

MINUTES – BOONE TOWN COUNCIL
REGULAR MEETING
MARCH 25, 2026

CALL TO ORDER

A regular meeting of the Boone Town Council was called to order at 5:00 p.m. at the Boone Town Council Chambers located at 1500 Blowing Rock Road in Boone. Mayor Dalton George presided. Council members present included Mayor Pro-Tem Todd Carter, Virginia Roseman, Eric Plaag, Adrian Tait, and Anne Pruitt. Town Staff present included Interim Town Manager/Human Resources Director Dale Presnell, Town Clerk Nicole Harmon, Grants Coordinator/Communications Laney Wise, Public Works Director Todd Moody, Commercial Zoning Administrator Amy Snider, Deputy Planning Director Brandon Wise, Sustainability/Special Projects Manager George Santucci, Police Chief Daniel Duckworth, Finance Director Guy Miller, and Town Attorney Allison Meade.

MOMENT OF SILENCE

A brief moment of silence was observed.

WORK SESSION

Council engaged in a discussion regarding recent tenant communications surrounding leases and conditions at Hippie Hill, including concerns about perceived eviction threats and changes imposed by the new property owner. Members noted that while tenant-landlord conflicts are not uncommon, the nature of the reported concerns, if accurate, was particularly troubling.

Councilmember Plaag stated that a new owner had acquired the property with multiple active mid-term leases and that some tenants appeared to be experiencing what he described as an unofficial eviction process. He outlined reported issues, including denial of services, increased parking costs, removal of access to laundry facilities, requirements for renters' insurance, and the introduction of non-disclosure agreements. He noted that, if accurate, these actions were deeply concerning.

Mayor George acknowledged the complexity of the situation, emphasizing that a lease is a legally binding contract and that the Town's authority in landlord-tenant matters is limited due to statutory regulations. He noted that the Town's minimum housing code provides one avenue for enforcement and suggested that tenants should be connected with legal assistance. He referenced local legal aid resources, though noted they are often overextended, and shared that he had spoken with legal representatives at Appalachian

State University who had historically expressed support for tenant rights. He indicated that access to legal counsel could help protect affected tenants.

Councilmember Plaag clarified that although he had responded to some tenant communications, he did so in an individual capacity, not on behalf of the Council. He encouraged tenants experiencing potential housing code violations, such as mold or lack of heat, to file formal complaints through the Town's established online process. He explained that such actions could require landlord compliance and potentially provide tenants additional time to address their situations. He further advised that tenants seek legal assistance.

Mayor George stated that while the Town cannot formally sponsor legal efforts, he would be willing to informally explore the possibility of reviving a prior legal clinic model and reaching out to community partners. He referenced a previous effort he presented to Council during his time as a student and indicated willingness to engage contacts in his individual capacity to support tenants. He also noted that Karla Rushe is associated with a legal clinic program available to students through the university.

Councilmember Roseman expressed concern that the discussion was occurring without the press present and noted that members of the public had been advised to attend at a later time. She encouraged that a summary of the discussion be shared during public comment when members of the press were in attendance.

Mayor George reiterated that tenants have previously brought lease documents and correspondence to attorneys for review and emphasized that many lease agreements tend to favor landlords. Councilmember Plaag shared a personal situation regarding pursuing action against a former landlord in small claims court. He also emphasized that while the Town could not intervene in a private legal dispute, the Town does have mechanisms available to assist tenants within its legal authority. Councilmember Plaag cautioned that some tenants may feel overwhelmed and not pursue available remedies, noting that this dynamic can contribute to such situations. He encouraged communication among tenants to raise awareness of available options.

Council members discussed limitations imposed by state law, noting that the North Carolina General Assembly has largely restricted municipal involvement in landlord-tenant disputes. Mayor George suggested that it may be worthwhile to revisit broader discussions around fair housing policies that he had previously raised prior to his election.

In response to an inquiry from Councilmember Plaag regarding potential redevelopment activity, Deputy Planning Director Wise confirmed that no current applications had been

submitted by the new owner for rehabilitation or redevelopment of the property. He noted that the most recent activity on record involved stair repairs.

Councilmember Plaag further noted that several communications indicated the property-owning entity may not be registered as a corporation. While emphasizing that he could not provide legal advice, he suggested that, if true, tenants may consider contacting the North Carolina Attorney General's Office and the North Carolina Secretary of State regarding potential business registration concerns.

The discussion concluded with Council reiterating its concern for affected tenants and its willingness to provide guidance within the limits of its legal authority.

Next, Councilmember Tait presented information regarding fencing options for the Daniel Boone Native Gardens. He explained that the most expensive option would be to continue the existing metal fencing currently installed near the upper portion of the neighborhood. He noted that the least expensive option would be netting, but stated that its primary drawbacks included difficulty with winter maintenance and a lifespan of only one season. Councilmember Tait said he had attempted to identify a middle-ground option and had explored a hybrid approach consisting of black chain-link fencing around the guardrail area with deer fencing extending above that portion. He reported that pricing had been obtained and that the chain-link option appeared to be the best hybrid in terms of cost and durability. He added that there was still uncertainty about how the project would be funded and what the Town's role should be, but stated his view that the garden, as Town property, is ultimately the Town's responsibility.

Mayor Pro-Tem Carter referenced prior discussion at the Council summit and noted that it had been suggested the Gardens explore a fundraising model similar to the solar panel project at Hospitality House, such as allowing donors to purchase a certain length of fencing. Councilmember Plaag stated that historic preservation is not an exact science and said that if the proposal were to come before the state review board, he would have concerns about altering the historic entry configuration by adding black fencing in an area where such fencing had not historically existed. However, he stated that if the improvement remained reversible, he did not believe most preservation advocates would object. He added that, once that concern was addressed, he would prefer for the Town to work with the Gardens to create a unified fencing appearance and stated that, if maintaining a native gardens facility is a Town priority, the project should be done properly. He suggested that the Town consider providing either a matching contribution toward the fencing project or a flat dollar amount.

Mayor Pro-Tem Carter expressed support for a matching-challenge model and said it would be a good way to involve donors. Councilmember Tait emphasized the importance

of considering the issue comprehensively and selecting the best long-term option. Mayor George asked whether the Gardens had indicated a preferred timeline for the project. Councilmember Tait responded that their hope was to move forward as soon as possible, but added that additional information was still needed from the Daniel Boone Native Gardens regarding their preferred option.

Next, Mayor George presented a handout outlining a proposed policy on proclamations, focusing on improving efficiency and clarifying the distinction between proclamations and resolutions. It was noted that allowing proclamations to be issued administratively through the Mayor's office would align with practices in other municipalities across the state and reflect the Town's historical approach.

Councilmember Plaag expressed a preference for clearly separating proclamations and resolutions within the policy framework. He stated that proclamations, particularly those recognizing individuals, could present concerns if issued solely at the discretion of the Mayor in ways that may not reflect the views of the full Council. He suggested that such provisions could be removed or revised to avoid potential conflicts.

Councilmember Plaag further indicated openness to a structure in which proclamations could be issued with the support of a majority of Council members, noting that such an approach would provide additional consistency and accountability. Mayor George responded that actions requiring majority Council support would more appropriately fall under the definition of a resolution.

Councilmember Roseman and Mayor Pro-Tem Carter emphasized the importance of clearly delineating the roles of proclamations and resolutions. Mayor Pro-Tem Carter stated that resolutions should originate from Council or its boards and commissions, while proclamations should generally be reserved for requests from external organizations, such as nonprofit entities.

The discussion concluded with a general consensus on the need to distinguish between the two instruments and to refine the policy to reflect appropriate authority, process, and use.

Councilmember Tait presented the need for a comprehensive strategic plan for the Town's parks system. It was noted that no formal strategic plan currently exists, and members expressed interest in developing a more coordinated approach to future planning efforts. Discussion included consideration of greenway connectivity, particularly in relation to the University Village area. Councilmember Tait noted that prior efforts associated with the Kennedy Trails project had contemplated connections between that neighborhood and the broader trail system. He inquired about the possibility of continuing discussions by

engaging with Appalachian State University to assess their interest in extending greenway connections to University Village and potentially other surrounding neighborhoods.

Members were generally in agreement with exploring these opportunities. Mayor George stated that staff are expected to present additional information regarding Town parks during the May work session and expressed hope that Council could move forward with next steps following that presentation.

Lastly, Councilmember Plaag recalled a recent citizen concern regarding a vehicle that had been towed from a residential property without prior notice. It was reported that the individual discovered their vehicle missing upon exiting their apartment and had not received an explanation at the time of removal. The Boone Police Department advised that the matter was civil in nature.

After contacting Bill's Garage, the owner clarified that the vehicle had been towed due to a parking placard not being properly displayed, despite the individual having paid for parking.

Members explored the possibility of establishing a municipal penalty in such cases. Specifically, the discussion included a potential policy under which a penalty of up to three times the towing or booting charge could be assessed if a vehicle is removed despite valid authorization to park. Council members noted that, even in instances where a placard is not visibly displayed, there should be a reasonable expectation that the towing operator or property owner will verify parking authorization through available records prior to taking enforcement action. The discussion emphasized the importance of balancing enforcement with fairness and accountability, and ensuring that individuals who have lawfully paid for parking are not subject to undue penalties due to administrative or unnecessary display-related issues. Councilmember Plaag asked that Council discuss this matter as part of its broader review of local booting and towing regulations.

Mayor George declared a break at 5:51 p.m. Council reconvened at 6:02 p.m.

ANNOUNCEMENTS

No announcements were made.

TENTATIVE AGENDA ADOPTION

Upon a motion by Councilmember Roseman, seconded by Councilmember Plaag, Council voted unanimously to adopt the agenda as presented.

REQUESTED APPEARANCES

Mayor George indicated that the first scheduled requested appearance, Nancy LaPlaca, would not be in attendance due to a scheduling conflict. He noted that he and Mayor Pro-Tem Carter had met with New River Light and Power, who would attend the Council meeting in April to present on rate increases.

Mayor George stated that Jordan Sellers was running behind and suggested that Council table his presentation until he was in attendance.

PUBLIC COMMENT

Walker Stone of Boone commented regarding infrastructure conditions in areas of the town and the surrounding jurisdiction. Mr. Stone expressed concern about the condition of pedestrian pathways, noting that few properly maintained walkways exist in certain areas and that existing paths are often composed of coarse gravel or are covered in sand and dust. He specifically referenced the area around Winkler's Creek, noting a lack of adequate sidewalks and a desire to see improved pedestrian infrastructure. Mr. Stone also raised concerns about roadway conditions in the Town and County, including numerous potholes. He acknowledged that some of these issues fall under County jurisdiction but expressed overall dissatisfaction with the current state of road maintenance. He emphasized the need for improvements to road surfaces and for enhanced road markings and reflectors to improve safety. In addition, Mr. Stone stated that he had researched the ownership of the Hippie Hill property and reported that it is owned by a company based in Gastonia, operating from a residential address.

Pam Williamson of Boone spoke regarding a recent development matter involving the Church of Latter-day Saints. Ms. Williamson stated that she had attended the previous meeting with the Council and Planning Commission, and expressed appreciation for the Planning Commission's thorough review of the issues presented. She emphasized the importance of buffering in relation to the project and noted that it remains a key concern for nearby stakeholders. Ms. Williamson also raised concerns regarding vehicle speeds in the area, indicating that traffic safety continues to be an issue requiring attention.

Caroline Rupe, a resident of Campus Hill Apartments, commented regarding recent changes under new property ownership. Ms. Rupe stated that a new landlord had purchased the building and implemented changes immediately, which she described as including threats toward tenants. She reported that a cash incentive had been offered to tenants, and included a threat of involvement from authorities, and noted that approximately half of the available parking had been removed. Ms. Rupe expressed that, as a result of these changes and conditions, she no longer feels safe in her living environment.

William Robinson of Boone spoke regarding current conditions at the property known as Hippie Hill. Mr. Robinson stated that he had spoken with multiple residents and described the situation as dire, noting that many tenants feel scared and pressured to leave. He reported that the landlord had posted notices indicating that the laundry room had been closed and that renters' insurance would be required, despite such a requirement not being included in existing lease agreements. Mr. Robinson further stated that some residents had received notices offering a \$2,000 financial incentive to vacate the property by March 27, with reduced amounts for later dates. Mr. Robinson also described receiving or observing violation notices posted on doors, including allegations related to sanitation and garbage disposal, such as odor concerns. He stated that he has lived at the property for two years without prior complaints and expressed concern that he felt specifically targeted, noting that he rolls his own cigarettes and keeps a jar outside his residence.

Elizabeth Collie, a resident of Boone for six years and a downtown employee, spoke regarding conditions at Campus Hill Apartments. Ms. Collie stated that she had lived at the property for two years and described herself as a compliant tenant who has followed all rules and lease requirements. She reported that on the previous Friday, the landlord had posted notices on the tenants' doors citing alleged lease violations. Ms. Collie noted that inspections had been conducted by SCS Future in January and that, following recent changes in ownership, access to the laundry facilities had been suspended until August. She further stated that parking fees had been increased to \$125 per space per month and that parking privileges had been suspended for tenants not considered to be in good standing. Ms. Collie also reported that tenants had been approached with offers to buy out their leases and stated that those who declined such offers were told they could face eviction. Councilmember Plaag inquired about the structure of parking arrangements, specifically whether parking was included in the lease or operated on a month-to-month basis. Ms. Collie responded that parking was not guaranteed, noting that she had waited approximately eight months to obtain a space and that there had been no prior indication that parking rates could increase significantly. She stated that parking was managed through SCS Future on a month-to-month basis, with operations managed via a waitlist system.

Councilmember Plaag further asked whether the property management had the authority to decline renewal of parking permits or whether the arrangement functioned strictly as a monthly fee. Ms. Collie indicated that she was uncertain but reiterated that the system had been administered on a month-to-month basis through SCS Future.

Macy Farrington, a tenant of Campus Hill Apartments for three years, commented regarding recent changes under new property ownership. Ms. Farrington stated that tenants had received notice of an increase in parking costs and that access to laundry facilities would be suspended until August. She expressed concern that tenants were

being coerced into vacating their units and emphasized the importance of the property as a source of affordable housing. Ms. Farrington concluded her remarks by requesting assistance from Council in addressing the situation.

Donna Lillian, a resident of Chestnut Drive in Boone, spoke regarding a proposed senior housing development project on Chestnut Drive. Ms. Lillian expressed support for the development and emphasized the need for additional housing options for seniors in the community.

She clarified that she was not speaking on behalf of the residents at 306 Chestnut but noted that they had expressed support for the project, provided that the primary entrance is located on New Market Boulevard.

Brenda Lether, representative of the Church of Latter-day Saints, spoke to let Council know she was available via WebEx for questions or comments later in the agenda.

Upon a motion by Councilmember Plaag, seconded by Councilmember Roseman, Council voted unanimously to amend the agenda to include an item to discuss the landlord-tenant issue at Hippie Hill.

JORDAN SELLERS – REQUEST TO NAME TRAIL SEGMENTS AT RIVERS HOUSE PARK

Jordan Sellers, representing the Blue Ridge Conservancy, addressed Council to confirm its intent regarding the naming of the trails at Rivers House Park/Northern Peaks State Trail. Mr. Sellers proposed “Rachel’s Loop” for the outer loop (indicated in blue in images) and suggested “State Champion Trail” for the trail extending from the kiosk to the state champion sugar maple (indicated in purple in images). Mayor George expressed support for the proposed names, and Councilmember Roseman indicated agreement. Councilmember Roseman then moved to adopt the trail names as presented. Councilmember Plaag seconded the motion, which carried unanimously. Mr. Sellers thanked Council members for their support and announced the upcoming ribbon-cutting ceremony on April 17th.

APPROVAL OF ITEMS ON CONSENT AGENDA

Upon a motion by Councilmember Roseman, seconded by Councilmember Tait, Council voted unanimously to approve the following items on the consent agenda:

1. Ordinance – Pride Parade
2. Letter of Support for Town Staff’s Application to Pursue FY27 Congressionally Directed Spending

3. Budget Amendments:

Public Works:

TO:	Maintenance-Vehicles	030-700-805-525301	\$4,950.00
FROM:	Miscellaneous Revenue	030-000-000-489900	\$4,950.00

Explanation: Insurance check to repair damaged 2021 Ford Ranger at the Jimmy Smith WWTP.

Police Department:

TO:	Maintenance-Vehicles	010-500-300-525301	\$11,920.00
FROM:	Miscellaneous Revenue	010-000-000-489900	(\$11,920.00)

Explanation: Insurance check from deer collision claim #3250123560 on asset 6760 /26 GMC Sierra.

TO:	Maintenance-Vehicles	010-500-300-525301	\$2,473.00
FROM:	Appropriated Fund Balance	010-000-000-499900	(\$2,473.00)

Explanation: Insurance check received in June 2025 for repairs to patrol vehicle asset 6581.

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TOWN OF BOONE

Ordinance _____

AN ORDINANCE DECLARING A ROAD CLOSURE FOR AN ANNUAL CELEBRATION

WHEREAS, The Boone Town Council acknowledges that the annual Boone Pride March has exceeded capacity on town sidewalks.; and

WHEREAS, the Boone Town Council wishes to ensure the health and safety of all participants and spectators; and provide road closure to facilitate a Boone Pride Parade; and

WHEREAS, the Boone Town Council recognizes June as LGBTQ Pride Month and acknowledges support of its LGTQBIA+ citizens and that the Boone Pride Parade is a benefit to the community for all its citizens; and

WHEREAS, the Boone Town Council acknowledges that the annual Boone Pride Parade requires approximately thirty (30) minutes to install signage, and traffic control, and also requires approximately thirty (30) minutes for removing signs, traffic control, and litter;

NOW THEREFORE BE IT ORDAINED by the Town of Boone pursuant to the authority granted by G.S. 20-169 that they do hereby declare a temporary road closure during the day(s) and times set forth below on the following described portion of a State Highway System route:

Date(s): Saturday, June 27, 2026

Times: 11:00 a.m. - 1:00 p.m.

Route Description: King Street (U.S. Route 421) between Poplar Grove Connector and Appalachian Street. Parade to continue down Appalachian Street to Howard Street to Burrell St. Then proceeding onto the sidewalk on Poplar Grove Rd to Watauga County Agriculture Conference Center Parking Lot.

This ordinance to become effective when signs are erected giving notice of the limits and times of the parade, and implementation of adequate traffic control to guide through vehicles around the parade route.

Adopted this _____ day of _____, 2026

The Honorable Dalton George, Mayor

Attest:

Nicole Harmon, Town Clerk

Council continued discussion regarding tenant concerns at Hippie Hill, with particular emphasis on public awareness and available resources for affected residents.

Councilmember Roseman thanked the press for attending and stressed the urgency of drawing attention to the situation. She encouraged media representatives to help communicate the concerns raised and noted the importance of recognizing students and tenants as a vital part of the Boone community.

Mayor George reiterated that the Town's primary authority lies in enforcing minimum housing standards, stating that if units are found to be substandard, the Town can intervene through that process. He acknowledged that the Town's ability to address lease-

related matters is limited but noted that Council members, in their individual capacities, could work with local attorneys to review leases and correspondence in order to help identify potential violations or inconsistencies. Mayor George and Council members encouraged tenants, particularly students, to seek assistance through legal resources at Appalachian State University, including the university's legal clinic. Specific reference was made to the clinic's leadership and its familiarity with landlord-tenant issues. It was further noted that while legal aid organizations have historically provided support, recent funding reductions have limited the availability of local services, though online and regional resources may remain accessible.

Mayor Pro-Tem Carter encouraged tenants to organize collectively and engage with available legal resources, suggesting that group outreach may improve access to assistance. Additional discussion highlighted the potential value of involving university faculty or staff who may also be impacted, as a means of increasing awareness and institutional engagement.

Mayor George stated his desire for Council to revisit a formal request to the North Carolina Attorney General's Office to review recurring landlord practices that may be perceived as predatory. He noted that Council had previously made similar requests and expressed interest in pursuing the matter again in light of ongoing concerns.

Town Attorney Allison Meade stated that comprehensive statutory protections exist under state law, including provisions within Chapter 42 of the North Carolina General Statutes, and the primary barrier for many tenants is not the absence of legal rights but the ability to access and afford legal representation.

Council members discussed the limitations of existing support systems, including the reduction of local legal aid resources. A member of the public shared that they had contacted legal aid services and were informed that assistance is currently limited to cases involving formal eviction proceedings, leaving tenants without support in earlier stages of disputes. Councilmember Plaag inquired whether the Town could facilitate access to legal review, either through the Human Relations Commission or by sponsoring an attorney to provide brief consultations for residents. Ms. Meade indicated that she was uncertain, and that there might be limited avenues tied to affordable housing assistance that could warrant further exploration. Councilmember Plaag further raised the possibility of the Town sponsoring or partnering with an organization to provide legal services for residents, particularly in light of what he described as a pattern of predatory practices over recent years. Council members acknowledged that such an approach would require further legal and budgetary review.

Mayor George encouraged Council members to engage with attorneys in their personal and professional networks to help connect affected residents with legal assistance. Ms. Meade added that, despite local limitations, other legal aid offices may still provide some level of support and should not be entirely discounted as a resource.

Councilmember Plaag inquired whether any work was occurring on the property that would require permitting and suggested that, if so, an inspection be conducted and a stop-work order issued if necessary. Deputy Planning Director Wise confirmed that the site is being monitored and that inspections can be conducted to ensure compliance with permitting requirements.

Ms. Meade provided general information regarding tenant rights under the North Carolina Residential Rental Agreements Act. She explained that the statute governs residential landlord-tenant relationships and includes various limitations, but emphasized that outcomes depend heavily on the specific terms of each lease. She noted that tenants under fixed-term leases are generally entitled to the conditions outlined in their agreements, while those on month-to-month arrangements may be subject to more immediate changes or termination. She also indicated that questions regarding amenities or additional requirements would require review of individual lease provisions.

Councilmember Plaag expressed concern regarding reports that tenants were being asked to sign non-disclosure agreements in connection with lease changes or buyout offers. While noting he was not providing legal advice, he stated that such a request raised significant concerns. Ms. Meade responded that she could not provide legal advice in this context but noted that she had not commonly encountered such requirements in similar situations.

Council members concluded the discussion by reiterating the importance of connecting tenants with available legal resources in each member's individual capacity, continuing to monitor conditions at the property, and raising public awareness of the issue through community and media engagement.

PLANNING MATTERS

Commercial Zoning Administrator Amy Snider presented Case A25-0982/A25-0893 Greer Watauga LLC and indicated that the Planning Commission recommended approval with the listed conditions. It was noted that the revised plans reflect the applicant's agreement to modify the building orientation as previously discussed at the Planning Commission/Public Hearing. Councilmember Plaag inquired whether the applicant had agreed to all recommended conditions. Attorney Tyler Moffatt representing the applicant, The Church of Jesus Christ of Latter-day Saints, confirmed that the applicant is agreeable

to all three conditions outlined in the meeting materials. These included coordination with NCDOT regarding a potential reduced speed limit, implementation of additional landscaping, and reorientation of the building as shown in the revised plans.

Mr. Moffatt explained that the applicant is willing to participate in a joint effort with the Town regarding the NCDOT request, whether led by the Town or the applicant. He further confirmed that the applicant agreed to additional landscaping as described in the staff report and to the revised building orientation to Old 421.

Additional clarification was provided regarding the timing of the applicant's agreement to the building orientation condition. It was noted that due to the organizational structure of the Church, approval required action by a governing body, which occurred following the prior Planning Commission/Public Hearing meeting. Brenda Lether, representing the applicant, confirmed that the organization is supportive of the conditions and expressed enthusiasm for the project and its potential positive impact on the community.

Ms. Meade noted that the condition language would be refined after final approval to ensure clarity and enforceability, and that the final approved conditions would be recorded with the final documents.

Next, Council discussed the landscaping condition in greater detail, noting some ambiguity in the phrase "additional landscaping." Ms. Snider and Mr. Wise, along with Mr. Moffatt, clarified that the applicant had already agreed, under a separate contractual obligation, to provide a 50-foot buffer along the property line. The condition under consideration would require additional landscaping within open green spaces to enhance the canopy and buffering beyond the existing requirements. It was noted that the final language would need to clearly incorporate both the contractual buffer and the additional landscaping expectations.

Further discussion regarding the steeple addressed whether any deviations from standard requirements needed to be separately included in the motion. It was clarified that the proposal includes one deviation, which would be encompassed within the overall approval unless specifically excluded.

Council members also discussed the process for requesting a reduced speed limit from NCDOT. Council members indicated support for a joint effort between the Town and the applicant and discussed whether additional support, such as letters from Town staff, stakeholders, or community members, could strengthen the request. It was concluded that the Mayor, on behalf of the Town Council, and Chief Duckworth would send a letter of support to the NCDOT to lower the speed limit.

Councilmember Tait made a motion that the proposed amendment to the Town's zoning map is consistent with the Town's current comprehensive plan and any other adopted plan(s) of the Town that are applicable because of the following from Boone Next: Policy 1.1.1, Policy 4.4.2, Policy 4.4.3, and Policy 5.2.2, in addition to the following conditions: to contact NCDOT in coordination with the Town; to adhere to staff recommendations for additional landscaping plantings; and the building and parking lot to be reoriented as presented in the packet. Councilmember Plaag made a friendly amendment that the first condition be to specifically coordinate a request with the Town of Boone to NCDOT to lower the speed limit. Councilmember Tait accepted the condition, and Councilmember Plaag seconded the motion, which carried unanimously.

Councilmember Tait made a second motion to approve Ordinance #A25-089, and that approval is reasonable and in the public interest because this development upholds community values, provides community gatherings, utilizes underutilized corridor/acreage in east Boone, and benefits future development of Old US 421 for mixed use. Mayor Pro-Tem Carter seconded the motion, which carried unanimously.

Councilmember Plaag made a motion to approve the annexation contained in Ordinance #A25-0893. Councilmember Tait seconded the motion, which carried unanimously.

COUNCIL MATTERS

It was the consensus of Council to schedule the annual budget retreat on Wednesday, May 20, 2026, beginning at 9 a.m. at the Boone Town Council Chambers.

Dr. Patricia Mitchell gave a brief update on the search for a new Town Manager, indicating that the posting had received 4 applications within a day of being posted.

CLOSED SESSION

Upon a motion by Councilmember Roseman, seconded by Councilmember Plaag, Council voted unanimously to enter into closed session at 7:25 p.m. pursuant to:

1. N.C. Gen. Stat. § 143-318.11(a)(1), to review, approve, and seal closed session minutes from Council's prior closed session(s).

2. N.C. Gen. Stat. § 143-318.11(a)(3), to consult with the Town Attorney in order to preserve the attorney-client privilege between the attorney and the Town Council, and obtain legal advice, consider, and/or give instructions to the attorney concerning one or more potential legal claims.

ADJOURNMENT

Without objection, Mayor George adjourned the meeting at 7:41 p.m.

Nicole Harmon, Clerk

Dalton George, Mayor