the Town Park with hopes of being completed by the Fall. Discussion followed.

Ms. Batten provided copies and an explanation of Draft 2 of the Proposed Annual Budget Ordinance for Fiscal Year Ending June 30, 2026. She gave an explanation regarding Capital Reserve Funds 30, Park Reserve Fund 31, and Public Safety Fund 32. Discussion throughout session.

Ms. Batten explained the need for Council to set dates for the Budget Presentation. Discussion followed.

It was the consensus of the Council to present the Proposed Annual Budget Ordinance for Fiscal Year Ending June 30, 2026, at a Special Meeting on May 19, 2025, schedule a Public Hearing for June 2, 2025, and vote on June 30, 2025.

15. ADJOURNMENT:

a) **Having no further business, Mayor Mulhollem called for a motion to adjourn.**

Moved by Council Member Jackson
Seconded by Mayor Pro Tem Castleberry

Approved to adjourn the meeting at 8:38 p.m.

CARRIED UNANIMOUSLY



Matthew B. Mulhollem, Mayor



Jenny Martin, Town Clerk



GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

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HOUSE BILL 781

Short Title: Unauthorized Public Camping & Sleeping. (Public)

Sponsors: Representatives Biggs, N. Jackson, Balkcom, and Schietzelt (Primary Sponsors).
For a complete list of sponsors, refer to the North Carolina General Assembly web site.

Referred to: Judiciary 2, if favorable, State and Local Government, if favorable, Rules, Calendar, and Operations of the House

April 7, 2025

A BILL TO BE ENTITLED
AN ACT BANNING UNAUTHORIZED PUBLIC CAMPING OR SLEEPING IN THE STATE
AND LOCAL GOVERNMENT UNITS OF THE STATE.

The General Assembly of North Carolina enacts:

SECTION 1. Article 9 of Chapter 160D of the General Statutes is amended by adding a new section to read:

"§ 160D-917. Camping in public spaces.

(a) For purposes of this section, the following definitions shall apply:

(1) Department. – The North Carolina Department of Health and Human Services (DHHS) or the county health department if designated by DHHS.

(2) Local government unit. – A county or municipality.

(3) Public camping or sleeping. – Lodging or residing overnight in a temporary outdoor habitation used as a dwelling or living space and evidenced by the erection of a tent or other temporary shelter, the presence of bedding or pillows, or the storage of personal belongings or lodging or residing overnight in an outdoor space without a tent or other temporary shelter. The term does not include (i) lodging or residing overnight in a motor vehicle that is registered, insured, and located in a place where it may be lawfully or (ii) camping for recreational purposes on property designated for those purposes.

(b) Except as provided in subsection (c) of this section, a local government unit (hereinafter "unit") may not authorize or otherwise allow any person to regularly engage in public camping or sleeping on any public property, including, but not limited to, any public building or its grounds and any public right-of-way under the jurisdiction of the unit.

(c) The governing body of a unit may, by majority vote, designate property owned by the unit within its jurisdictional boundaries to be used for a continuous period of no longer than one year for the purposes of public camping or sleeping. Except for a unit on the "unit list" prepared by the Local Government Commission, the unit shall, in making the designation, establish and maintain minimum standards and procedures related to the designated property for the purposes of:

(1) Ensuring the safety and security of the designated property and the persons lodging or residing on the property.

(2) Maintaining sanitation, which must, at a minimum, include providing access to clean and operable restrooms and running water.



(3) Coordinating with the county health department to provide access to behavioral health services, which must include substance abuse and mental health treatment resources.

(4) Prohibiting illegal substance use and alcohol use on the designated property and enforcing the prohibition against such use.

(d) The unit's designation of property under subsection (c) of this section shall not become effective until it has been certified by the Department. To obtain the certification, the unit shall submit a request to the Secretary of the Department which shall include documentation proving all of the following:

(1) There are not sufficient open beds in homeless shelters in the unit for the homeless population of the unit.

(2) The designated property is not contiguous to property zoned for residential use by the unit.

(3) The designated property would not adversely and materially affect the property value or safety and security of other existing residential or commercial property in the unit and would not negatively affect the safety of children.

(4) The unit has developed a plan to satisfy the minimum standards and procedures prescribed in subsection (c) of this section.

(e) Within 10 days after receipt of a request to certify a designation, the Department shall notify the unit of the date the request was received and of any omissions or errors in the request. The Department shall certify the designation within 45 days after receipt of a complete submission from the unit, and the designation shall be deemed certified on the forty-fifth day if the Department takes no action.

(f) Within 30 days after certification of a designation by the Department, the unit shall publish the minimum standards and procedures required by subsection (c) of this section on the unit's website. The unit shall continue to make the standards and procedures publicly available for as long as any unit property remains designated under subsection (d) of this section.

(g) The Department may inspect any designated property at any time, and the Department shall provide notice to the unit recommending closure of the designated property if the requirements of this section are no longer satisfied. A unit shall publish any notice recommending closure on the unit's website not later than five business days after receipt of the notice.

(h) Any resident of the unit, any owner of a business located in the unit, or the Attorney General may bring a civil action in any court of competent jurisdiction against the unit to enjoin a violation of subsection (b) of this section. If the resident or business owner prevails in a civil action, the court may award reasonable expenses incurred in bringing the civil action, including court costs, reasonable attorneys' fees, investigative costs, witness fees, and deposition costs. An application for an injunction under this subsection shall be accompanied by an affidavit attesting to all of the following:

(1) The applicant has provided written notice of the alleged violation to the governing body of the unit.

(2) The applicant has provided the unit with five business days to cure the alleged violation.

(3) The county or municipality has failed to take all reasonable actions within its governmental powers to cure the alleged violation within five business days after receiving written notice of the alleged violation from the applicant.

(i) This section does not apply during any time period in which:

(1) The Governor has declared a state of emergency pursuant to G.S. 166A-19.20.

(2) A unit has declared a state of emergency pursuant to G.S. 166A-19.22."

SECTION 2. This act becomes effective October 1, 2025.

5/5/2025

Town of Archer Lodge Planning and Zoning

Report for FY2025 To-Date



Permits

- 74 Zoning Permits issued (since 1 May 2024)
- 11 Permits issued in April
- 26 New Single-Family Homes/MFH

Animal Control

March

- 7 Incidents
- 4 Enforcement Actions
- 1 Incident Report
- Billed \$228

April

- 17 Incidents
- 4 Enforcement Actions
- 2 Incident Reports
- Billed \$352.53

Inquiries

- Adding lots to MFH Park
- Cell Tower Property Lease at 2642 Castleberry Rd