



**ELIZABETHTOWN
COUNCIL
SPECIAL CALLED MEETING
7:00 PM, Monday, June 29, 2026**

1. OPENING AND CALL TO ORDER
 - 1.1 Opening and Call to Order
Mayor Sylvia Campbell will open the meeting and call to order.
2. INVOCATION
 - 2.1 Invocation
Council Member Rufus Lloyd will be called upon to give the Invocation.
3. APPROVAL OF AGENDA
 - 3.1 Approval of Agenda
Council is requested to adopt the agenda as presented.
4. SPECIAL RECOGNITION
 - 4.1 Special Recognition
Mayor Sylvia Campbell will be recognizing Ms. Beverly Robinson on her retirement from the Town.
5. PUBLIC HEARINGS
 - 5.1 Public Hearing - Rezoning Request - Petitioner: Bladen's Bloomin' Agri-Industrial, Inc. - Case Number SZD 06-2026-01 - Rezoning for a Mixed-Use Development including Residential and Limited Commercial Uses from SZD to R10 SZD
Council is requested to follow the Public Hearing procedure outlined below:

HEARING PROCEDURE:

- a) Open the hearing and called upon Planning Director Nick West to present the information; and
- b) Solicit relevant public comments and information; and
- c) Close the hearing after receiving or not any public comments.
(To Be Considered in Agenda Item #6.1).

[Notice of Public Hearing - Bladen's Bloomin' - 6.29.26.pdf](#)

[Rezone Application - Bladen's Bloomin' - R - 6.29.26.pdf](#)

[Land Use Plan Inconsistency Statement - Bladen's Bloomin' Rezoning Request - 6.29.26.pdf](#)
[Certification of Public Hearing Notices Mailed to Adjacent Property Owners - Rezone Request - 6.29.26.pdf](#)

5.2 Public Hearing - FY 2026-2027 Proposed General Fund and Utilities Fund Budget - Town of Elizabethtown

Council is requested to follow the Public Hearing procedure outlined below:

HEARING PROCEDURE:

a) Open the hearing and call upon Town Manager Eddie Madden to present the information; and

b) Solicit relevant public comments and information; and

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

(To Be Considered in Agenda Item #6.2)

[Public Hearing Notice - FY 2026-2027 Budget - 6.29.26 Special Called Meeting.docx](#)

6. ORDINANCES/RESOLUTIONS/PROCLAMATIONS

6.1 Consideration for Zoning Ordinance Map Amendment - Petitioner: Bladen's Bloomin' Agri-Industrial - Case Number SZD-06-2026-01

Council is requested to approve/disapprove of the Zoning Ordinance Map Amendment request.

Council should use one (1) of the following statements when making a motion:

4.6.4.5.1. *A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan/land use plan and explaining why the action taken is reasonable and in the public interest.*

4.6.4.5.2. *A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan/land use plan and explaining why the action is reasonable and in the public interest.*

4.6.4.5.3. *A statement approving the zoning amendment and containing at least all of the following:*

4.6.4.5.3.1. *A declaration that the approval is also deemed an amendment to the comprehensive plan/land use plan. The Town Council shall not require any additional request or application for amendment to the comprehensive plan/land use plan.*

4.6.4.5.3.2. *An explanation of the change in conditions the Town Council took into account in amending the Ordinance to meet the development needs of the community.*

4.6.4.5.3.3. *Why the action was reasonable and in the public interest.*

6.2 Budget Ordinance - Town of Elizabethtown FY 2026-2027 Budget

Council is requested to consider approving the FY 2026-2027 Budget Ordinance.

[Budget Ordinance - FY 26-27.pdf](#)

6.3 Resolution #2026-21 - Naming the Airport Terminal Building Classroom To Honor the Memory of Mr. Frederick M. Tate

Council is requested to adopt the Resolution.

[Resolution - Naming of Terminal Building Classroom to honor memory of Frederick M. Tate - 6.29.26.pdf](#)

7. ADMINISTRATIVE MATTERS

7.1 Proposal for Governmental Affairs Consulting and Legislative Lobbying Services - Electus Governmental Affairs, Inc.
Council is requested to consider the Legislative Lobbying Services Proposal.
[Electus Governmental Affairs Proposal - 6.15.26.pdf](#)

7.2 Final Budget Amendment - FY 2025-2026 - #2026-04
Council is requested to consider the Final Budget Amendment for FY 2025-2026.
[Final Budget Amendment - 2026-04 - 6.29.26.pdf](#)

7.3 Hangar Lease Agreement - Med-Trans (Cape Fear Valley/Bladen County Hospital Life Flight)
Council is requested to review the drafted Hangar Lease Agreement for Med-Trans and provide direction as to proceeding with preparation of final Lease Agreement.
[Drafted Med-Trans Lease Agreement - 6.29.26.pdf](#)

7.4 Award of Proposal for Worker's Compensation Coverage for FY 2026-2027
Council is requested to consider the award of proposal for Town's Worker's Compensation coverage to the N.C. League of Municipalities.
[Worker's Comp Detailed Estimate - NC League of Municipalities - 6.29.26.pdf](#)

7.5 Fuel Supply Agreement with Campbell Oil Company
A motion will be needed to recuse Mayor Campbell from this agenda item. Then Council is requested to consider the Fuel Supply Agreement with Campbell Oil Company.
[Campbell Oil Fuel Supply Agreement - 6.29.26.pdf](#)

7.6 Major Site Plan Review - Incubator #8 at Industrial Park
Council is being requested to consider the Major Site Plan for Incubator #8. Council may take the following actions:
5.6.4.4.1. Approve the application;
5.6.4.4.2. Approve the application with conditions acceptable to the applicant;
5.6.4.4.3. Deny the application;
5.6.4.4.4. Table the application for a specific number of days. The Town Council may also request additional information of the applicant, other governmental agencies, or interested/affected parties in order to aid in the review of the request;
5.6.4.4.5. Return the application to the Planning and Zoning Commission for further consideration. This deferral does not restart the initial Planning and Zoning Commission 30-day review period. The Town Council may direct that the Planning and Zoning Commission return a recommendation by a certain date.
[Documents for Major Site Plan - Incubator 8 - 6.29.26.pdf](#)

8. CLOSED SESSION

8.1 Closed Session - In accordance with NCGS 143-318.11(a)(3) - Attorney-Client Privilege
Mayor Sylvia Campbell will entertain a motion to enter into Closed Session in accordance with NCGS 143-318.11(a)(3) - Attorney-Client Privilege.

9. CONSIDERATION OF HANGAR LEASE AGREEMENT

9.1 Consideration of Hangar Lease Agreement

Council is requested to consider a Hangar Lease Agreement. This agenda item will be presented in Closed Session.

10. ADJOURNMENT

10.1 Adjournment

Mayor Sylvia Campbell will entertain a motion to adjourn the meeting.

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: OPENING AND CALL TO ORDER

SUBJECT: Opening and Call to Order

BACKGROUND:

SUGGESTED ACTION: Mayor Sylvia Campbell will open the meeting and call to order.

ATTACHMENTS:

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: INVOCATION

SUBJECT: Invocation

BACKGROUND:

SUGGESTED ACTION: Council Member Rufus Lloyd will be called upon to give the Invocation.

ATTACHMENTS:

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: APPROVAL OF AGENDA

SUBJECT: Approval of Agenda

BACKGROUND:

SUGGESTED ACTION: Council is requested to adopt the agenda as presented.

ATTACHMENTS:

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: SPECIAL RECOGNITION

SUBJECT: Special Recognition

BACKGROUND: Mayor Sylvia Campbell will be recognizing Ms. Beverly Robinson on her retirement from the Town with 25 years of service. Ms. Robinson's retirement is effective July 1, 2026.

SUGGESTED ACTION: Mayor Sylvia Campbell will be making a presentation to Ms. Beverly Robinson to recognize her retirement.

ATTACHMENTS:

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Public Hearing

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT: Public Hearing - Rezoning Request - Petitioner: Bladen's Bloomin' Agri-Industrial, Inc. - Case Number SZD 06-2026-01 - Rezoning for a Mixed-Use Development including Residential and Limited Commercial Uses from SZD to R10 SZD

BACKGROUND: Planning Director Nick West may be called upon to present this agenda item. The Planning Board forwards a Land Use Plan Inconsistency Statement for this rezoning request noting the requested rezoning is inconsistent with the objectives of the Land Use Plan. The Planning Board, by unanimous decision on 6/2/26, recommended the Plan be updated for this parcel to Highway Commercial in order to be consistent with the Plan. This designation best supports the proposed request due to its proximity to US 87 and recommended uses.

COPY OF PUBLIC HEARING NOTICE, APPLICATION, INCONSISTENCY STATEMENT AND CERTIFICATION OF PUBLIC HEARING NOTICES SENT TO ADJACENT PROPERTY OWNERS.

SUGGESTED ACTION: Council is requested to follow the Public Hearing procedure outlined below:

HEARING PROCEDURE:

- a) Open the hearing and called upon Planning Director Nick West to present the information; and
 - b) Solicit relevant public comments and information; and
 - c) Close the hearing after receiving or not any public comments.
- (To Be Considered in Agenda Item #6.1).*

ATTACHMENTS:

[Notice of Public Hearing - Bladen's Bloomin' - 6.29.26.pdf](#)

[Rezone Application - Bladen's Bloomin' - R - 6.29.26.pdf](#)

[Land Use Plan Inconsistency Statement - Bladen's Bloomin' Rezoning Request - 6.29.26.pdf](#)

[Certification of Public Hearing Notices Mailed to Adjacent Property Owners - Rezone Request - 6.29.26.pdf](#)

"Fayetteville Observer"
Publication Dates:
6/12/26 ^ 6/19/26

**TOWN OF ELIZABETHTOWN
NOTICE OF PUBLIC HEARING**

Proposed Zoning Map Amendment, Town of Elizabeth-
town, NC. Pursuant to 160D-601(a), the Town of Elizabeth-
town will conduct a public hearing on June 29, 2026 at 7:00
p.m. in the Elizabethtown Municipal Building. Town Council
will consider the following:

Rezoning Request:

Petitioner: Bladen's Bloomin' Agri-Industrial

Case Number: SZD 06-2026-01

PIN: 0139479

Request: Rezoning for a mixed-use development including
residential and limited commercial uses from SZD to R10
SZD.

All interested citizens are invited to attend the meeting.
**Citizens desiring to speak on the rezoning request must
sign in to speak prior to the beginning of the 7:00 p.m.
meeting.** Those who wish to view a copy of the rezoning
application may do so by contacting the Planning Depart-
ment during regular business hours at (910) 862-2066, Ext.
2014.

June 12, 19 2026
LWLM0532805

TOWN OF ELIZABETHTOWN

REZONING APPLICATION



TOWN OF ELIZABETHTOWN
805 W. BROAD STREET
ELIZABETHTOWN, NC 28337
910-862-2066



Town of Elizabethtown Rezoning Process

Rezoning amends a designated parcel or property from one zoning classification to another. A Rezoning Application is required when the existing zoning classification does not allow a proposed use. To get property rezoned, you must complete a Rezoning Application form. The Rezoning Fee is \$250.00 and is **non-refundable**. This fee must accompany the application to be considered complete. This charge covers cost incurred by the Planning Department to advertise and notify adjacent property owners about the rezoning request public hearing. State Statutes require that the public hearing must be advertised in the local newspaper. All property owners within 100 feet of the rezoning are mailed letters informing them of the public hearing. By State Statute, these property owners are given the opportunity to comment on the proposed rezoning.

REZONING PROCESS SEQUENCE

- The complete Rezoning Application package, along with the \$250.00 fee, must be received three (3) weeks prior to Planning Board meeting.
- A complete rezoning application package will consist of:
 - a rezoning application with all information completely filled in.
 - the printed name, original signature and contact information of all property owners.
 - a boundary survey of the subject site.
 - a tax map outlining the land area subject to the requested zoning action.
 - a written explanation of how the request is reasonable and in conformance with adopted development goals and policies of the Town of Elizabethtown.
- The Planning Board meets the first Monday of each month at Elizabethtown Municipal Building at 6:00 P.M. in Council Chambers.
- The Planning Board makes a recommendation; it is then forwarded to Town Council.
- The staff will post signs on your property after the Planning Board meeting that give a brief description of the request.
- Town Council will conduct a public hearing at the following month's regularly scheduled meeting.
- Town Council meets the first Monday of each month at Elizabethtown Municipal Building at 7:00 P.M. in Council Chambers unless otherwise posted.

Any application submitted found to be incomplete will be held by Planning and Development staff for a later schedule. It is the applicant's responsibility to verify that all required items have been submitted and accepted by Planning and Development staff. There is no guarantee your application will be approved by Town Council. It normally takes between 60-90 days for the rezoning process to be completed. However, the process can take longer, depending on the actions of the Planning Board and Town Council.

If you have any questions before, during, or after the process, please feel free to call our office at 862-2066.

SUBMIT FORM TO THE PLANNING DEPARTMENT FOR REVIEW BY CARRIER/MAIL,
FAX 919-862-7117 OR EMAIL PLANNING@ELIZABETHTOWNNC.ORG

☐ APPROVED ☐ DENIED

DATE:

AGENT:

ELIZABETHTOWN
Planning & Community Development
805 West Broad St. Post Office Box 770
Elizabethtown, NC 28337

LAND USE APPLICATION

REZONING APPLICATION

Please complete this application to the best of your ability in order to expedite accurate review.

Subject Property Owner's Name: Bladens Bloomin
Company: Bladens Bloomin
Address: 218 - A Aviation Parkway
City: Elizabethtown State: NC Zip: 28337 Non-Profit Corp. Number: ☐ NO ☒ YES
Phone: _____ Fax: _____ Other: _____
Applicant's Name: Bladen County - Chuck Huestess
Company: Bladens Bloomin
Address: 218 - A Aviation Parkway
City: Elizabethtown State: NC Zip: 28337
Phone: 910-645-2292 Fax: _____ Other: _____

SUBJECT PROPERTY LOCATION INFORMATION

Address or General Location: Executive Drive Parcel ID Number: 139479
Acreage: 28.5 acres Frontage: 3100 feet Zoning: (I) Industrial

TYPE OF REQUESTED ACTION

Construction Related	Use Related	Zoning Related	Miscellaneous
☐ Residential Addition	☐ Conditional Use App.	☐ Zoning Compliance Certificate	☐ Text Amendment Application
☐ New Construction Compliance	☐ Accessory Use Permits	☒ Rezoning Application	☐ Link Removal
☐ Sign Permit	☐ Special Use Permit App.	☐ Variance Request	☐ Other _____

SUPPORTING INFORMATION

For rezoning applications, please provide the following (please print):

- Requested zoning classification: Special Zoning District SZD
- One paper copy of a map indicating the property to be rezoned as well as the adjacent properties and one digital copy of same.
- List reason(s) why zoning should be changed (use separate sheet if necessary).
This application is from (I) to a SZD to include the uses in the narrative and application
See attached Drawings and Narrative

List additional supporting documents here and affix to backside of petition:

1.
2.
3.
4.
5.

AUTHORIZATION

I hereby affirm that I have full legal capacity to authorize the filing of this Application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signature invites Town representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Application. Any application submitted by the deadline date found to be incomplete will be held by Planning and Development staff for a later schedule. It is the applicant's responsibility to verify that all required items have been submitted and accepted by Planning and Development staff.

Authorized Signature: _____ Date: _____

Printed Signature/Title: _____



SUBMIT FORM TO THE PLANNING DEPARTMENT FOR REVIEW VIA CARRIER/MAIL,
FAX 910-862-7117 OR EMAIL PLANNING@ELIZABETHTOWNNC.ORG

☐ APPROVED ☐ DENIED

DATE:

AGENT:

LAND USE APPLICATION

PROPOSED PLACEMENT

Applicant Name Bladen County

Parcel ID 0139479

INSTRUCTIONS: Show a representative drawing of the intended placement location in relation to any driveways, existing buildings, fences, landscaping, street right of way and any neighboring drives or street intersections within 150 feet of the proposed placement location.

SCALE DRAWING OF PROPOSED PLACEMENT OF UNIT ON SUBJECT PROPERTY



Intended Use: Special Zoning District - Residential and commercial/retail

AUTHORIZATION

I hereby affirm that I have full legal capacity to authorize the filling of this Application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signature invites Town representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Application. Any application submitted by the deadline date found to be incomplete will be held by Planning and Development staff for a later schedule. It is the applicant's responsibility to verify that all required items have been submitted and accepted by Planning and Development staff.

Authorized Signature: _____

Date: _____

Printed
Signature/Title: _____



SUBMIT FORM TO THE PLANNING DEPARTMENT FOR REVIEW VIA CARRIER/MAIL,
FAX 919-862-7117 OR EMAIL PLANNING@ELIZABETHTOWNNC.ORG

☐ APPROVED ☐ DENIED

DATE:

AGENT:

REZONING NARRATIVE & Development Standards

Town of Elizabethtown, North Carolina Special Zoning District (SZD)

1. Project Overview

The subject property consists of approximately 28.5 acres located along Executive Drive in the Town of Elizabethtown and is currently zoned Industrial (I).

The applicant is requesting rezoning of the property from Industrial (I) to R-10 (High Density Residential) with a Special Zoning District (SZD) overlay to allow for a coordinated mixed-use development under site-specific conditions.

The proposed development is designed as a cohesive and integrated community that combines residential and commercial uses in a manner that promotes walkability, connectivity, and compatibility with surrounding land uses.

A detailed site plan prepared by LKC Engineering has been submitted in accordance with UDO Section 5.7 and demonstrates the overall layout, circulation patterns, and development framework.

- Single-family residential lots
- Duplex residential units
- Townhome (attached residential) units
- Commercial and neighborhood-scale retail uses
- Internal streets, sidewalks, and pedestrian connectivity
- On-site open space and stormwater management areas

2. Purpose and Intent of the Rezoning

The purpose of the requested rezoning is to establish a site-specific zoning framework that allows for a coordinated and well-planned mix of residential and commercial uses that cannot be achieved under conventional zoning districts.

The Special Zoning District (SZD), as provided under UDO Section 6.4, is intended to provide flexibility in site design, allow for innovative development patterns, and ensure compatibility with surrounding land uses through tailored development standards.

This rezoning request establishes a predictable and controlled development framework through defined permitted uses and development standards, while allowing flexibility in design to respond to site conditions and market demands.

3. Permitted Use Table (Per UDO Section 6.6)

<u>Use Category</u>	<u>Specific Use</u>	<u>Status</u>
Residential	Single-Family Detached Dwelling	Permitted
Residential	Duplex Dwelling	Permitted
Residential	Townhouse / Attached Dwelling	Permitted
Office/Professional	Offices, Business and Professional	Permitted
Office/Professional	Medical Offices and Clinics	Permitted
Service	Child Care Center	Permitted
Service	Personal Service Establishments	Permitted
Retail	Retail Sales Establishments	Permitted
Service	Restaurants (no drive-through)	Permitted

4. Development Standards

Development within the Special Zoning District shall comply with the submitted development standards and applicable provisions of the Unified Development Ordinance.

The standards outlined below are intended to ensure compatibility between uses, maintain quality design, and provide predictability for future development.

- Single-family minimum lot: 7,800 SF
- Setbacks: Front 25', Side 5', Rear 20'
- Townhome density: up to 10 units per acre
- Commercial parking: 1 space per 250 SF
- Maximum building height: 50 feet

5. Consistency with Existing Land Use and Surrounding Area

The subject property is located within an area characterized by a mix of commercial, institutional, industrial, and recreational uses.

The proposed development represents a transition from industrial zoning to a more compatible mixed-use environment that reduces potential impacts such as heavy traffic, noise, and large-scale industrial activity.

The design of the development places residential uses internally, with commercial uses located along primary access points, creating a logical and compatible land use pattern.

6. Open Space and Site Design

The proposed development incorporates approximately 13 percent on-site open space, which is distributed throughout the project to ensure accessibility and functionality.

Rather than concentrating open space into a single area, the design integrates open space into the overall development pattern, enhancing both visual character and usability.

Open space areas serve multiple purposes, including passive recreation, stormwater management, buffering between uses, and enhancement of pedestrian connectivity.

These areas are connected through a system of sidewalks and potential greenway linkages, promoting walkability and encouraging interaction among residents and users of the development.

- Passive open space areas for recreation and visual relief
- Pedestrian pathways and sidewalk connections
- Stormwater features designed as landscaped amenities
- Buffering between residential and commercial uses
- Integration with natural features and drainage areas

7. Public Benefit and Community Value

The proposed rezoning provides significant benefits to the Town of Elizabethtown, including economic development opportunities and expanded housing options.

The development will contribute to the Town's tax base, improve aesthetics, and provide a higher-quality development pattern than what would be permitted under existing industrial zoning.

It promotes a walkable and connected community environment that supports long-term growth and enhances quality of life.

8. Reasonableness of the Request

The requested rezoning is reasonable because it transitions the property from industrial use to a more compatible mixed-use development.

It aligns with surrounding land use patterns, reduces potential impacts, and provides a coordinated development framework under Town oversight.

The proposed SZD establishes clear standards and permitted uses, ensuring predictable and orderly development.

9. Conclusion

The requested rezoning from Industrial (I) to R-10 with a Special Zoning District (SZD) is consistent with the Unified Development Ordinance and is in the best interest of the Town.

The applicant respectfully requests approval of the rezoning.

0794
0334

FILED
BLADEN COUNTY NC
BEVERLY T. PARKS
REGISTER OF DEEDS
FILED Nov 04, 2019
AT 03:51:43 pm
BOOK 00794
START PAGE 0334
END PAGE 0338
INSTRUMENT # 02862
EXCISE TAX \$396.00
BTP

DEED

Parcels: Portion of Parcel 0026604

Revenue Stamps: \$396.00

This property does not include the primary residence of the Grantor.

STATE OF NORTH CAROLINA

COUNTY OF BLADEN

THIS DEED, made and entered into this the 4th day of November, 2019, by and between BWGREENE PROPERTIES, LLC, a North Carolina limited liability company, party of the first part; (the address of the party of the first part is: Post Office Box 2018 Elizabethtown, NC 28337); and THE TOWN OF ELIZABETHTOWN, a municipal corporation, party of the second part (the address of the party of the second part is: Post Office Box 716, Elizabethtown, NC 28337).

WITNESSETH:

That the party of the first part in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations paid to the party of the first part by the party of the second part, the receipt and sufficiency of which hereby are acknowledged, has

Prepared by Ward and Smith, P.A., Post Office Box 8088, Greenville, NC 27835-8088,
Overnight Delivery: 120 West Fire Tower Road, Winterville, NC 28590
Please return to Ward and Smith, P.A., Post Office Box 8088, Greenville, NC 27835-8088,
Overnight Delivery: 120 West Fire Tower Road, Winterville, NC 28590
Attention: J. Drake Brinkley

No opinion on title is rendered by Ward and Smith, P.A., without a separate written opinion on title from Ward and Smith, P.A.

This instrument prepared by J. Drake Brinkley, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the party of the second part, subject to the matters hereinafter set forth, all of party of the first part's right, title, and interest in the property described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to the following: (i) all covenants, conditions, restrictions, easements, rights of way, and other matters of record, including, but not limited to, that certain Option to Purchase recorded in Book 736, Page 179 in the office of the Register of Deeds of Bladen County, (ii) all matters that would be shown on a survey, including easements on the ground, (iii) all rights of way and streets to their full legal widths, (iv) all zoning ordinances affecting the property, and (v) ad valorem taxes for the current year, which taxes the party of the second part, by accepting this deed, agrees to pay.

TO HAVE AND TO HOLD said property and all privileges and appurtenances thereunto belonging to the party of the second part, said party's successors and assigns forever.

And the party of the first part covenants that except as set forth above, said party has done nothing to affect such title to the aforesaid property as was received by said party and agrees to warrant and defend the title to said property against the lawful claims of all persons claiming by, through or under said party, but no further.

IN TESTIMONY WHEREOF, the party of the first part has caused this instrument to be executed in such form as to be binding, this the day and year first above written.

[Signature is on the following page.]

BWGREENE PROPERTIES, LLC,
a North Carolina limited liability (SEAL)

By: Mary K. Greene
Mary K. Greene, Manager

STATE OF NORTH CAROLINA
COUNTY OF Bladen

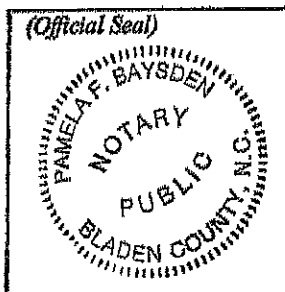
I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Mary K. Greene.

Date: 11-14-2019

Pamela F. Baysden
Signature of Notary Public

Pamela F. Baysden
Notary's printed or typed name

My commission expires: 11/19/2023



Notary seal or stamp must appear within this box.

Exhibit A

All that certain tract or parcel of land lying and being situate in Elizabethtown Township, Bladen County, North Carolina, and being more particularly described as follows:

Being 32.96 acres, more or less, as shown and delineated on that plat of survey entitled "A SURVEY FOR THE TOWN OF ELIZABETHTOWN, OWNED AT TIME OF SURVEY BY BWGREENE PROPERTIES, LLC" dated October 3, 2019 by M. Shelton Bordeaux Surveying and recorded in Plat Cabinet ~~C088~~, Page ~~819~~, Bladen County Registry, which said plat is incorporated herein by reference for further particularity of description.

Less and except that portion of the above-described tract which is shown on that plat of survey recorded in Plat Cabinet B053, Page 527 and which was previously conveyed to the Grantee by deed recorded in Book 575, Page 415, Bladen County Registry.

150709-00011
ND: 4851-0327-1081, v. 5

0794
0338

Deed/Tax Information
Prior to Recording of Deed at
Register of Deeds

BK:00794 PG:0338



Bladen County Tax Administration
(Please complete one sheet for each Parcel/PIN)

Grantor Information
Name: BWGreene Properties, LLC

Mailing Address: _____

Grantee Information
Name: The Town of Elizabethtown, a municipal corporation

Mailing Address: P.O. Box 716, Elizabethtown, NC 28337

911 Address and/or Brief Legal Description of property being transferred: _____

Parcel#: 0028604 **AND/OR** PIN#: _____

Parcel in Present/Land Use Program ☐ Yes ☒ No

**** Deferred taxes are due and payable if the parcel does not qualify or if the Grantee does not complete a Present Use Application within 60 days of the sale. ****

Requested by: Womble Law Firm Date: 11/04/2019

Phone #: 910-862-8003

Fax #: 910-862-8005

Email: pbaysden@womblelawfirm.com

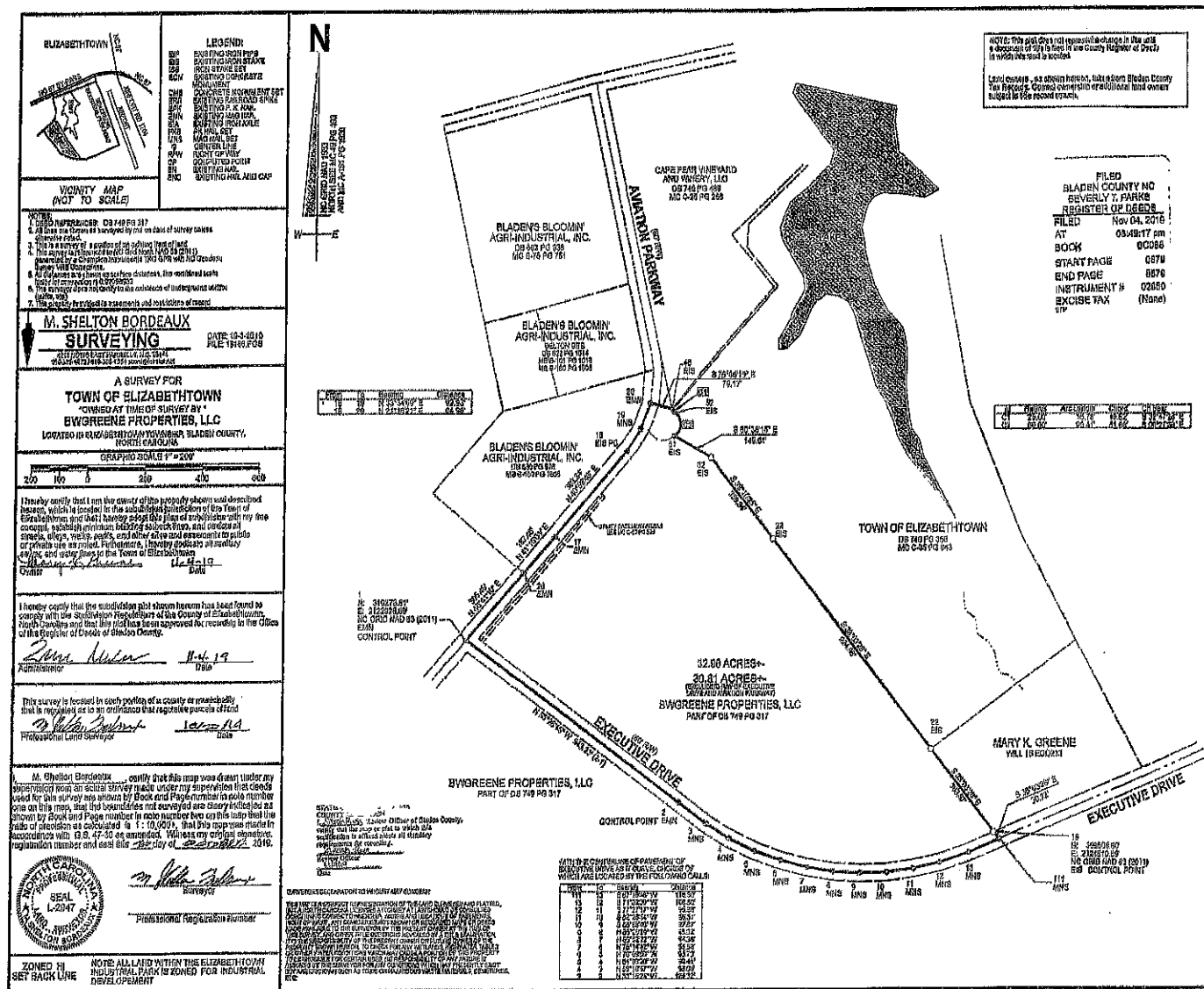
****TO BE COMPLETED BY BLADEN COUNTY TAX ADMINISTRATION****
VOID AFTER 10 CALENDAR DAYS

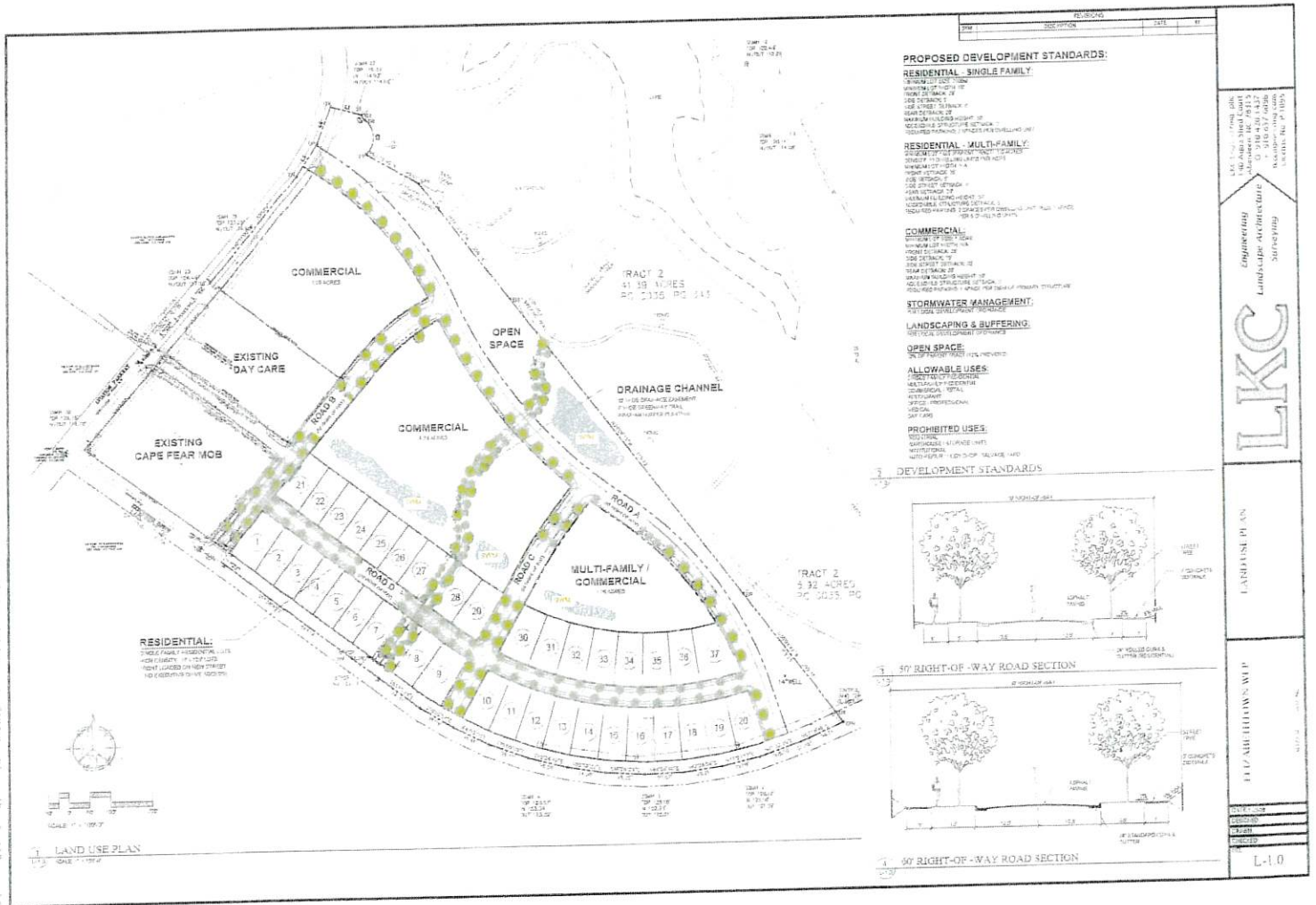
Delinquent Taxes: 0 Deferred Taxes: Exist if not continued.

This certifies that the above Parcel/PIN is free of any delinquent ad valorem tax liens charged to the Bladen County Tax Collector but does not certify that the deed description matches this Parcel/PIN.

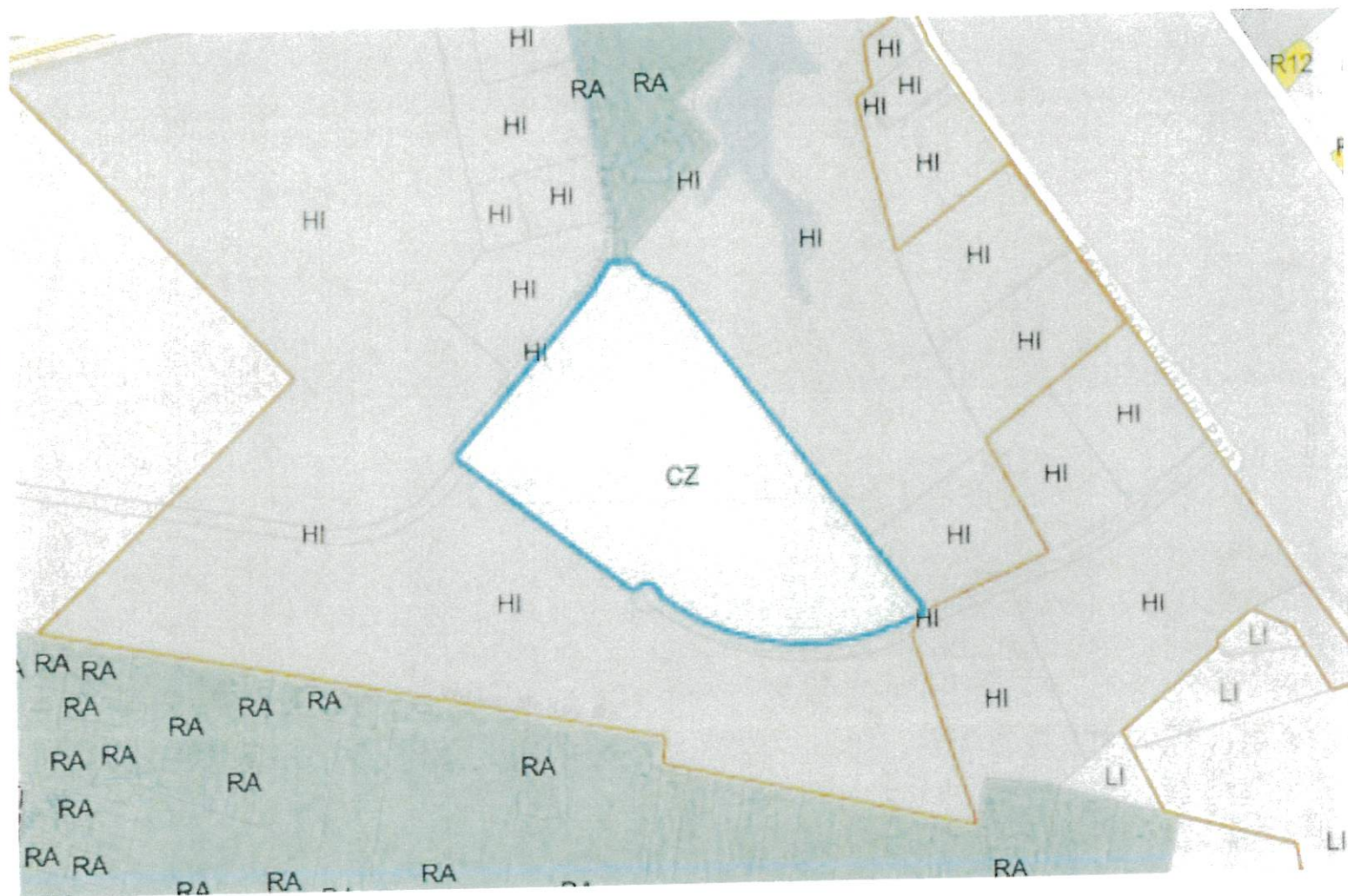
Tax Administration Representative: Jacob Russ Date: 11/4/2019

Please Deliver by address, fax, or email
201 E. King St. • P.O. Box 385 • Elizabethtown, NC 28337 • TEL 910-862-6730 • FAX 910-862-6737
EMAIL: bcetax@bladencoco.org









Staff Memo:

The applicant is requesting a rezone from Industrial to SZD R10 to better accommodate the changing market. With a SZD, a base zoning district is required. This allows for a set of uses with the flexibility to prohibit certain uses as well as request compatible uses from the table of uses. As noted in the submitted application, the applicant has requested the following uses for this property:

- All uses listed within offices, professional and services
 - None permitted by right within R-10. These are being requested as part of the SZD request.
- SFD, Duplex
- Townhouses
 - Requires SUP, but this would be waived if allowed through the SZD only for this property and section of this development.
- Child care center, distilleries, ice cream stand or store, microbreweries/wineries, nail/tanning salon, restaurants including all eating places except: drive-in, nightclubs, clubs, lodges, retail businesses not otherwise listed and shall not exceed 2,000 square feet, retail sales establishments
 - These uses are not permitted by right within R-10. These are being requested as part of the SZD request.
 - The applicant should clarify the use of retail sales establishments as this is not a listed use in the table of uses.

Development Standards

The applicant has requested modified development standards for the site:

- Minimum lot size for SFD: 7,800 square feet
 - Minimum typical for R10 is 10,000 square feet
- Setbacks: front 25', side 5', rear 20'
 - Typical setbacks for R10 are front 25', side 10', rear 25'
- Townhouse density: up to 10 units per acre
 - Current density requires multi-units a minimum lot size of 13,000 square feet. Typical townhouse developments incorporate the property line of each unit directly surrounding the unit, with shared common space.

- Commercial parking: 1 space per 250 square feet
 - o Retail: 1 space per 200 SF
 - o Restaurant: 1 space per 150 SF enclosed floor area
 - o Offices: 3 spaces per 1,000 SF
 - The average of these listed uses with parking requirements would be 1 space per 175-185 SF of floor area.

Open Space and Site Design

The applicant currently proposes 13% on-site open space which is distributed throughout the project. These areas are connected through sidewalks and future greenway linkages.

Land Use Plan

As proposed with this request, the use is currently not compatible with the Land Use Plan designation. It is currently designated as Manufacturing and Industrial. The closest designation that would accommodate the request as submitted would be Highway Commercial.

The applicant references L.A.4 and T.A.4 from the Land Use Plan to support the request. L.A.4 promotes workforce housing and starter homes, while T.A.4 is to amend the zoning ordinance to require sidewalks, which the applicant has requested to include as much sidewalk area as possible.

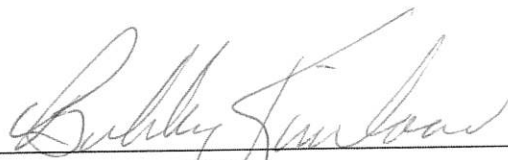


Town of Elizabethtown Land Use Plan Inconsistency Statement

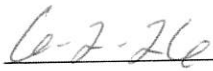
For Bladen's Bloomin Agri Industrial, for the property located at Executive Drive and Aviation Parkway, Parcel 0139479

In accordance with 160D-605(a), the requested rezoning is inconsistent with the objectives of the Town of Elizabethtown Land Use Plan (the "Plan"), due to its location, size, and proposed zoning district use. The property is located near Executive Drive and Aviation Parkway, parcel number 0139479. This area of the Plan is proposed to be developed as Manufacturing and Industrial.

The Planning Board, by unanimous decision on June 2, 2026, recommended the Plan be updated for this parcel to Highway Commercial in order to be consistent with the Plan. This designation best supports the proposed request due to its proximity to US 87 and recommended uses.



Planning Board Chair



Date

TOWN OF ELIZABETHTOWN
PLANNING & COMMUNITY DEVELOPMENT

CERTIFICATION OF NOTICE TO PROPERTY OWNERS

I, Nick West, Planning Director, do hereby certify to Town Council of the Town of Elizabethtown, that in accordance with the provisions of 160D-601(a), the owner of the property involved in the zoning classification action described below and the owners of the parcels of land abutting the property involved in the zoning classification action described, were mailed a notice of the proposed classification by first class mail.

Case Number: SZD 06-2026-01

Petitioner: Bladen's Bloomin' Agri-Industrial

Parcel ID Number: 0139479

Zoning Classification Action: Rezone from I (Industrial) to R10 SZD

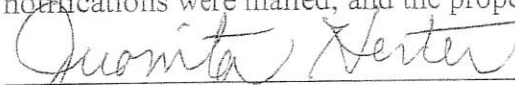
OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP CODE
Bladen's Bloomin' Agri-Industrial	218-A Aviation Pkwy.	Elizabethtown	NC	28337
Cape Fear Vineyard	195 Vineyard Drive	Elizabethtown	NC	28337
Sioux Honey Cooperative Assn.	P.O. Box 388	Sioux City	IA	51102
Town of Elizabethtown	P.O. Box 700	Elizabethtown	NC	28337



Nick West, Planning Director

Date: 6/22/2026

I, Juanita Hester, Town Clerk for the Town of Elizabethtown, do certify that the above-described notifications were mailed, and the property was posted with the Public Hearing information.



Juanita Hester, Town Clerk

Date: 6/22/2026

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Public Hearing

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT: Public Hearing - FY 2026-2027 Proposed General Fund and Utilities Fund Budget - Town of Elizabethtown

BACKGROUND: Town Manager Eddie Madden may be called upon to present this agenda item. The proposed Budget was presented at Town Council's June 15, 2026 Rescheduled Meeting. The Budget Ordinance is included in the Ordinances/Resolutions/Proclamations section of the agenda for Council consideration.

COPY OF PUBLIC HEARING NOTICE PROVIDED.

SUGGESTED ACTION: Council is requested to follow the Public Hearing procedure outlined below:

HEARING PROCEDURE:

- a) Open the hearing and call upon Town Manager Eddie Madden to present the information; and
- b) Solicit relevant public comments and information; and
- c) Close the hearing after receiving or not any public comments.
(To Be Considered in Agenda Item #6.2)

ATTACHMENTS:

Public Hearing Notice - FY 2026-2027 Budget - 6.29.26 Special Called Meeting.docx

TOWN OF ELIZABETHTOWN NOTICE OF PUBLIC HEARING

This is notice to the public that the Town of Elizabethtown's FY 2026-2027 proposed budget has been submitted to the Elizabethtown Town Council and is available for public inspection. The proposed budget is posted on the Town's website at www.elizabethtownnc.org. A Public Hearing for the FY 2026-2027 proposed budget is scheduled for Monday, June 29, 2026 at 7:00 p.m. in the Council Chamber of the Municipal Building located at 805 West Broad Street, Elizabethtown, N.C.

Sylvia Campbell, Mayor

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: ORDINANCES/RESOLUTIONS/PROCLAMATIONS

SUBJECT: Consideration for Zoning Ordinance Map Amendment - Petitioner: Bladen's Bloomin' Agri-Industrial - Case Number SZD-06-2026-01

BACKGROUND: Planning Director Nick West may be called upon to present this agenda item.

SUGGESTED ACTION: Council is requested to approve/disapprove of the Zoning Ordinance Map Amendment request.
Council should use one (1) of the following statements when making a motion:

4.6.4.5.1. *A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan/land use plan and explaining why the action taken is reasonable and in the public interest.*

4.6.4.5.2. *A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan/land use plan and explaining why the action is reasonable and in the public interest.*

4.6.4.5.3. *A statement approving the zoning amendment and containing at least all of the following:*

4.6.4.5.3.1. *A declaration that the approval is also deemed an amendment to the comprehensive plan/land use plan. The Town Council shall not require any additional request or application for amendment to the comprehensive plan/land use plan.*

4.6.4.5.3.2. *An explanation of the change in conditions the Town Council took into account in amending the Ordinance to meet the development needs of the community.*

4.6.4.5.3.3. *Why the action was reasonable and in the public interest.*

ATTACHMENTS:

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: ORDINANCES/RESOLUTIONS/PROCLAMATIONS

SUBJECT: Budget Ordinance - Town of Elizabethtown FY 2026-2027 Budget

BACKGROUND: Finance Director Regina Valenta may be called upon to present this agenda item.

COPY OF BUDGET ORDINANCE PROVIDED.

SUGGESTED ACTION: Council is requested to consider approving the FY 2026-2027 Budget Ordinance.

ATTACHMENTS:
[Budget Ordinance - FY 26-27.pdf](#)

**BUDGET ORDINANCE
FISCAL YEAR 2026-2027
ELIZABETHTOWN, NORTH CAROLINA**

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ELIZABETHTOWN,
NORTH CAROLINA THAT:

Section 1: Budget Adoption 2026-2027

There is hereby adopted the following anticipated revenues and expenditures, financial plans, and certain restrictions and explanations for Town of Elizabethtown for the fiscal year beginning July 1, 2026 and ending June 30, 2027.

	<u>Total</u>
<u>General Fund</u>	
Governing Body (4110)	42,450
Administration (4120)	484,525
Finance (4130)	263,710
Public Works (4145)	720,022
Technology (4150)	98,000
Public Facilities (4190)	440,325
Police (4310)	1,730,074
Fire (4340)	1,001,296
Streets (4510)	13,000
Powell Bill (4515)	402,510
Solid Waste (4710)	614,500
Planning (4910)	140,600
Recreation (6120)	6,450
Airport (6150)	217,550
Special Appropriations (6170)	58,000
Community Center (6190)	7,316
Total General Fund Appropriation	6,240,328
 <u>Utility Fund</u>	
Water	992,902
Sewer	1,132,098
Utility Appropriations	100,000
 Total General Fund Appropriation	 2,225,000

Section 2:

It is estimated that the following revenues will be available to the respective funds for the fiscal year beginning July 1, 2026, and ending June 30, 2027:

<u>General Fund</u>	<u>Total</u>
Real Property Taxes	2,035,336
Business District Taxes	40,000
Motor Vehicle Taxes	285,000
Interest & Penalties on Taxes	11,500
Franchise Taxes	332,000
Local Option Sales Tax	957,242
Interest on Investments	175,000
Powell Bill Funds	130,000
Other Revenue	2,274,250
Fund Balance Appropriated	0
Total General Fund Revenue	6,240,328
<u>Utility Fund</u>	<u>Total</u>
Water Charges	969,150
Sewer Charges	1,102,350
Late/Reconnect Fees	90,000
Other Revenue	63,500
Total Utility Fund Revenue	2,225,000

Section 3:

There is hereby levied an Ad Valorem Tax of sixty-four and one-half cents (\$0.645) per one-hundred-dollar (\$100) valuation of taxable property for the purpose of raising a portion of the revenue listed in the General Fund appropriation in Section 2 of this Ordinance. This rate is based upon an estimated assessed valuation(*) of \$2,059,078, for the Town of Elizabethtown and an estimated collection rate of 97.22%.

**based on previous valuation schedules - reference: Senate Bills 474 & 889*

Section 4:

Town Council approved a 10 cent (\$0.10) Business Improvement District (BID) Tax that became effective July 1, 2010.

Section 5:

The following Utility Rate charges are to be set forth to be effective July 1, 2026:

RESIDENTIAL WATER RATES

Consumption Gallons	Rate per Thousand Gallons	Out-of-Town Rate per Thousand Gallons
0 - 2,000	\$13.60 flat rate	\$33.63 flat rate
2,001 - 3,499	\$3.71 per 1,000 gallons	\$9.33 per 1,000 gallons
3,500 - 4,999	\$4.79 per 1,000 gallons	\$11.90 per 1,000 gallons
5,000 - 7,999	\$8.81 per 1,000 gallons	\$21.94 per 1,000 gallons
8,000 - 10,999	\$10.05 per 1,000 gallons	\$25.14 per 1,000 gallons
11,000 - 16,999	\$12.57 per 1,000 gallons	\$31.37 per 1,000 gallons
17,000 and above	\$18.80 per 1,000 gallons	\$47.02 per 1,000 gallons
Administrative Fee	\$3.04 flat rate	\$8.30 flat rate

COMMERCIAL WATER RATES

Consumption Gallons	Rate per Thousand Gallons	Out-of-Town Rate per Thousand Gallons
0 - 50,000	\$4.28 per 1,000 gallons	\$10.66 per 1,000 gallons
50,001 - 100,000	\$4.90 per 1,000 gallons	\$12.21 per 1,000 gallons
100,001 - 200,000	\$5.51 per 1,000 gallons	\$13.70 per 1,000 gallons
200,001 - 500,000	\$6.08 per 1,000 gallons	\$15.25 per 1,000 gallons
500,001 and above	\$6.70 per 1,000 gallons	\$16.74 per 1,000 gallons
Administrative Fee	\$11.33 flat rate	\$28.33 flat rate

SPRINKLER WATER BILLS

Sprinkler Usage is Billed Quarterly

Consumption Gallons	Rate per Thousand Gallons	Out-of-Town Rate per Thousand Gallons
0 - 2,000	\$13.86 flat rate	\$34.56 flat rate
2,001 - 8,000	\$4.38 per 1,000 gallons	\$10.97 per 1,000 gallons
8,001 - 14,000	\$6.29 per 1,000 gallons	\$15.71 per 1,000 gallons
14,001 - 20,000	\$8.81 per 1,000 gallons	\$21.94 per 1,000 gallons
20,001 and above	\$17.56 per 1,000 gallons	\$43.83 per 1,000 gallons
Administrative Fee	\$3.20 flat rate	\$7.94 flat rate

RESIDENTIAL SEWER RATES

Consumption Gallons	Rate per Thousand Gallons	Out-of-Town
		Rate per Thousand Gallons
0 - 2,000	\$7.94 per 1,000 gallons	\$19.78 per 1,000 gallons
2,001 - 8,000	\$8.55 per 1,000 gallons	\$21.33 per 1,000 gallons
8,001 - 25,000	\$9.17 per 1,000 gallons	\$22.82 per 1,000 gallons
25,000 - 100,000	\$9.74 per 1,000 gallons	\$24.36 per 1,000 gallons
100,001 - 1,000,000	\$10.51 per 1,000 gallons	\$26.17 per 1,000 gallons
1,000,001 and above	\$10.97 per 1,000 gallons	\$27.40 per 1,000 gallons
Administrative Fee	\$7.94 flat rate	\$19.78 flat rate

COMMERCIAL SEWER RATES

Consumption Gallons	Rate per Thousand Gallons	Out-of-Town
		Rate per Thousand Gallons
0 - 2,000	\$6.60 per 1,000 gallons	\$16.43 per 1,000 gallons
2,001 - 8,000	\$7.32 per 1,000 gallons	\$18.29 per 1,000 gallons
8,001 - 25,000	\$7.94 per 1,000 gallons	\$19.78 per 1,000 gallons
25,000 - 100,000	\$8.55 per 1,000 gallons	\$21.33 per 1,000 gallons
100,001 - 1,000,000	\$9.17 per 1,000 gallons	\$22.82 per 1,000 gallons
1,000,001 and above	\$9.74 per 1,000 gallons	\$24.36 per 1,000 gallons
Administrative Fee	\$10.97 flat rate	\$27.40 flat rate

GREASE TRAP FEES

900 Gallons	Town Cost plus 7%
1,000 Gallons	Town Cost plus 7%
1,500 Gallons	Town Cost plus 7%
2,000 Gallons	Town Cost plus 7%
Interceptors	Town Cost plus 7%

OTHER UTILITY SYSTEM CHARGES

Water & Sewer Extensions

Water Tap - 3/4"	\$ 1,540.00
Water Tap - 1"	\$ 1,650.00
Water Tap - 2"	Town Cost plus 15%
Large Tap (Contractor Installed)	Town Cost plus 15%
Non-Standard Water Tap	Town Cost plus 15%
Sprinkler Non-Main Tap 3/4"	\$ 1,540.00
Sprinkler Non-Main Tap 1"	\$ 1,650.00
Sewer Tap - 4"	\$ 1,540.00
Sewer Tap - 6"	\$ 1,650.00
Non-Standard Sewer Tap	Town Cost plus 15%
Industrial/Commercial Tap	Town Cost plus 15%
Meter Replacement 3/4"	\$ 400.00
Meter Replacement 1"	\$ 450.00
Meter Replacement 2" e series	Town Cost plus 15%
MTU Replacement	\$ 250.00
Meter Lid Replacement	\$ 75.00
Meter Box Replacement	\$ 150.00

Tap fees levied by this Section shall be considered as development fees, applicable to all new service points, and must be paid in full prior to receiving the water/sewer service.

Section 6:

Utility deposits are to be charged at \$200 (social security card provided) and \$300 (no social security card) per residential renter or residential homeowner account.
A deposit may be reduced by 50% based upon a good independent credit report provided by the customer.
Utility deposits for commercial/business accounts are to be charged at \$400.
A deposit may be reduced by 50% based upon a good independent credit report provided by the customer.
Utility deposits for industrial/institutional accounts are to be charged at \$1,350.
A deposit may be reduced by 50% based upon a good independent credit report provided by the customer.
The deposit for all utility accounts will be applied to the final bill when the account is closed.

Section 7:

Residential/commercial delinquent accounts are to be charged a fee of \$30.
Industrial and institutional delinquent accounts are to be charged a fee of 5% of the bill owed.
Discounts/reconnect fee for nonpayment is to be \$100. After business hours, the reconnect fee is to be \$300.

Section 8:

A monthly fee of \$29.66 is to be charged for the purpose of residential solid waste collection as well as a \$4.48 per month/per cart Recycle fee. A fee of \$9.12 per month is to be charged for weekly leaf and limb pick-up. Any non-ordinance standard limbs, leaves or other demolition pickups are to be charged actual disposal cost. Requests for additional 90-gallon waste containers over the one (1) provided will be charged \$17.36 per month.

Section 9:

A minimum monthly industrial and commercial solid waste fee of \$33.58 per month is to be charged for one (1) 90-gallon cart with an optional leaf and limb fee of \$10.36 per month and optional Recycle fee of \$4.48 per month/per cart. The following cost schedule applies for dumpster use per pick-up:

2 Yard Container	\$94.20	6 Yard Container	\$252.77
4 Yard Container	\$170.26	8 Yard Container	\$336.51

Section 10:

There are Recycle Dumpsters available for the following monthly charge:

2 Yard Container	\$123.55	6 Yard Container	\$131.23
4 Yard Container	\$127.42	8 Yard Container	\$137.15

The Recycle Dumpsters will be dumped once a week

Section 11:

The Town's vehicle tag fee is to be charged \$5.00 per vehicle accounted for in the General Fund revenues that are now collected by the County and included in the Vehicle Tax Notices.

Section 12:

To achieve a self-sufficient financial goal, the Town-controlled revenue generating service fee listing is attached effective 7/1/2026.

Section 13:

Authorized trips in which employees or officials use a personal vehicle are to be reimbursed at the current reimbursement rate established by the IRS on a per mile basis or by actual gasoline receipt, as determined by the Town Manager. Lodging and meal reimbursements are to be reimbursed at the travel rates per the Joint Federal Travel Regulations (JFTR) or those exceptions approved by the Town Manager.

Section 14:

A 3.00% COLA increase to employee salary shall be made for regular Town employees.

Section 15:

The Budget Officer is hereby authorized to transfer appropriations within a fund as contained herein under the following conditions:

- a. He/She may transfer amounts between objects of expenditures within a department without limitation and without a report being required.
- b. He/She may transfer amounts not to exceed \$10,000 on any single transfer between departments of the same funds with an official report on such transfers at the next regular meeting of the Town Council.
- c. He/She may not transfer any amounts between funds for appropriations within another fund without approval from the Town Council.
- d. He/She may execute informal contracts of less than \$30,000 provided that the purchase, service, or project improvement was previously included in a Town Council approved budget.

Section 16:

Copies of this Budget Ordinance shall be furnished to the Town Clerk, Budget Officer, and other Department Heads of the Town of Elizabethtown to be kept on file by them for their direction in the disbursement of funds.

Upon introduction of this Ordinance by Council member _____ and
seconded by Council member _____, this ordinance is hereby
adopted this the _____ day of June 2026.

Sylvia Campbell, Mayor

Attest:

Ayes: _____

Nays: _____

Absent: _____

Clerk to the Board

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Resolution

AGENDA SECTION: ORDINANCES/RESOLUTIONS/PROCLAMATIONS

SUBJECT: Resolution #2026-21 - Naming the Airport Terminal Building Classroom To Honor the Memory of Mr. Frederick M. Tate

BACKGROUND: Town Manager Eddie Madden may be called upon to present this agenda item. This resolution will be presented at Mr. Tate's Memorial Service.

COPY OF RESOLUTION PROVIDED.

SUGGESTED ACTION: Council is requested to adopt the Resolution.

ATTACHMENTS:

Resolution - Naming of Terminal Building Classroom to honor memory of Frederick M. Tate - 6.29.26.pdf



TOWN OF ELIZABETHTOWN

Resolution

To Name the Classroom at the Elizabethtown Airport Terminal Building To Honor the Memory of Frederick M. Tate

#R-2026-21 – DRAFT

WHEREAS, the Curtis L. Brown Jr. Field is a rural Airport that is located adjacent to the Industrial Park, Elizabethtown, N.C.; and

WHEREAS, Frederick (Fred) M. Tate made significant contributions to the Elizabethtown community by serving as Chairman of the Elizabethtown Airport/Economic Development Commission for 39 years and saw to fruition projects at this rural Airport; and

WHEREAS, it is fitting to recognize and honor individuals who have positively impacted our community through their service and dedication; and

WHEREAS, a request has been made to name the Classroom at the Elizabethtown Airport Terminal Building to honor the memory of Frederick M. Tate; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council Members that the Elizabethtown Airport Terminal Building Classroom be named “Frederick (Fred) M. Tate” Classroom to honor his memory.

Adopted this the 29th day of June, 2026.

Sylvia Campbell, Mayor



Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: ADMINISTRATIVE MATTERS

SUBJECT: Proposal for Governmental Affairs Consulting and Legislative Lobbying Services - Electus Governmental Affairs, Inc.

BACKGROUND: Town Manager Eddie Madden may be called upon to present this agenda item.

COPY OF ELECTUS GOVERNMENTAL AFFAIRS, INC. PROPOSAL PROVIDED.

SUGGESTED ACTION: Council is requested to consider the Legislative Lobbying Services Proposal.

ATTACHMENTS:
[Electus Governmental Affairs Proposal - 6.15.26.pdf](#)



PROPOSAL FOR GOVERNMENTAL AFFAIRS CONSULTING AND LEGISLATIVE
LOBBYING SERVICES PROVIDED BY ELECTUS GOVERNMENTAL AFFAIRS, INC.
(EGA)

The following constitutes a proposed agreement (or the "Agreement") between Town of Elizabethtown ("Client") and Electus Governmental Affairs, Inc. ("EGA" or "Consultant"). Agreement is entered into effective as of July 1, 2026 ("Effective Date"), by and between EGA or Consultant and Client. Consultant agrees to provide governmental affairs consulting and legislative lobbying services as described herein ("Services") to Client for the term of this Agreement.

Scope of Association: The Consultant agrees to represent and advise the Client on all matters pertaining to the Client in the state of North Carolina ("Service Area"). The Consultant will represent the Client's interests by providing Services to include regulatory and budgetary lobbying, policy consultation, governmental outreach on the local, state, and federal levels, support with strategic planning, monitoring of new and pending legislation, and additional Services pertinent to the operational success of the Client.

Term: This Agreement shall commence on July 1, 2026 ("Effective Date"), and continue through June 30, 2027.

Fees: The Compensation to the Consultant is an annual total of \$60,000. Client will be billed a monthly retainer of \$5,000 beginning July 1, 2026, through the Term of the Agreement. Client is responsible for paying all registration fees to the NC Secretary of State. Registrations will be handled by the Consultant and the Client will be invoiced when due. Payment of invoices is due by the 25th of each month. Invoices will be sent by the 25th of the prior month. Payment of invoices must be received in the month that they are due.

Compliance: Consultant agrees to comply with all applicable laws, rules and regulations. Consultant represents and warrants to Client that (i) it has obtained all licenses, permits, and/or approvals and has made all required registrations and disclosures necessary for the performance of the Services, (ii) the provision of the Services under this Agreement is not a violation of any such licenses, permits,

approvals, registrations or disclosures, and (iii) the provision of Services under this Agreement is not in violation of any applicable law or regulation. Consultant shall ensure compliance with all legally required reports related to the Services provided, unless explicitly prohibited from doing so by applicable law. Consultant shall maintain good standing and compliance with the rules and requirements of the Chapter 120C of the North Carolina General Statutes and any other rules or regulations applicable to the provision of the Services described herein.

Confidential Information: Consultant shall preserve in strict confidence any information ("Confidential Information") it obtains from or through the Client in connection with the performance of this Agreement. This obligation of confidence shall not apply to: (i) information that is known to Consultant prior to obtaining it from the Client; (ii) information that is obtained by Consultant from a third party who did not receive it directly or indirectly from the Client; and (iii) information required by subpoena. This provision shall remain in force notwithstanding termination of the Agreement. At the expiration or termination of the Agreement, the Consultant shall, except as required by applicable law or Client's insurance requirements, upon Client's written request either (i) return to Client all Confidential Information and all copies and notes of such Confidential Information in the possession of the Consultant, or (ii) destroy such Confidential Information and all copies and notes of such information in the possession of the Consultant, and in both cases, the Consultant shall promptly thereafter certify in writing that it has done so.

Contract Termination: This Agreement may be terminated by either party, with or without cause, at any time during the Term upon thirty (30) days' prior written notice to the other party, unless a shorter period is agreed to by both the Consultant and the Client in writing; said Notice is sufficient if sent to the email address belonging to the Client or to the Consultant. In the event the Agreement is terminated, Consultant will be paid fees and expenses up to the date of termination, but Client shall not be obligated to pay for remaining months left on term.

Indemnity: Consultant agrees to indemnify and hold harmless the Client and Client's respective officers, directors, employees, accountants, attorneys, agents, affiliates, successors and assigns from and against any and all third party claims, damages, liabilities, costs and expenses, including reasonable legal fees and expenses, resulting from, arising out of, or related to Consultant's acts, omissions or representations, and/or resulting from, arising out of, or related to any breach of any warranty, representation, covenant, or any other term or condition contained in this Agreement by Consultant.

Limitation on Liability: In no event shall Client or its respective officers, directors, employees or representatives be liable for any consequential, special or indirect damages arising hereunder, even if a party has been advised of the possibility of such claims.

No Public Statements: Consultant agrees to refrain from making any statements to the press, media or general public ("Public Statements"), whether written or oral, on behalf of or concerning the Client, Services, or the subject matter of this Agreement, without the prior approval of the Client. "Public Statements" shall not include private discussions with lobbyists, local elected officials, union leaders, members of the North Carolina General Assembly, government employees and officials, and their representatives and consultants, nor testimony to or before the North Carolina General Assembly or other local boards/councils to the extent given in compliance with the section below.

Pre-Approval of Any Testimony or Written Materials: Consultant shall obtain Client's prior approval before giving formal written or oral testimony on Client's behalf or in Consultant's capacity as Client's representative. Any written materials submitted by Consultant on behalf of Client shall be approved in advance by Client.

Independent Contractor: The relationship between Client and Consultant established by this Agreement is that of independent contractor, and nothing herein contained shall be construed as creating a relationship of employer and employee or principal and agent between them. Consultant shall neither act nor make any representation that it is authorized to act as an employee, agent, or officer of Client. Neither party shall have any right, power or authority to create any obligation, express or implied, on behalf of the other party. Consultant agrees to maintain commercially reasonable data privacy and security safeguards to protect against the unauthorized access, destruction, loss, alteration, or disclosure of the Confidential Information in its possession.

Conflicts of Interest: Consultant has evaluated this engagement for conflicts of interest and is not presently aware of any conflicts of interest. It is possible that during the Term some of Consultant's present or future clients may have interests, transactions or disputes adverse to Client. Consultant agrees to promptly notify Client upon discovery of any conflicts of interest. In such cases, Consultant may seek to rectify conflicts between clients, if possible, and may request a waiver in each instance in order to represent another client or prospective client with interests adverse to Client. Client agrees that in each instance where Consultant requests a waiver in order to represent another client or prospective client adverse to Client, Client will provide its grant or

denial of such waiver within 5 business days; provided, however, that Client shall have the sole and absolute discretion to grant or deny such waiver.

Entire Agreement: This Agreement is the entire agreement between Consultant and Client with respect to its subject matter, and it supersedes all prior agreements, representations and understandings, whether express or implied and whether oral or written. Any modification to this Agreement must be in writing signed by an officer or authorized representative of each Party.

Severability: All parts of this Agreement, which are found to conflict with any law of the State of North Carolina shall be null and void, without affecting the enforceability of the surviving portions of the Agreement (except any finding that makes null and void the Fees section of this Agreement shall immediately terminate the whole of the Agreement.)

Governing Law: The parties agree that this Agreement will be governed by and construed under the laws of North Carolina without regard to its conflicts of law provisions.

Assignment: Consultant may not assign this Agreement without the prior written consent of Client. If the Client finds the terms acceptable, the Client should sign the proposal and return the signed copy back to EGA. The proposal will not be a fully executed contract until signed by both parties, at which time a copy of which will be provided to the Client, with the aforementioned Effective Date.

Electus Governmental Affairs, Inc.

By: _____

Date: _____

Dodie B. Renfer, President

Town of Elizabethtown

By: _____

Date: _____

Eddie Madden, Town Manager

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COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: ADMINISTRATIVE MATTERS

SUBJECT: Final Budget Amendment - FY 2025-2026 - #2026-04

BACKGROUND: Finance Director Regina Valenta may be called upon to present this agenda item. This is the FY close-out amendment for FY 2025-2026.

COPY OF BUDGET AMENDMENT PROVIDED.

SUGGESTED ACTION: Council is requested to consider the Final Budget Amendment for FY 2025-2026.

ATTACHMENTS:
[Final Budget Amendment - 2026-04 - 6.29.26.pdf](#)

Town of Elizabethtown
Budget Amendment #2026-04 (EOY)
FY 2025 - 2026

The Town of Elizabethtown Town Council, at a meeting on the 29th day of June, 2026 passed the following ordinance.

BE IT ORDAINED that the following budget amendment be approved for the fiscal year ending June 30, 2026.

ACCOUNT CLASSIFICATION	APPROVED BUDGET FY 2025-2026	Increase/ (Decrease)	APPROVED REVISED BUDGET
Revenues:			
Ad Valorem Taxes	\$ 1,979,500.00	\$ -	\$ 1,979,500.00
Business District Taxes	\$ 40,500.00	\$ -	\$ 40,500.00
Motor Vehicle Taxes	\$ 221,000.00	\$ -	\$ 221,000.00
Interest & Penalties on Taxes	\$ 3,300.00	\$ -	\$ 3,300.00
Local Option Sales Tax	\$ 825,000.00	\$ -	\$ 825,000.00
Franchise Taxes	\$ 313,000.00	\$ -	\$ 313,000.00
Interest on Investments	\$ 180,000.00	\$ 35,000.00	\$ 215,000.00
Powell Bill Funds	\$ 135,000.00	\$ -	\$ 135,000.00
Other Revenue	\$ 2,190,277.00	\$ 140,550.00	\$ 2,330,827.00
Fund Balance Appropriated	\$ 394,918.00	\$ -	\$ 394,918.00
TOTAL GENERAL FUND 10 REVENUE	\$ 6,282,495.00	\$ 175,550.00	\$ 6,458,045.00
Town/County Contribution	\$ 90,000.00	\$ -	\$ 90,000.00
Hangar Revenue	\$ 73,200.00	\$ 6,500.00	\$ 79,700.00
Fuel Sales Revenue	\$ 240,000.00	\$ 43,500.00	\$ 283,500.00
Other Revenue	\$ 9,700.00	\$ -	\$ 9,700.00
Fund Balance Appropriated	\$ 3,050.00	\$ -	\$ 3,050.00
TOTAL AIRPORT FUND 15 REVENUE	\$ 415,950.00	\$ 50,000.00	\$ 465,950.00
Water Usage Charges	\$ 936,400.00	\$ -	\$ 936,400.00
Sewer Usage Charges	\$ 1,172,400.00	\$ 100,000.00	\$ 1,272,400.00
Late/Reconnect Fees	\$ 85,000.00	\$ -	\$ 85,000.00
Other Revenue	\$ 285,184.00	\$ (151,234.00)	\$ 133,950.00
TOTAL UTILITY FUND 30 REVENUE	\$ 2,478,984.00	\$ (51,234.00)	\$ 2,427,750.00

ACCOUNT CLASSIFICATION	APPROVED BUDGET FY 2025-2026	Increase/ (Decrease)	APPROVED REVISED BUDGET
Expenditures:			
Governing Body	\$ 64,400.00	\$ -	\$ 64,400.00
Administration	\$ 537,744.00	\$ -	\$ 537,744.00
Finance	\$ 292,480.00	\$ 22,500.00	\$ 314,980.00
Public Services	\$ 811,335.00	\$ -	\$ 811,335.00
Technology	\$ 85,516.00	\$ 46,500.00	\$ 132,016.00
Public Facilities	\$ 306,676.00	\$ 57,500.00	\$ 364,176.00
Police	\$ 1,583,502.00	\$ 28,730.00	\$ 1,612,232.00
Fire	\$ 1,012,058.00	\$ (2,180.00)	\$ 1,009,878.00
Streets	\$ 19,550.00	\$ -	\$ 19,550.00
Powell Bill	\$ 404,149.00	\$ -	\$ 404,149.00
Solid Waste	\$ 602,900.00	\$ -	\$ 602,900.00
Planning	\$ 148,865.00	\$ 22,500.00	\$ 171,365.00
Farmer's Market	\$ 8,468.00	\$ -	\$ 8,468.00
Recreation	\$ 16,750.00	\$ -	\$ 16,750.00
Airport	\$ 68,700.00	\$ -	\$ 68,700.00
Special Appropriations	\$ 289,402.00	\$ -	\$ 289,402.00
Restricted Grants & Donations	\$ 30,000.00	\$ -	\$ 30,000.00
TOTAL GENERAL FUND 10 APPROP.	\$ 6,282,495.00	\$ 175,550.00	\$ 6,458,045.00
Airport Expenses	\$ 415,950.00	\$ 50,000.00	\$ 465,950.00
TOTAL AIRPORT FUND 15 APPROP.	\$ 415,950.00	\$ 50,000.00	\$ 465,950.00
Water Services	\$ 1,223,211.00	\$ (151,234.00)	\$ 1,071,977.00
Sewer Services	\$ 1,155,773.00	\$ 100,000.00	\$ 1,255,773.00
Utility Appropriations	\$ 100,000.00	\$ -	\$ 100,000.00
TOTAL UTILITY FUND 30 APPROP.	\$ 2,478,984.00	\$ (51,234.00)	\$ 2,427,750.00

DULY ADOPTED this 29th day of June 2026 by the Elizabethtown Town Council at Elizabethtown, North Carolina

Sylvia Campbell, Mayor

Attest: _____
Juanita Hester, Town Clerk

Eddie Madden, Town Manager

TOWN OF ELIZABETHTOWN
BUDGET AMENDMENT #2026-04 (EOY)
June 29, 2026

GENERAL FD 10

Account Number

Description

Amount

Justification

Revenue				
10-3200-335	ABC Revenue		\$ 100,000.00	Additional allocation from Etown ABC Board
10-3400-300	Interest Earnings		\$ 35,000.00	Adjust to actual received
10-3500-320	Insurance Refunds		\$ 5,550.00	Insurance refund received (Police)
10-3500-331	Miscellaneous Revenue		\$ 35,000.00	Adjust to actual received

TOTAL

\$ 175,550.00

Expenditures

10-4130-121	Finance - Salaries & Wages		\$ 10,500.00	Underbudgeted
10-4130-399	Finance - Services - Other		\$ 12,000.00	Underbudgeted
10-4150-218	Technology - Computer Software & Supp		\$ 2,500.00	Underbudgeted
10-4150-218	Technology - IT Contracted Services		\$ 44,000.00	Underbudgeted
10-4190-211	Pub Fac - Repairs - Supplies - Janitorial		\$ 2,500.00	Underbudgeted
10-4190-280	Pub Fac - Repairs - Supplies - Propane		\$ 4,000.00	Underbudgeted
10-4190-332	Pub Fac - Repairs - Utilities - Propane		\$ 1,500.00	Underbudgeted
10-4190-351	Pub Fac - Repairs - Buildings		\$ 14,000.00	Underbudgeted
10-4190-331	Pub Fac - Electricity		\$ 21,500.00	Underbudgeted
10-4190-399	Pub Fac - Service -Other		\$ 8,500.00	Underbudgeted
10-4190-461	Pub Fac - Non-Capitalized Equipment		\$ 3,000.00	Underbudgeted
10-4190-499	Pub Fac - Miscellaneous		\$ 2,500.00	Underbudgeted
10-4310-353	Police - Repairs - Vehicle		\$ 5,550.00	Insurance refund received
10-4340-121	Fire - Salaries and Wages		\$ 21,000.00	Underbudgeted
10-4910-399	Planning - Services - Other		\$ 22,500.00	Underbudgeted
10-4340-500	Fire - Amendment 2026#01 9/8/2025, wrong dept		\$ (23,180.00)	Posting error (GL acct Fire, should be Police)
10-4310-500	Police - Amendment 2026#01 9/8/2025, correction		\$ 23,180.00	Correct posting error

TOTAL

\$ 175,550.00

\$

TOWN OF ELIZABETHTOWN
BUDGET AMENDMENT #2026-04 (EOY)
June 29, 2026

AIRPORT FD 15

<u>Account Number</u>	<u>Description</u>	<u>Amount</u>	<u>Justification</u>
Revenue			
15-3000-860	Airport - Hangar Revenue	\$ 6,500.00	Adjust to actual received
15-3000-870	Airport - Fuel Sales Revenue	\$ 43,500.00	Adjust to actual received
TOTAL		<u><u>\$ 50,000.00</u></u>	
Expenditures			
15-8140-201	Airport - Fuel for Resale	\$ 50,000.00	Underbudgeted
TOTAL		<u><u>\$ 50,000.00</u></u>	
		\$ -	

TOWN OF ELIZABETHTOWN
BUDGET AMENDMENT #2026-04 (EOY)
June 29, 2026

UTILITY FD 30

<u>Account Number</u>	<u>Description</u>	<u>Amount</u>	<u>Justification</u>
Revenue			
30-3300-301	Sewere Service Charges	\$ 97,000.00	Adjust to actual received
30-3300-303	Sewer Tap Charges	\$ 3,000.00	Adjust to actual received
30-3900-301	Utility Fund Balance Appropriated	\$ (151,234.00)	To reverse budget amendment 2026-#03 for land transferred to BBAI
	TOTAL	\$ (51,234.00)	
Expenditures			
30-7140-500	Sewer - Capitalized Equipment	\$ 100,000.00	Underbudgeted
30-7130-505	Water - Loss of Disposition of Fixed Assets	\$ (151,234.00)	To reverse budget amendment 2026-#03 for land transferred to BBAI (only removing portion for BBAI, \$132,250 left to show sell of land)
30-7130-500	Water - Capital Outlay	\$ (12,600.00)	Reclass budget amendment 2026-#03 to non-capital expenditure
30-7130-499	Miscellaneous	\$ 12,600.00	Reclass budget amendment 2026-#03 to non-capital expenditure
	TOTAL	\$ (51,234.00)	

\$ -

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COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: ADMINISTRATIVE MATTERS

SUBJECT: Hangar Lease Agreement - Med-Trans (Cape Fear Valley/Bladen County Hospital Life Flight)

BACKGROUND: Town Manager Eddie Madden may be called upon to present this agenda item.

COPY OF DRAFTED HANGAR LEASE AGREEMENT PROVIDED.

SUGGESTED ACTION: Council is requested to review the drafted Hangar Lease Agreement for Med-Trans and provide direction as to proceeding with preparation of final Lease Agreement.

ATTACHMENTS:

[Drafted Med-Trans Lease Agreement - 6.29.26.pdf](#)

Hangar Lease

This Hangar Lease is entered into by and between Med-Trans Corporation (the "Lessee"), and the Town of Elizabethtown, a NC municipal corporation (the "Lessor"), as of the latest date appearing under their respective signatures below (the "Effective Date"). Lessor and Lessee are sometimes collectively referred to herein as the "Parties" and individually a "Party".

Commented [NY1]: Lessor entity name is needed.

Agreement

1. **Lease.** Lessee desires to lease Lessor's hangar at Airport Road, Elizabethtown NC 28337, comprised of approximately square feet of leasable Hangar space, crew quarters, with office & administrative space, as more particularly described or depicted on Exhibit A, together with a non-exclusive easement appurtenant to the hangar premises for the purpose of taxiing, towing, and moving aircraft between the Hangar and the main Runway/Taxiway System, traversing the designated Apron and Taxiway areas (the "Premises"). In consideration of Lessee's payment of Rent (defined below), Lessor agrees to Lease to Lessee the Premises.

Commented [NY2]: Full address with Hangar designation if any as well as suite numbers for any office space we are including in this.

Commented [NY3]: Total square footage for space(s) we lease.

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- (a) **Lessor's Representations and Warranties.** Lessor represents and warrants to Lessee that, as of the Commencement Date, Lessor will deliver the Premises to Lessee clean and free of debris. Within ten (10) business days following the Commencement Date, Lessor warrants to Lessee, (i) Lessor shall commence Lessor's Work as defined in Exhibit B, (ii) there are currently no local improvement districts, special assessments, or state or local impact fees which are assessed against, encumber or affect the Premises, and, to Lessor's knowledge, none of the foregoing are pending or threatened, and there are no agreements relating to any such improvement districts, special assessments or state or local impact fees to which Lessor or any affiliate or predecessor of Lessor is a party, (iii) by executing this Lease and by allowing Lessee to use the Premises as permitted in this Lease, Lessor is not violating and will not be violating any restrictive covenant or agreement contained in any other lease or contract affecting Lessor or the Premises, (iv) except as disclosed to Lessee in writing prior to Lessee's execution of this Lease, there is no pending litigation, or to Lessor's knowledge threatened litigation, with respect to the Premises involving Lessor, existing Lessees, prior Lessees, adjacent landowners or governmental agencies, and (v) Premises is in compliance with all Applicable Laws, as defined in Exhibit B. Lessor warrants and covenants that it has good and marketable title to the Premises in fee simple and full right and authority to enter into this Lease and to grant to Lessee the leasehold estate and all rights herein granted. If the Premises, or an applicable portion thereof, does not comply with such warranties, Lessor shall be solely responsible for all repairs, replacements and other expenses necessary to rectify such noncompliance.

2. **Use.** Lessee may utilize the Premises to operate a 24-hour Air ambulance operation and related repair & maintenance facilities (including airplane storage without limitation) with office, administrative training, fuel, and other general administrative living quarters and any other services permitted by law. Lessee shall have access to the Premises as needed, 24 hours per day, 7 days per week. Lessee shall abide by all airport rules and regulations, city ordinances, applicable Federal and State statutes, and regulations of the Federal Aviation Administration ("FAA"), including but not limited to those set out in Section 12 herein, as they may from time to time be amended, including environmental laws regarding the handling, discharge, release and dumping of any hazardous substance, and such rules, regulations and ordinances are incorporated by reference into this Lease and made a part hereof.

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3. **Term.** The Lease will commence on April 1, 2026, and expire at midnight Eastern time on the evening of March 31, 2031, and will thereafter automatically renew for nine (9) additional one (1) year terms (each a "Renewal Term"), unless notice of non-renewal is given by Lessee to the Lessor at least thirty (30) days prior to the expiration of the Initial Term or the then current Renewal Term (the "Term"). If any or all the Premises is acquired by the right of condemnation or eminent domain for any public or quasi-public use or purpose, or be sold to a condemning authority under threat of condemnation, or be materially damaged by fire or other casualty, then, at the option of either party, the Term of this Lease

Commented [WW4]: Municipal law will not allow for a lease term of more than 10 years unless treated as a sale under statutory formal bidding requirements.

shall cease and terminate as of the date of title vesting pursuant to such proceeding (or sale) or as of the date of such fire or other casualty. Notwithstanding anything to the contrary, in the event Lessor's Work, as outlined in Exhibit B, is not completed by May 1, 2026, (the "Outside Date") then Lessee, at Lessee's sole discretion, shall have the ongoing right to terminate the Lease by providing Lessor no less than five (5) business days' notice of Lessee's intent to Terminate.

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4. **Breach and Termination.** Notwithstanding the foregoing, this Lease may be terminated prior to normal expiration, (a) if both parties agree in writing, (b) by a non-breaching party, if the breaching party does not promptly cure a material breach following written notice thereof by the non-breaching party, or (c) by Lessee at any time by providing Lessor at least sixty (60) days prior written notice of termination if Lessee ceases to provide air ambulance services to Elizabethtown, North Carolina.

5. **Default.** The following events shall be "Events of Default" under this Lease: (i) Lessee shall fail to pay any installment of Rent as and when the same shall become due and shall not cure such default within ten (10) business days after written notice thereof is given by Lessor to Lessee; or (ii) either Party shall fail to comply with any material term, provision or covenant of this Lease and shall not promptly cure such failure after written notice thereof is given by the non-breaching party. Upon the occurrence of an Event of Default, Lessor or Lessee, as applicable, may terminate this Lease.

6. **Rent; Insurance; Taxes.** Lessee agrees to pay to Lessor rent for use of the Premises equal to three thousand five hundred (\$3,500.00) dollars per month. Lessee shall maintain aviation liability insurance in amounts not less than Fifty Million Dollars (\$50MM) and hull insurance at a stated value for Lessee's aircraft. Lessor shall be named as an additional insured under the liability insurance policy in respect of Lessee's aviation operations. Lessor shall maintain all risk property insurance on the Premises in amounts not less than the reasonable replacement cost thereof. Lessor shall pay, at its expense, all real property taxes and assessments related to the Premises.

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To the extent that any loss, damage or liability is covered by valid and collectible insurance maintained by a Party, or that pursuant to this Lease should have been maintained by such Party, each Party hereby waives all rights of recovery against the other Party. All required insurance policies shall contain a waiver of subrogation. This waiver of subrogation shall not operate to prejudice the Lessee's right of recourse against Lessor as manufacturers, repairers, or servicing agents where such right of recourse would have existed had this Section not been effected under this Lease.

7. **Utilities.** Lessor shall pay for all utilities used or consumed in connection with the Premises.

8. **Maintenance and Repair.** Lessee shall be responsible for any and all damages to the Premises resulting from misuse or negligence of Lessee, its employees or invitees, reasonable wear and tear excepted. Lessor shall be responsible for the repair and maintenance of all structural components and major mechanical repairs and shall maintain the hangar and the Premises in good order and repair. Lessor shall have reasonable access to the hangar for inspection during normal business hours upon at least twenty-four (24) hours advance notice except in the case of emergencies.

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9. **No Brokers.** Each of Lessee and Lessor acknowledges and agrees with the other party that it has not dealt with any real estate broker, agent or finder in connection with this transaction, the commissions of which shall be a charge against the other party hereto or the Premises.

10. **Aircraft Home Base/Housing/Tax Situs.** Lessee shall, at all times during the Term, keep and maintain an aircraft its helicopter (and which may include any replacement or additional aircraft operated by Lessee under this Lease) physically housed and based at the Premises when not engaged in operations or undergoing maintenance (or otherwise absent as permitted below). Lessee shall not establish, or permit to be established, a primary tax situs home base for any such aircraft at any location other than the Premises. In the event Lessee removes the any aircraft from the Premises for a period exceeding ninety (90) consecutive days, Lessee shall notify Lessor in writing within ten (10) days of such removal and shall certify the anticipated duration and intended location of such relocation. Temporary absence for air ambulance operations, training, maintenance, repair, charter, or other operational purposes shall not

constitute a violation of this section, provided the aircraft maintains its primary ~~ex-situ home base~~ at the Premises and is returned to the Premises upon completion of such activity. Lessee acknowledges that the housing and basing of aircraft at the Premises is a material inducement to Lessor's entry into this Lease and that any breach of this section shall constitute a material default entitling Lessor to exercise all remedies available hereunder, including termination.

11. Liability, Indemnification and Defense. Except as specifically provided herein, Lessee shall defend, indemnify and hold Lessor, its agents, employees and contractors, harmless from and against all costs, damages or claims, whether for personal injury, bodily injury or property damage occurring on the Premises ~~arising from Lessee's tenancy or use of the Premises during the Term, except~~ to the extent such damages were ~~not~~ caused by the negligent or willful act, or omission of Lessor, its agents, employees or contractors. Lessee shall, at its own expense, defend all actions brought against Lessor, its agents, employees or contractors for which Lessee is responsible for indemnification hereunder, and if Lessee fails to do so, Lessor (at its option, but without being obligated to do so) may, at the expense of Lessee and upon notice to Lessee, defend such actions and Lessee shall pay and discharge any and all judgments that arise therefrom. The provisions of this Paragraph shall survive the expiration or earlier termination of this Lease.

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12. Incorporation of FAA Guidelines.

- (a) Subordination Clause. This lease shall be subordinate to the provisions of any existing or future agreement between lessor and the United States, or between lessor and the state, relative to the operation or maintenance of the airport, or related facilities, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development or improvement of the airport.
- (b) Nondiscrimination Clause. The Lessee, for itself, its representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree that (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination, (3) that the Lessee shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended. That, in the event of breach of any of the above nondiscrimination covenants, Lessor shall have the right to terminate the lease and to re-enter and as if said lease had never been made or issued. The provision shall not be effective until the procedures of Title 49, Code of Federal Regulations, Part 21 are followed and completed, including exercise or expiration of appeal rights.
- (c) Airport Protection. It shall be a condition of this lease, that the Lessor reserves unto itself, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the real property hereinafter described, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing on, taking off from or operating on the airport. That Lessee expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the hereinafter described real property to such a height so as to comply with Federal Aviation Regulations, Part 77. That the Lessee expressly agrees for itself, its successors and assigns, to prevent any use of the hereinafter described property which would interfere with or adversely affect the operation or maintenance of the airport, or otherwise constitute an airport hazard."

- (d) Property Rights Reserved. This lease and all provisions hereof are subject and subordinate to the terms and conditions of the instruments and documents under which the Lessor acquired the subject property from the United States of America and shall be given only such effect as will not conflict or be inconsistent with the terms and conditions contained in the lease of said lands from the Lessor, and any existing or subsequent amendments thereto, and are subject to any ordinances, rules or regulations which have been, or may hereafter be adopted by the Lessor pertaining to the Airport. Lessor reserves the right to close the airport facility, including, but not limited to, the runway, taxiway, apron, terminal building, and automobile parking facilities when reasonably necessary. This shall be at the airport's sole discretion for the purpose of maintenance, repair, further development or construction, or for the safety of the general public.
- (e) This lease and all provisions hereof are subject to all applicable Federal Aviation Administration contract provisions required under the Contract Provisions Guidelines for Obligated Sponsors and Airport Improvement Program Projects (current edition issued on March 17, 2026), and the same are incorporated into this Lease by reference as if fully set out herein.

9.13. Miscellaneous.

- (a) **Entire Agreement.** This Lease contains the entire agreement of the parties hereto with respect to the subject matter hereof and can be altered, amended or modified only by written instrument executed by all such parties. The captions used in this Lease are for convenience only and shall not be deemed to amplify, modify or limit the provisions hereof. The relationship between Lessee and Lessor at all times shall remain solely that of Lessee and Lessor and shall not be deemed a partnership or joint venture. This Lease shall be binding upon and shall inure to the benefit of the undersigned parties and their respective heirs, legal representatives, successors and assigns.
- (b) **Notices.** All notices, approvals, consents, claims and other communications, including requests for any of the foregoing, required to be made or otherwise given hereunder (sometimes referred to as a "Notice"), shall be in writing, sent via nationally recognized courier or certified US mail, addressed as indicated below, and will be deemed to have been given upon delivery; provided that, if a notice does not concern breach, termination, or extension of the Term, it also may be communicated electronically, by email, if the electronic delivery and receipt is confirmed in writing, which confirmation may be made by email. All notices must be sent to the addresses set forth in the signature page hereto or such other address as a party may in the future specify in writing to the other party.
- (c) **Choice of Law.** This Lease shall be governed by and construed in accordance with the laws of the state where the Premises are located. In the event any action or proceeding is brought by either party against the other arising out of the terms of this lease, the prevailing party shall be entitled to recover reasonable attorneys' fees and expenses incurred in connection with such action or proceeding.
- (d) **Severability.** In case any one or more of the provisions contained in this Lease shall for any reason be held invalid, illegal or unenforceable in any respects, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Lease shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
- (e) **Assignment.** Lessee may not assign its rights under this Lease or sublease any portion of the Leased Premises to any party without the prior written consent of the Lessor. Notwithstanding the foregoing, this Agreement may be assigned to any corporation or other entity of any kind succeeding to the business of the assigning party in connection with the merger, consolidation or transfer of all or substantially all of the assets and business of the assigning party to such successor. This Agreement may also be assigned to any subsidiary or parent corporation or other affiliate of the assigning party. In such circumstances, the assigning party shall notify the other party of such assignment no later than thirty (30) days after closure of the transaction resulting in such

assignment.

- (f) **Estoppel Certificates.** Lessee and Lessor agree to execute and deliver to each other, within ten (10) business days after request by the other party, a certificate evidencing: (i) whether or not this Lease is in full force and effect; (ii) whether or not this Lease has been modified or amended in any respect, and submitting copies of such modifications or amendments, if any; (iii) whether or not there are existing defaults hereunder to the knowledge of the party executing such certificate, and specifying the nature of such defaults, if any; and (iv) such other matters as may be reasonably requested by the other party.
- (g) **Authority to Sign and Enter Into Agreement.** Each of the undersigned directly and expressly represents and warrants that he/she has been given and has received and accepted authority to sign and execute this Agreement on behalf of the party for whom it is indicated he/she has signed, and further has been expressly given and received and accepted authority to enter into this Agreement on behalf of such party with respect to the matters contained herein and as stated herein. Any breach of this provision will constitute an incurable event of default under this Agreement entitling the non-breaching Party to, among other things, immediately terminate this Agreement without penalty or further obligation hereunder.
- (h) **Counterparts; Electronic Signatures.** This Lease may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Delivery of a copy of this Lease or any other document contemplated hereby bearing an original or electronic signature by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature and may be used in lieu of the original Lease for all purposes. Each party agrees that the use of electronic signatures, whether digital or encrypted, in this Lease are intended to authenticate this writing and to have the same force and effect as manual signatures.

SIGNATURE PAGE FOLLOWS

By signing below, each Party acknowledges that the undersigned acknowledges has carefully read and fully understands this Agreement, and each Party agrees to be bound by the terms of this Agreement.

Lessor

Address 805 W. Broad Street

City/State/Zip PO Box 700

Elizabethtown, NC 28337

Attn: Town Manager

Email: emadden@elizabethtownnc.org

____Email: GMRLeaseManagement@gmr.net

Med-Trans Corporation

____At Premises

____Elizabethtown, NC, 28337

____Attn: AVP, Flight Operations

With Mandatory Copies to:

Med-Trans Corporation

4400 TX State Hwy 121, Ste 700

Lewisville, TX, 75056

Attn: Law Department

Email: Legal@gmr.net

Attachments:

Exhibit A – Description of Premises

Exhibit B – Work Letter

Exhibit A
Description of Premises

12

Exhibit B
Lessor's Work

This Exhibit B sets forth the rights and obligations of the Parties with respect to the construction of the Premises under the Lease. This Exhibit B is incorporated fully into the Lease. In the event of any conflict between the provisions of this Exhibit B and the provisions of any other construction or buildout documents including, but not limited to, any Lessee design criteria documents, the provisions of this Exhibit B shall control.

1. **Lessor's Work.** Lessor, at Lessor's sole cost and expense and in a good and workmanlike manner, shall perform the work necessary to construct the Premises ("Lessor's Work") in accordance and conformance with the Plans and Specifications (defined below) and all applicable laws, rules, regulations, codes and ordinances set by all governmental authorities having jurisdiction over the Premises, including those pertaining to hazardous materials or substances, ingress and egress, and handicapped facilities including the Americans with Disabilities Act (the "Applicable Laws"). Lessor's Work shall be warranted a minimum of one (1) year from the Commencement Date. Lessee shall be entitled to receive the benefit of any manufacturer warranties if longer in duration.

2. **Plans and Specifications - Initial Draft.** Within ten (10) business days following the Commencement Date, Lessor, at its sole expense, will provide Lessee with reasonably detailed plans and specifications for the Premises to be constructed (the "Plans and Specifications"). The Plans and Specifications shall be prepared by Lessor's Architect. The Plans and Specifications will be developed in substantial accordance with the "Lessee's Specifications" detailed in Attachment I of this Exhibit B. The Plans and Specifications will contain construction drawings, plans, documents (including detailed locations and dimensions) and mechanical, electrical, and plumbing drawings necessary to complete Lessor's Work. The Plans and Specifications must comply with all Applicable Laws.

3. **Plans and Specifications - Approval Process.** Lessee will provide Lessor with its approval or rejection of the Plans and Specifications within ten (10) business days following receipt thereof. Lessee's failure to timely respond shall be deemed Lessee's acceptance of the Plans and Specifications. If Lessee rejects the Plans and Specifications, then Lessee will also provide the reason for its rejection and suggestions for modifications. If Lessee timely reject the Plans and Specifications, Lessor will modify the Plans and Specifications in accordance with Lessee's suggestions and resubmit the updated Plans and Specifications to Lessee within five (5) business days thereafter. This process will continue until Lessee approves the Plans and Specifications. The Plans and Specifications will be referred to as the "Final Plans and Specifications" once approved and signed by both Lessor and Lessee. The Final Plans and Specifications will be attached to this Exhibit B as Attachment II.

4. **Permits.** Promptly following agreement to the Final Plans and Specifications, Lessor shall apply for and use good faith efforts to obtain building permits and other approvals from governmental authorities (collectively, "Permits") as are necessary to commence construction of Lessor's Work. If Lessor is unable to obtain the Permits within ninety (90) days after agreement to the Final Plans and Specifications, then Lessee shall have the right to terminate this Lease at no penalty to Lessee by providing written notice to Lessor and this Lease shall cease as of the date of the notice and neither Party shall have any further rights or obligations thereunder.

5. **Construction.** Promptly following Lessor's receipt of the Permits, Lessor shall commence Lessor's Work and pursue to completion with due diligence in strict conformance with the Final Plans

and Specifications. Lessor's Work will be constructed with high quality construction materials suitable for Lessee's Permitted Use and as required to satisfy good and prudent construction practices. Lessor must obtain Lessee's prior written approval to use any materials other than those prescribed in the Final Plans and Specifications. Lessee's approval will not be unreasonably withheld or delayed provided the alternative materials are of similar quality and standard to those in the Final Plans and Specifications. Lessor will keep Lessee's representative informed of the progress and the estimated completion date for each portion of the Lessor's Work. Lessor will notify Lessee within five (5) business days after the occurrence of any event that results in any material changes in the Lessor's construction schedule for the furnishing of any labor and materials required for the construction work to be performed by the Lessor under this Exhibit B. Furnishing of such notices shall not relieve Lessor of any of its liability or obligations under this Exhibit B.

6. **Lessee Change Orders.** Lessee may request changes to the Final Plans and Specifications by submitting a written request to Lessor. Lessor shall promptly provide Lessee with a binding statement of additional costs to implement such request, if any. If Lessee still desires the requested change, Lessee shall then submit an official signed change order request (a "Lessee Change Order") to Lessor to implement the change. If Lessee submits a Lessee Change Order, Lessor will promptly implement the Lessee Change Order. Lessee will be responsible for the cost of any Lessee Change Orders which must be paid to Lessor prior to implementation of the applicable Lessee Change Order.

7. **Lessor Change Orders.** If Lessor desires to deviate from the Final Plans and Specifications while completing Lessor's Work, Lessor must submit a reasonably detailed written request to Lessee describing the deviation, including potential impacts to the construction timeline (a "Lessor Change Order"). If the Lessor Change Order request is required by good and prudent construction practices, the Permits, or Applicable Laws, then Lessee shall not unreasonably withhold its consent to the applicable Lessor Change Order. Otherwise, Lessee may withhold its consent to a requested Lessor Change Order in Lessee's reasonable discretion. Each Lessor Change Order will not be official until signed and agreed to by both Lessor and Lessee.

8. **Lessee-Caused Delays.** A "Lessee-Caused Delay" means an actual delay resulting from any of the following: (i) Lessee's failure to act or respond within a time period or by a deadline as may be expressly required of Lessee under the terms of the Exhibit B or (ii) the acts of Lessee or its agents or contractors, provided, however, no such acts under this clause (ii) shall be a basis for a "Lessee Delay" unless and until such acts continue for two (2) business days after Lessee's receipt of written notice thereof (which details the conduct of Lessee or its agents or contractors causing the alleged delay) from Lessor.

9. **Lessor-Caused Delays.** A "Lessor-Caused Delay" means an actual delay resulting from any of the following: (i) Lessor's failure to settle disputes between subcontractors, (ii) Lessor's failure to act or respond within a time period or by a deadline as may be expressly required of Lessor under the terms of this Exhibit B, or (iii) the acts of Lessor or its agents or contractors, provided, however, no such acts under this clause (iii) shall be a basis for a "Lessor-Caused Delay" unless and until such acts continue for two (2) business days after Lessor's receipt of written notice thereof (which details the conduct of Lessor or its agents or contractors causing the alleged delay) from Lessee.

10. **Substantial Completion; Punch-List.** "Substantial Completion" means the following: (i) Lessor's Work has been substantially completed in accordance with the Final Plans and Specifications, subject only to minor punch-list items; (ii) that all Lessor's Work has been performed in a good and workmanlike manner, utilizing the highest quality materials and practices, and that the Premises is in conformity with all Applicable Laws; (iii) that the Premises is in broom clean and weather tight condition, with all utility and service lines and equipment in good working order and condition (properly connected and ready for metering); (iv) Lessor has procured a certificate of occupancy or its legal equivalent by the appropriate governmental authority for the Premises and a certificate from Lessor's Architect certifying that Lessor's

Work has been completed in accordance with the Final Plans and Specifications; and (v) Lessor has met all of its financial obligations to subcontractors, tradesman, and material suppliers. Lessor will indemnify, protect, defend and hold Lessee harmless from and against all Claims arising from Lessor's failure to meet its financial obligations to subcontractors, tradesman, and material suppliers under this Lease. Lessor shall provide Lessee with written notice when Lessor believes Lessor's Work is substantially complete and Lessor's representative and Lessee's representative will conduct a walkthrough of the Premises to identify any outstanding work including minor punch-list items (the "Punch-List"). Lessor shall complete the Punch-List within thirty (30) days thereafter. If Lessor does not complete the Punch-List within such time, Lessee may self-perform the Punch-List and withhold the costs from Lessee's next installment(s) of Rent. Lessee shall have the right to reasonably supplement the Punch-List with any deficiencies discovered by Lessee within sixty (60) days following Substantial Completion.

11. **Indemnity.** To the extent of any valid, enforceable third party warranties, Lessor shall indemnify, protect, defend and hold Lessee harmless from and against all liability, cost, expense, or damage (including, without limitation, reasonable attorneys' fees) arising from: (i) defects in the construction of the Building or the improvements; or (ii) any construction defects, or (iii) any failure to properly construct Lessor's Work and related improvements in accordance with the approved plans and specifications. Lessee's review and approval of any plans, specifications, or any other documents shall not relieve Lessor from Lessor's obligations under the foregoing indemnification.

12. **Documents.** Lessor shall provide a complete set of all contract documents (i.e., approved drawings, shop and setting drawings, specifications, samples, addenda and change orders) current and in good order to Lessee, Lessee-related parties, and any public officials upon request upon request by Lessee (or the applicable party).

13. **Lessee's Work.** All work not described in the Final Plans and Specifications, such as furniture and office equipment work, shall be furnished and installed by Lessee at Lessee's expense.

ATTACHMENT I
Lessee's Specifications

ATTACHMENT II
Final Plans and
Specifications

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: ADMINISTRATIVE MATTERS

SUBJECT: Award of Proposal for Worker's Compensation Coverage for FY 2026-2027

BACKGROUND: Finance Director Regina Valenta may be called upon to present this agenda item.

COPY OF DETAILED ESTIMATE FOR WORKER'S COMP COVERAGE THROUGH THE NCLM.

SUGGESTED ACTION: Council is requested to consider the award of proposal for Town's Worker's Compensation coverage to the N.C. League of Municipalities.

ATTACHMENTS:
[Worker's Comp Detailed Estimate - NC League of Municipalities - 6.29.26.pdf](#)

NORTH CAROLINA INTERLOCAL RISK MANAGEMENT AGENCY
Workers' Compensation Insurance Trust administered by the NC League of Municipalities
New Member Proposal Detailed Estimate

Town of Elizabethtown
 PO Box 700
 Elizabethtown, NC 28337

For the Program Year: 2026/2027
 Effective Dates: 7/1/2026 to 7/1/2027
 Policy Number: WC-Q-405-2026-01

Proposal Number: 92763

Proposal Date: 05/28/2026

Code	Classification	Payroll	Rate	Premium
7580	Sewer Disposal Operations and Line Maintenance	\$85,603	1.2100	\$1,035.80
7581	Water & Sewer Combined Operations/Line Maint.	\$220,196	1.2100	\$2,664.37
7704	Firefighters, Rescue Squad, EMTs	\$534,121	2.2000	\$11,750.66
7705	Volunteer Firefighters	\$15,450	7.0000	\$1,081.50
7720	Police Officers	\$794,970	2.2000	\$17,489.34
8380	Garage Operations (Auto Repair)	\$51,508	2.1100	\$1,086.82
8810	Clerical	\$462,714	0.1300	\$601.53
9015	Buildings: Maintenance, Janitorial	\$186,136	2.1500	\$4,001.92
9402	Street Cleaning & Sewer Line Cleaning	\$45,799	2.4900	\$1,140.40
9410	Municipal Employees (not otherwise classified)	\$306,662	1.1000	\$3,373.28
9990	City Manager: office duties only	\$135,667	0.1300	\$176.37
9996	Mayor and Council	\$35,000	0.1300	\$45.50
Totals:		\$2,873,826		\$44,447.49

Premium	Limit	Rate		Result
Estimated Manual Premium:				\$44,447.49
Employers Liability: \$500,000/\$500,000/\$500,000		0.0040	+	\$177.79
Employers Liability Minimum Premium Balance:			+	\$0.00
Deductible: \$1,000		0.0390	-	\$1,733.45
Estimated Subject Premium:			=	\$42,891.83
Ex Mod (used):			x	1.1700
Estimated Modified Premium:			=	\$50,183.44
Schedule Adjustment:		0.9000	+	(\$5,018.34)
Schedule Adjusted Premium:			=	\$45,165.10
WC Minimum Premium Balance:			+	\$0.00
Expense Constant:			-	\$0.00
Estimated Standard Premium:			=	\$45,165.10
Premium Discount:		0.0689	-	\$3,111.88
Premium After Premium Discount:			=	\$42,053.22
Package Discount:		1.0000	+	\$0.00
Package Adjusted Premium:			=	\$42,053.22
Expense Constant:			+	\$0.00
Estimated Annual Premium:			=	\$42,053.22
Pro-rata:			x	1.0000
Estimated Pro-rata Annual Premium:			=	\$42,053.22
Estimated Final Premium:			=	\$42,053.22

Estimated Final Premium: \$42,053.22

NORTH CAROLINA INTERLOCAL RISK MANAGEMENT AGENCY
Workers' Compensation Insurance Trust administered by the NC League of Municipalities
Proposal

Town of Elizabethtown
 PO Box 700
 Elizabethtown, NC 28337

Program Year: 2026/2027
 Policy Period: 7/1/2026 to 7/1/2027
 Policy Number: WC-Q-405-2026-01

Proposal Number: 92763
 Proposal Date: 05/28/2026

Code	Classification	Estimated	Revise Payroll to:
7580	Sewer Disposal Operations and Line Maintenance	\$85,603	
7581	Water & Sewer Combined Operations/Line Maint.	\$220,196	
7704	Firefighters, Rescue Squad, EMTs	\$534,121	
7705	Volunteer Firefighters	\$15,450	
7720	Police Officers	\$794,970	
8380	Garage Operations (Auto Repair)	\$51,500	
8810	Clerical	\$462,714	
9015	Buildings Maintenance, Janitorial	\$186,136	
9402	Street Cleaning & Sewer Line Cleaning	\$45,799	
9410	Municipal Employees (not otherwise classified)	\$306,662	
9990	City Manager: office duties only	\$135,667	
9996	Mayor and Council	\$35,000	
Total Payroll:		\$2,873,826	

Renewal Quote Information

Experience Modifier:	1.1700
Employers Liability Limits:	\$500,000/\$500,000/\$500,000
Deductible:	\$1,000
Schedule:	Credit
IRFFNC Member?:	No

Estimated Annual Premium: \$42,053.22

Estimated Final Premium: \$42,053.22

 Signature

 Date

This is not an invoice. Invoices will be mailed at a later date.

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: ADMINISTRATIVE MATTERS

SUBJECT: Fuel Supply Agreement with Campbell Oil Company

BACKGROUND: Town Manager Eddie Madden may be called upon to present this agenda item.

COPY OF FUEL SUPPLY AGREEMENT PROVIDED.

SUGGESTED ACTION: A motion will be needed to recuse Mayor Campbell from this agenda item. Then Council is requested to consider the Fuel Supply Agreement with Campbell Oil Company.

ATTACHMENTS:
[Campbell Oil Fuel Supply Agreement - 6.29.26.pdf](#)



FUEL SUPPLY AGREEMENT

This Fuel Supply Agreement ("Agreement") is made and entered into as of June 22, 2026 (the "Effective Date"), by and between Campbell Oil Company ("Campbell Oil") and Elizabethtown Airport ("Elizabethtown Airport"). Campbell Oil and Elizabethtown Airport may each be referred to individually as a "Party" and collectively as the "Parties."

1. Purpose

The purpose of this Agreement is to establish the terms and conditions under which Campbell Oil will supply aviation fuel to Elizabethtown Airport, and under which Elizabethtown Airport will manage the sale and handling of such fuel in compliance with all applicable quality control and safety standards.

2. Compensation

2.1 Campbell Oil shall pay Elizabethtown Airport a gross profit of \$0.40 per gallon of fuel sold, unless otherwise agreed in writing.

2.2 Campbell Oil shall remit Elizabethtown Airport's monthly gross profit by the 15th day of each month, based on verified sales records.

3. Campbell Oil Responsibilities

3.1 Deliver fuel to Elizabethtown Airport on an as-needed basis to ensure product availability. Upon delivery into Elizabethtown Airport's storage tanks, Elizabethtown Airport assumes full ownership, custody, and all risk of loss, contamination, or damage. Campbell Oil shall have no liability for any fuel-related incidents after delivery.

3.2 Provide pricing guidance to Elizabethtown Airport, which may be adjusted weekly based on market conditions and surrounding airport pricing. Pricing guidance does not impose any liability on Campbell Oil.

3.3 Provide initial training and operational guidance regarding proper handling and sale of fuel; such training does not transfer any liability to Campbell Oil.

3.4 Apply all credit card payments received from fuel sales toward open invoices on the account, without assuming any responsibility for fuel quality, ownership, or safety.

4. Elizabethtown Airport Responsibilities

4.1 Manage all day-to-day fueling operations and customer transactions.

4.2 Conduct daily fuel quality and safety checks, including measuring, sampling, and monitoring fuel, and maintain complete records of all inspections, tests, and recirculation activities.

4.3 Recirculate Jet A and 100LL AvGas as needed.

4.4 Test fuel upon receipt to ensure compliance with quality standards.

4.5 Inspect hoses, nozzles, and nozzle screens monthly and maintain documentation.

4.6 Ensure all tanks and equipment meet or exceed safety standards and maintain documentation of inspections and maintenance.

4.7 Maintain and cover monthly costs for:

- QT POD – at pass-through rate (currently \$30/month)
- Desktop Card Reader for AVPOS – at pass-through rate (currently \$30/month)

4.8 Cover the annual maintenance cost of the QT POD and any associated service costs.

4.9 Provide sales, inventory, and quality control reports as required in Section 6.

4.10 Collaborate with Campbell Oil to promote fuel sales and related services.

4.11 Maintain strict confidentiality regarding this Agreement and its terms.

5. Insurance and Liability

5.1 Elizabethtown Airport Coverage: Elizabethtown Airport shall maintain general liability, property, and equipment insurance covering all facilities, tanks, vehicles, and fueling operations. Minimum coverage shall be \$1,000,000 per occurrence and \$1,000,000 in the aggregate for Products Liability and Completed Operations. Proof of coverage shall be provided to Campbell Oil upon request.

5.2 Phillips 66 Branded Liability Coverage: Elizabethtown Airport operates a Phillips 66-branded account and may participate in the Phillips 66-Branded Airport Dealers Excess Liability Insurance Program, providing up to \$50,000,000 in excess liability coverage per occurrence and in aggregate.

5.3 Program Requirements: To be eligible for Phillips 66 coverage, Elizabethtown Airport must maintain primary insurance and follow Phillips 66 Fuel Quality Control and Safety Programs.

5.4 Liability Limitations: Campbell Oil shall not be liable for any loss, damage, or injury arising from mishandling, negligence, or failure by Elizabethtown Airport to follow required safety and quality control practices.

6. Inventory, Cost, and Revenue Tracking

6.1 Elizabethtown Airport shall maintain accurate sales and inventory tracking records through QT POD or another approved system.

6.2 On the last day of each month, Elizabethtown Airport shall provide Campbell Oil with ending inventory readings, net gallons of deliveries, record of all sales, and beginning inventory readings for the following month.

6.3 Reports shall be submitted by the 5th day of the following month.

6.4 Campbell Oil may verify records prior to remitting margin payments.

6.5 Elizabethtown Airport shall include in its monthly reports confirmation that all required quality control and safety inspections have been completed and documented in accordance with Section 4.

7. Miscellaneous

7.1 This Agreement constitutes the entire understanding between the Parties.

7.2 Any amendments must be in writing and signed by both Parties.

7.3 This Agreement shall be governed by the laws of the State of North Carolina.

8. Term, Renewal, and Termination

8.1 Term: This Agreement shall commence on June 22, 2026 and remain in effect until June 21, 2027. Unless terminated earlier for cause, it shall automatically expire on the Expiration Date.

8.2 Renewal: The Parties may extend this Agreement beyond the Expiration Date only by mutual written agreement executed no later than ninety (90) days prior to the Expiration Date.

8.3 Termination for Cause: Either Party may terminate prior to the Expiration Date for a material breach. Written notice shall be provided, and the breaching Party shall have sixty (60) days to cure. If not cured within thirty (30) days thereafter, the non-breaching Party may terminate immediately.

8.4 Effect of Expiration or Termination: Upon expiration, non-renewal, or termination, all amounts due shall be reconciled and paid; Elizabethtown Airport shall provide final reports; each Party shall return or destroy confidential information.

9. Signatures

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

CAMPBELL OIL COMPANY

By: _____

Name: _____

Title: _____

Date: _____

ELIZABETHTOWN AIRPORT

By: _____

Name: _____

Title: _____

Date: _____

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: ADMINISTRATIVE MATTERS

SUBJECT: Major Site Plan Review - Incubator #8 at Industrial Park

BACKGROUND: Planning Director Nick West may be called upon to present this agenda item. The Planning Board will be meeting at 6 p.m. for review of Incubator #8 Site Plan and will forward their Letter of Recommendation to Town Council at the 7 p.m. meeting. A major site plan review is required for buildings over 2,000 sq. ft.

COPY OF PROJECT OVERVIEW, ZONING ORDINANCE FOR MAJOR SITE PLAN, LAND USE APPLICATION AND PLANS PROVIDED.

SUGGESTED ACTION: Council is being requested to consider the Major Site Plan for Incubator #8. Council may take the following actions:

- 5.6.4.4.1.** Approve the application;
- 5.6.4.4.2.** Approve the application with conditions acceptable to the applicant;
- 5.6.4.4.3.** Deny the application;
- 5.6.4.4.4.** Table the application for a specific number of days. The Town Council may also request additional information of the applicant, other governmental agencies, or interested/affected parties in order to aid in the review of the request;
- 5.6.4.4.5.** Return the application to the Planning and Zoning Commission for further consideration. This deferral does not restart the initial Planning and Zoning Commission 30-day review period. The Town Council may direct that the Planning and Zoning Commission return a recommendation by a certain date.

ATTACHMENTS:
[Documents for Major Site Plan - Incubator 8 - 6.29.26.pdf](#)

**Town of Elizabethtown
Planning Board Meeting
June 29, 2026
6:00 PM**

Agenda Item:

Approval of a major site plan that has been submitted for the Industrial Park.

1. Project Overview

Devane Builders, applicant, on behalf of Bladen's Bloomin Agri-Industrial, Inc., is requesting approval of a proposed major site plan in the Elizabethtown Industrial Park. The subject property consists of approximately 2.29 acres located along Aviation Parkway in the Town of Elizabethtown and is currently zoned Heavy Industrial (HI). The project building will contain 6,633 sq. ft. of warehouse space. It will also contain office space and administrative areas for daily operations with a total area of 8,100 square feet. The applicant is requesting approval of the major site plan application to allow for a larger building to accommodate a growing business in the Industrial Park.

Location:

The subject property is zoned Heavy Industrial (HI) and is located at 360 Aviation Parkway, Elizabethtown, NC 28337. Tax Map # 1321-00-31-2433.

2. Purpose and Intent of the Site Plan

As stated in the application documents by Bladen's Bloomin Agri-Industrial Inc., the company is a material handling and automation company that was founded in 2023 and has been operating full-time since 2024. The company provides conveyor systems, automated guided vehicle (AGV) solutions, equipment installation, engineering, and industrial integration services to manufacturers throughout the Southeast. The company serves customers in industries including food processing, agricultural equipment manufacturing, packaging, and medical manufacturing.

The company has experienced strong early growth by leveraging industry expertise, strategic supplier partnerships, and increasing demand for automation solutions. The company projects significant growth over the next five years as manufacturers increasingly invest in automation to improve efficiency and address workforce challenges.

They will lease their current location until the new building is constructed at which point that will become their long-term home for their business.

5.5.8. Inspections and Certificates of Occupancy.

A certificate of occupancy shall be applied for subsequent to or concurrent with the application for a certificate of zoning compliance, and shall be issued within five (5) business days after the erection or structural alteration of such building or part shall have been completed in conformance with the provisions of this Ordinance. A temporary certificate of occupancy for a portion of a structure may be issued for a portion or portions of a building which may safely be occupied prior to final completion and occupancy of the entire building or for other temporary uses. A certificate of occupancy shall not be issued unless the proposed use of a building or land conforms to the applicable provisions of this Ordinance. If the certificate of occupancy is denied, the Building Inspector shall state in writing the reasons for refusal and the applicant shall be notified of the refusal.

For Minor Site Plans, an as-built survey and as-built construction drawings shall be submitted to the Zoning Administrator by the developer upon completion of the building foundation(s) to ensure that setbacks and building orientation match the approved site plan. If the survey shows that the placement of the building is incorrect, then the Zoning Administrator shall issue a stop-work order and all construction shall be halted until the problem is remedied (see Section 1.6).

Town Council Approval Upon Planning and Zoning Commission Review and Recommendation applies to the following:

- #### 5.6.1. Town Council Review and Approval Flowchart.



Created: 2024-06-10 10:43:47 [EST]

adopted by the Town Council (see Section 2.8). All major site plans shall be submitted twenty-one (21) days in advance of the Planning and Zoning Commission meeting at which they are to be reviewed.

5.6.3. Staff Review.

The Zoning Administrator will circulate the plan to relevant governmental agencies and officials for comments and recommendations. The reviewing agencies and officials may include, but not necessarily be limited to, those listed in Section 5.5.4.

5.6.4. Review and Approval by the Town Council Upon Planning and Zoning Commission Recommendation.

5.6.4.1. Following a complete review by the staff, the Zoning Administrator shall schedule the application for review by the Planning and Zoning Commission at the next regularly scheduled meeting.

5.6.4.2. The Planning and Zoning Commission shall forward its recommendation to the Town Council within thirty (30) days of reviewing the application. If a recommendation is not made within 30 days, the application shall be forwarded to the Town Council without a recommendation from the Planning and Zoning Commission.

5.6.4.3. Once the comments of the Planning and Zoning Commission have been made, or the 30-day period elapses without a recommendation, the Town Council shall consider the application at its next regularly scheduled meeting.

5.6.4.4. The Council may take the following actions:

5.6.4.4.1. Approve the application;

5.6.4.4.2. Approve the application with conditions acceptable to the applicant;

5.6.4.4.3. Deny the application;

5.6.4.4.4. Table the application for a specific number of days. The Town Council may also request additional information of the applicant, other governmental agencies, or interested/affected parties in order to aid in the review of the request.

5.6.4.4.5. Return the application to the Planning and Zoning Commission for further consideration. This deferral does not restart the initial Planning and Zoning Commission 30-day review period. The Town Council may direct that the Planning and Zoning Commission return a recommendation by a certain date.

5.6.5. Approval.

All required local, state, and/or federal permits must be obtained prior to the approval of the site plan. If the site plan is found to meet all of the applicable regulations of this Ordinance, then the Zoning Administrator shall issue a certificate of zoning compliance (see Section 5.5.7).

5.6.6. Town Council Denial.

Following denial by the Town Council, the applicant may file a new application and associated fee. Unless the Town Council explicitly states conditions that must be met prior to the resubmission of an application, the applicant shall not submit a new application for the same property within one (1) year of the date of denial by the Town Council unless the application is (i) significantly different from the previously denied application or (ii) the applicant pays a double fee. All applications shall be resubmitted for full review unless the application is resubmitted to address conditions set forth by the Town Council for re-application.

Town of Elizabethtown

Planning Department
805 Railroad St.
Elizabethtown, NC 28337
Phone (910) 862-3979
Fax (910) 862-7117

Land Use Application/Zoning Application

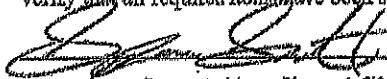
(Use this form for Zoning Permit Approvals & Change of Use) Application and plat/drawing may be returned by fax, mail, email, or in person. Please allow a minimum of three (3) business days to process applications.

Proposed Work/Use: <u>BUSINESS / FACTORY</u>	Business Name: <u>ROSSWELL</u> (If Applicable)
Address for permit: <u>3600 AVIATION PARKWAY</u>	
Parcel ID Number: _____ (If Available)	Acreage: _____ Frontage: _____ Zoning: _____

Property Owner(s) Information:	
Name _____	Company Name <u>BLADES BLOOMIN</u>
Address <u>218 AVIATION PKWY</u>	City/State/Zip <u>ELIZABETHTOWN</u>
Phone _____	Cell # <u>@</u>
Fax _____	Email <u>CHUCK@BLADESBLOOMIN.COM</u>

Applicant(s) Information (if different from owner):	
Name <u>SPENCER SCOTT</u>	Company Name <u>DEVANE BUILDERS</u>
Address <u>415 PEANUT DR</u>	City/State/Zip <u>ELIZABETHTOWN</u>
Phone _____	Cell # <u>(910) 862-7198</u>
Fax _____	Email <u>Spencer@devanebuilders.net</u>

I hereby affirm that I have full legal capacity to authorize the filing of this Application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signature invites Town representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Application. Any application submitted by the deadline date found to be incomplete will be held by Planning and Development staff for a later schedule. It is the applicant's responsibility to verify that all required items have been submitted and accepted by Planning and Development staff.


Owner/Applicant Signature

6-8-26
Date

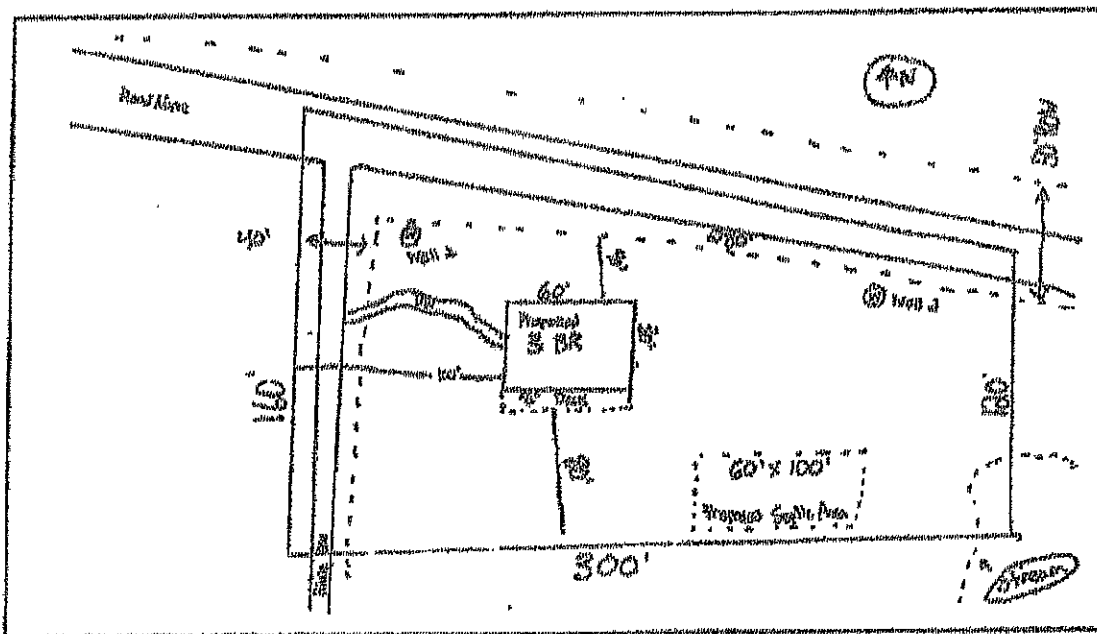
(For Office Use Only)			
Permit # _____	Zoning _____	[] Approved [] Denied Date _____	
Property # _____	Setbacks _____	Review Officer _____	
Comments: _____			
If Applicable NCDOT approval: _____			

Town of Elizabethtown Site Plan Form

INSTRUCTIONS: Show a representative drawing of the intended placement location in relation to any driveways, existing buildings, fences, landscaping, street right-of-way and any neighboring drives or street interactions within 150 feet of the proposed placement location.

Please include the following items on your site plan drawing:

- ☐ Property lines with dimensions and orientation to streets, roads, and driveways (include a north arrow)
- ☐ Proposed structure location(s), including decks, walkways, garages, pools, or other structures with dimensions
- ☐ Driveway location(s) and identification of primary access for addressing purposes
- ☐ Preferred sites for septic system with dimensions and setbacks
- ☐ Location of existing and proposed wells, including those on adjacent properties if known
- ☐ All surface water bodies such as springs, creeks, ponds, rivers, streams, wetlands, etc.
- ☐ Existing or proposed easements, encroachment agreements, or rights-of-way
- ☐ Location of existing or proposed chemical or petroleum storage tanks, either above or below ground



Please draw your site plan on the attached form.



TOWN OF
ELIZABETHTOWN
 805 W. Broad St.
 Elizabethtown, NC 28337

LAND USE APPLICATION
 PROPOSED PLACEMENT

APPLICANT NAME _____

PARCEL ID _____

SEE PLANS

INTENDED USE SECTION MUST BE COMPLETED

Intended Use: _____

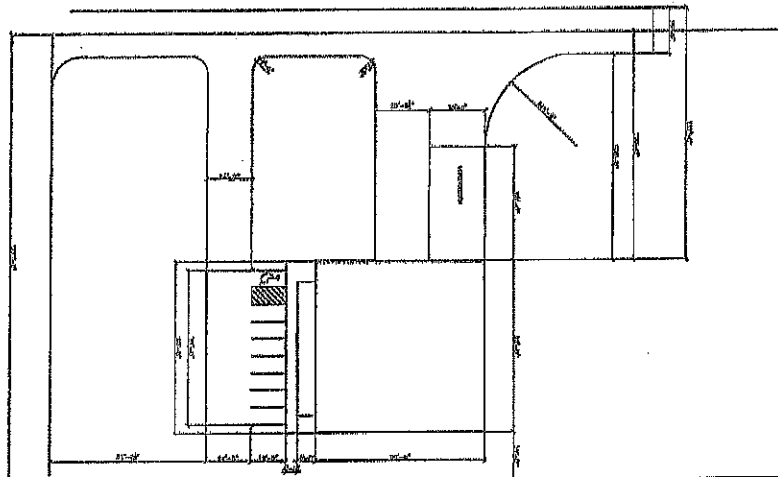
ACCESSORY BUILDING - RESIDENTIAL

1. One (1) detached garage
2. One (1) accessory building
3. Located behind back line of principal building
4. No closer than 6' to an adjoining lot line
5. >400sq. ft. requires a Special Use Permit

Certification:

I, the undersigned applicant/property owner, certify that the information provided is accurate and that I have included all the required items in the site plan. I understand that any changes may void this site plan.

Signature of Authorized Agent/Owner: _____ Date: _____



SITE PLAN
Scale - 1"=30'

Mark D. Carter, Architect
PO Box 429
Bladenboro, NC
810-734-1759



REVISIONS	

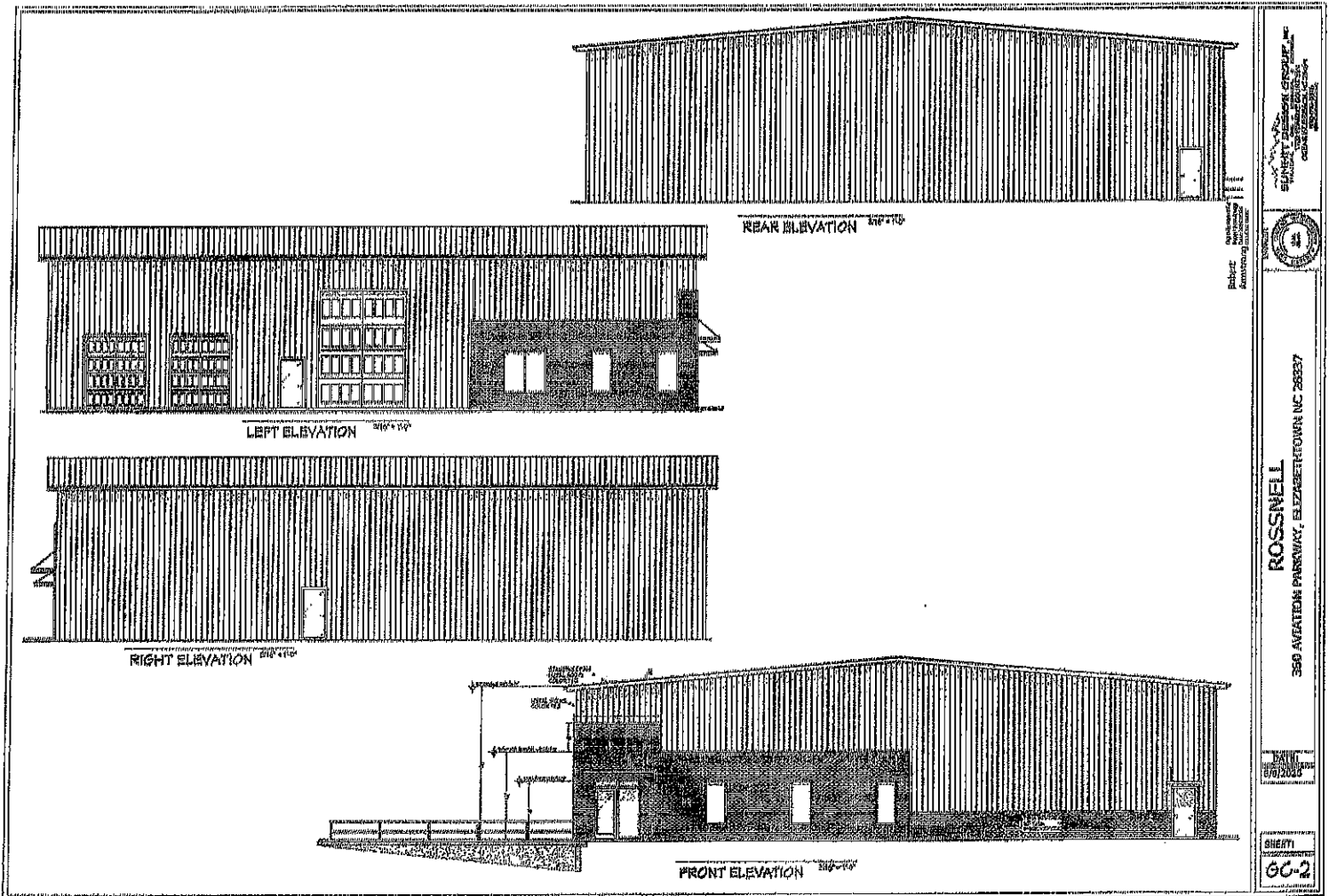
BLADEN INCUBATOR 8

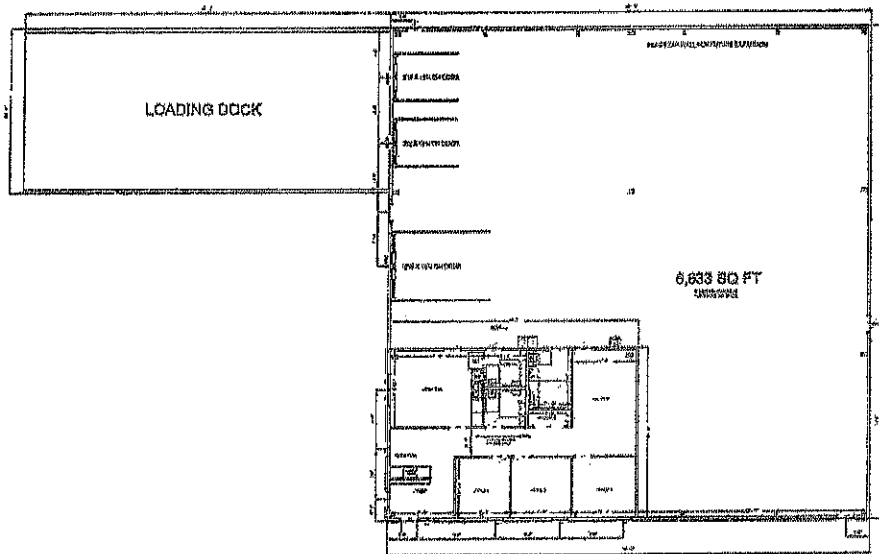
ELIZABETHTOWN

NORTH CAROLINA

DRAWN BY NOO DATE 4/22/99
CHECK BY HAYE

STI
100%
100%
100%





FLOOR PLAN
SCALE 1/8" = 1'-0"

Robert
Armstrong

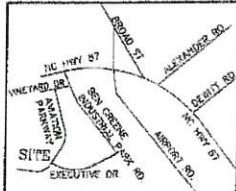
Design prepared by
Robert Armstrong
Architectural
Firm, Inc.
10000
10000

SUMMIT DESIGN GROUP, INC.
ARCHITECTS
10000
10000



DATE: 10/1/00
PROJECT: 10000
SHEET: 10000

GC-1
FLOOR PLAN



VICINITY MAP

I, LARRY KING, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED IN THE SUBDIVISION OF THE TOWN OF ELIZABETHTOWN AND THAT I HEREBY ADAPT THIS MAP OF SUBDIVISION WITH MY FIELD SURVEY AND INSTRUMENTAL RECORDS TO THE RECORDING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL ON THIS DAY OF APRIL 2020.

I HEREBY CERTIFY THIS MAP IS OF A SURVEY THAT CANNOT BE A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR COUNTY-LEVEL THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, UNDER G.S. 17-20 AS AMENDED (1) & (2).

THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (SIC 1000) AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 17-20 AS AMENDED, UNDER MY HAND AND SEAL THIS DAY OF APRIL 2020.

1st DAY OF APRIL 2020

LARRY KING, P.L.S. 1-100
PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:
1. ALL BOUNDARY LINES BASED ONCE RADIOGRAPHICALLY.
2. ALL DISTANCES ARE HORIZONTAL DISTANCES EXCEPT WHERE SHOWN OTHERWISE.
3. ALL COORDINATES ARE RADIOGRAPHICALLY.

- NOTES:
- PROPERTY SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIVE COVENANTS OF RECORD.
 - ADJACENT COVEYED BY COORDINATE METHOD.
 - PARCELS OF RECORD 1-100000.
 - DISTANCE LINES NOT SURVEYED.
 - THE F.C. = 1000000000.
 - ANY LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON FIELD NOTES AND RECORDS OF THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON AND ADDITIONAL RECORD UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.
 - IF ANY OF THE FOLLOWING: KALKREUTH, OTHER THAN FINE LINE, HAVING FIELD EXAMINATION OR AS IT OCCURRENCE PROVIDED BY THE CLIENT OR ATTORNEY, BUREAU, DISTANCE, RESTRICTIVE COVENANTS, BOUNDARY LINES OR MODIFICATIONS AND ANY FACTS WHICH A TRUE MARCH MAY DISCLOSE.
 - ALL DISTANCES ARE HORIZONTAL DISTANCES.
 - THIS SURVEY WAS DONE WITHOUT A TRUE SEARCH AND IN BASED ON RECORDED INFORMATION, THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH COULD AFFECT THIS PROPERTY. ALL RECORDS ARE CURRENT AS OF 04/20/2020.
 - ALL BOUNDARY, SURFACE AND UNDERGROUND DISTANCES ON AND ADJACENT TO THIS PROPERTY ARE SHOWN, IF REQUIRED.
 - BOUNDARY DISTANCES ARE AS SHOWN HEREON. IF NO DISTANCES ARE SHOWN, ANY DISTANCES OR INFORMATION PLACED IN THIS SURVEY REPORT MUST COMPLY WITH RESTRICTIVE COVENANTS, BOUNDARY LINES OR MODIFICATIONS AND ANY FACTS WHICH A TRUE MARCH MAY DISCLOSE.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONDITIONS, WHICH MAY AFFECT THE USE OF THIS TRACT.
 - NON-CONFORMING STRUCTURES HAVE NOT BEEN EXAMINED BY THIS SURVEYOR.
 - UNLESS NOTED OTHERWISE, THERE WERE NO B.O.B. E.O.D. OR OTHER CONTINGENTLY RECOGNIZED HORIZONTAL CONTROL MONUMENTATION FOUND WITHIN 1000 FEET OF THIS SURVEY PROPERTY.
 - ALL ADJACENT PARCELS ARE ZONED IN.
 - TRACT THREE HAS BEEN RECORDED IN PLAT BOOK D-100 PAGE 400.

CERTIFICATION OF OWNERSHIP AND INDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS LOCATED IN THE SUBDIVISION OF THE TOWN OF ELIZABETHTOWN AND THAT I HEREBY ADAPT THIS MAP OF SUBDIVISION WITH MY FIELD SURVEY AND INSTRUMENTAL RECORDS TO THE RECORDING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL ON THIS DAY OF APRIL 2020.

APPROVED REPRESENTATIVE

STATE OF NORTH CAROLINA
COUNTY OF BLADEN

LARRY KING, P.L.S. 1-100
PROFESSIONAL LAND SURVEYOR

NOTARY PUBLIC

STATE OF NORTH CAROLINA
COUNTY OF BLADEN

WENDY A. MARTIN
NOTARY PUBLIC

FILED

BLADEN COUNTY NC

WENDY A. MARTIN

REGISTER OF DEEDS

FILED Apr 07 2020

AT 03:11:01 pm

BOOK 00013

START PAGE 0123

END PAGE 0123

INSTRUMENT # 00892

EXCISE TAX (None)

STATE OF NORTH CAROLINA
COUNTY OF BLADEN

WENDY A. MARTIN
NOTARY PUBLIC

APPROVED REPRESENTATIVE

STATE OF NORTH CAROLINA
COUNTY OF BLADEN

LARRY KING, P.L.S. 1-100
PROFESSIONAL LAND SURVEYOR

THE TOWN OF ELIZABETHTOWN
PIN: 13210031433
PC: C107, PG: 1001
DD: 013 PG: 400



OWNER'S INFORMATION

BLADEN'S BLOOMER AGR-INDUSTRIAL, INC.

218-A AVIATION PARKWAY

ELIZABETHTOWN, NC 28537

910-646-2202

DATE	DESCRIPTION	AMOUNT
04/07/2020	PLAT	12.00
04/07/2020	RECORD	12.00
04/07/2020	SEARCH	12.00
04/07/2020	INDEX	12.00
04/07/2020	FILE	12.00
04/07/2020	STAMP	12.00
04/07/2020	TOTAL	72.00

BLADEN'S BLOOMER AGR-INDUSTRIAL, INC.

PIN: 13210031433

P.C. D-004, PG. 0036

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ELIZABETHTOWN NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS IN BLADEN COUNTY NORTH CAROLINA ON THIS DATE.

4-7-2020

ADMINISTRATOR

ELIZABETHTOWN, NORTH CAROLINA

BLADEN'S BLOOMER AGR-INDUSTRIAL, INC.

PIN: 13210031433

P.C. D-004, PG. 0036

BLADEN'S BLOOMER AGR-INDUSTRIAL, INC.

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P.C. D-004, PG. 0036

BLADEN'S BLOOMER AGR-INDUSTRIAL, INC.

PIN: 13210031433

P.C. D-004, PG. 0036

MINOR SUBDIVISION OF: THE ELIZABETHTOWN INDUSTRIAL PARK TRACTS 3 & 9 "A" BSA - INCUBATOR #8		LARRY KING & ASSOCIATES, P.L.S., P.A. 1020 WILKINSON ROAD, SUITE 201 FAYETTEVILLE, N.C. 28530 TELEPHONE: (910) 483-1000 FAX: (910) 483-1000
REVISIONS 03/01/2020	STATE: NORTH CAROLINA PROPERTY OF: BLADEN'S BLOOMER AGR-INDUSTRIAL, INC.	DATE: 04/07/2020 DRAWN BY: LK CHECKED BY: LK FIELD NO.: 100-1000

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: CLOSED SESSION

SUBJECT: Closed Session - In accordance with NCGS 143-318.11(a)(3) - Attorney-Client Privilege

BACKGROUND:

SUGGESTED ACTION: Mayor Sylvia Campbell will entertain a motion to enter into Closed Session in accordance with NCGS 143-318.11(a)(3) - Attorney-Client Privilege.

ATTACHMENTS:

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: CONSIDERATION OF HANGAR LEASE AGREEMENT

SUBJECT: Consideration of Hangar Lease Agreement

BACKGROUND: Town Manager Eddie Madden may be called upon to present this agenda item.

**WHEN HANGAR LEASE AGREEMENT IS APPROVED,
FULLY EXECUTED COPY WILL BE AVAILABLE.**

SUGGESTED ACTION: Council is requested to consider a Hangar Lease Agreement. This agenda item will be presented in Closed Session.

ATTACHMENTS:

Item Cover Page

COUNCIL AGENDA ITEM REPORT

DATE: June 29, 2026

SUBMITTED BY: Juanita Hester

ITEM TYPE: Request

AGENDA SECTION: ADJOURNMENT

SUBJECT: Adjournment

BACKGROUND:

SUGGESTED ACTION: Mayor Sylvia Campbell will entertain a motion to adjourn the meeting.

ATTACHMENTS: