



**ELIZABETHTOWN
COUNCIL
SPECIAL CALLED MEETING
12:00 PM Tuesday, November 18, 2025**

1. OPENING AND CALL TO ORDER

1.1 Opening and Call to Order

Mayor Pro Tem Rufus Lloyd will call the meeting to order.

2. INVOCATION

2.1 Invocation

Mayor Pro Tem Rufus Lloyd will give the Invocation.

3. AGENDA ADOPTION

3.1 Agenda Adoption

Council is requested to adopt the 11/18/2025 Special Called Meeting agenda.

4. PUBLIC HEARING

4.1 Public Hearing - Land Conveyance (5 acres) to Asphalt Technologies, LLC

Council is requested to follow the Hearing Procedure noted below:

HEARING PROCEDURE:

a) Open the hearing and call upon Interim Town Manager Pat DeVane to present the information; and

b) Solicit relevant public comments and information; and

c) Close the hearing after receiving or not any public comments.

(Action will be taken in Agenda Items #6.1 and #6.2)

[Public Hearing Notice - Land Conveyance - Special Called Mtg. on 11.18.25.pdf](#)

5. CLOSED SESSION

5.1 Closed Session

Mayor Pro Tem Rufus Lloyd will entertain a motion and a second to enter into Closed Session in accordance with NCGS 143-318.11(a)(3) - Attorney-Client Privilege and NCGS 143-318.11(a)(4) - Economic Development.

After completion of Closed Session discussion, Mayor Pro Tem Rufus Lloyd will entertain a motion and a second to exit Closed Session with return to Open Session.

6. ADMINISTRATIVE MATTERS

6.1 Consideration of Joint Development Agreement

Council is requested to consider the Joint Development Agreement for the 5.00 acre land conveyance.

6.2 Consideration of Land Conveyance of 5.00 Acres

Council is requested to consider land conveyance of 5.00 acres at the Elizabethtown Industrial Park.

[Peak Agenda - Copy of Property Site - 11.18.25.pdf](#)

7. ADJOURNMENT

7.1 Adjournment

Mayor Pro Tem Rufus Lloyd will entertain a motion and a second to adjourn the meeting.

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: November 18, 2025

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: OPENING AND CALL TO ORDER

SUBJECT: Opening and Call to Order

BACKGROUND: The meeting will be called to order by Mayor Pro Tem Rufus Lloyd.

SUGGESTED ACTION: Mayor Pro Tem Rufus Lloyd will call the meeting to order.

ATTACHMENTS:

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COUNCIL AGENDA ITEM REPORT

DATE: November 18, 2025

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: INVOCATION

SUBJECT: Invocation

BACKGROUND: The Invocation will be given by Mayor Pro Tem Rufus Lloyd.

SUGGESTED ACTION: Mayor Pro Tem Rufus Lloyd will give the Invocation.

ATTACHMENTS:

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COUNCIL AGENDA ITEM REPORT

DATE: November 18, 2025

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: AGENDA ADOPTION

SUBJECT: Agenda Adoption

BACKGROUND: Mayor Pro Tem Rufus Lloyd will entertain a motion and a second to adopt the agenda.

SUGGESTED ACTION: Council is requested to adopt the 11/18/2025 Special Called Meeting agenda.

ATTACHMENTS:

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: November 18, 2025

SUBMITTED BY: Juanita Hester

ITEM TYPE: Public Hearing

AGENDA SECTION: PUBLIC HEARING

SUBJECT: Public Hearing - Land Conveyance (5 acres) to Asphalt Technologies, LLC

BACKGROUND: Interim Town Manager Pat DeVane may be called upon to present this agenda item.

Copy of Public Hearing Notice provided.

SUGGESTED ACTION: Council is requested to follow the Hearing Procedure noted below:

HEARING PROCEDURE:

- a) Open the hearing and call upon Interim Town Manager Pat DeVane to present the information; and
 - b) Solicit relevant public comments and information; and
 - c) Close the hearing after receiving or not any public comments.
- (Action will be taken in Agenda Items #6.1 and #6.2)*

ATTACHMENTS:

Public Hearing Notice - Land Conveyance - Special Called Mtg. on 11.18.25.pdf

**TOWN OF ELIZABETHTOWN
NOTICE OF PUBLIC HEARING**

The Town of Elizabethtown proposes to convey land in the Elizabethtown Industrial Park for an economic development project pursuant to North Carolina General Statute 158-7.1. The Town Council intends, subject to public comment at the public hearing for which notice is hereby given, to approve conveyance of a fee simple interest in a 5-acre tract of land at the Elizabethtown Industrial Park. The conveyance will be made to Asphalt Technologies, LLC. The Town Council has determined that the value of the interest, subject to the covenants and restrictions to encumber the premises, is \$27,000 an acre. The project will generate property tax revenues, sales tax revenue, water/sewer revenue and other income to the city over the next 10 years in an amount at least sufficient to return to the city the fair market value of the property. The Town Council believes this project will stimulate and stabilize the local economy and result in the creation of a substantial number of new, permanent jobs in the city.

The Elizabethtown Town Council will hold a public hearing on the city's proposed conveyance of this tract of land at 12 o'clock Noon on November 18, 2025 in the Elizabethtown Municipal Building, 805 W. Broad Street, Elizabethtown, N.C. 28337. The Council invites all interested persons to attend and present their views.

Sylvia Campbell, Mayor

Publication Dates

LWLM0402571

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COUNCIL AGENDA ITEM REPORT

DATE: November 18, 2025

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: CLOSED SESSION

SUBJECT: Closed Session

BACKGROUND: Closed Session will be conducted for purposes of Attorney-Client Privilege and Economic Development.

SUGGESTED ACTION: Mayor Pro Tem Rufus Lloyd will entertain a motion and a second to enter into Closed Session in accordance with NCGS 143-318.11(a)(3) - Attorney-Client Privilege and NCGS 143-318.11(a)(4) - Economic Development.

After completion of Closed Session discussion, Mayor Pro Tem Rufus Lloyd will entertain a motion and a second to exit Closed Session with return to Open Session.

ATTACHMENTS:

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: November 18, 2025

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: ADMINISTRATIVE MATTERS

SUBJECT: Consideration of Joint Development Agreement

BACKGROUND: Interim Town Manager Pat DeVane may be called upon to present this agenda item.

The applicable document copy will be provided to Town Council in Closed Session.

SUGGESTED ACTION: Council is requested to consider the Joint Development Agreement for the 5.00 acre land conveyance.

ATTACHMENTS:

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: November 18, 2025

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: ADMINISTRATIVE MATTERS

SUBJECT: Consideration of Land Conveyance of 5.00 Acres

BACKGROUND: Interim Town Manager Pat DeVane may be called upon to present this agenda item.

Copy of Property Site provided.

SUGGESTED ACTION: Council is requested to consider land conveyance of 5.00 acres at the Elizabethtown Industrial Park.

ATTACHMENTS:

Peak Agenda - Copy of Property Site - 11.18.25.pdf

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: November 18, 2025

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: ADJOURNMENT

SUBJECT: Adjournment

BACKGROUND: A motion and a second will be needed to adjourn the meeting.

SUGGESTED ACTION: Mayor Pro Tem Rufus Lloyd will entertain a motion and a second to adjourn the meeting.

ATTACHMENTS: