



Minutes
Town of Chadbourn, North Carolina
Chadbourn Council Regular Meeting Minutes
Tuesday, April 7, 2026
7:00 PM

The Regular Council Meeting of the Chadbourn Town Council was held Tuesday, February 3, 2026 at 7:00 pm in the Council Meeting Room.

Members Present: Phillip C. Britt Mayor, Mayor Pro Tempore Tony C. Jordan
Council Members: Avala Nealy, Danny W. Clewis, Sr., Colene Kelly Faulk and Rashad J. Roberts, Sr.

Members Absent: None

Others Present: Kimberly C. Vereen, Deputy Town Clerk; Steven Price, Public Works Director; and Chief Ken Elliott, Police Department.

Call to Order and Roll Call: Mayor Britt called the meeting to order at 7:09 pm. Kimberly C. Vereen, Deputy Town Clerk, took roll call.

Invocation: Jeff Krause led the assembly in prayer.

Pledge of Allegiance: Mayor Britt led the assembly in the Pledge of Allegiance.

APPROVAL OF AGENDA & CONSENT AGENDA

1. Approval - Agenda & Consent Agenda (Tab-1)

A. Town Council Minutes – February 3, 2026

Council Member Jordan made a motion to approve the Agenda and Consent Agenda but to strike out Tab 6 (Police Benevolent Association).

Motion by: Jordan

Seconded by: Nealy

After further discussion, vote was taken

Votes:

Yes – 2 Jordan, Nealy

No – 3 Clewis, Faulk, Roberts

FAILED – Tab 6 (Police Benevolent Association) will stay on Agenda. Agenda approved without adjustments.

STAFF / COMMUNITY ANNOUNCEMENTS

- To have a public announcement on the agenda or request to be on the agenda, call RaMonda L. Crosby at Town Hall at 910-654-4148 before April 24th for the May 5th meeting.

TOWN HALL ANNOUNCEMENTS

- Planning and Zoning Board will meet on April 21st at 6:30 pm

PUBLIC COMMENTS (NCGS § 160A-81.1)

Anyone seeking to speak under Public Comments must complete a comment card and submit it to the Town Clerk prior to the start of the Town Council Meeting. When you come up to speak, you will need to state your name, address, what organization that you represent and your topic of concern.

Open 7:11pm

Start 7:11pm

Mr. William Davis – Tab 12 - Police Department and hiring practices.

Stop 7:14pm

Start 7:14pm

Ms. Marie Kelley – Public Comments – Upset with Town Council, negative press, infighting and attacking staff.

Stop 7:15pm

Start 7:16pm

Mr. Jeff Krauss – Thank you for help of town but sadden by current state of Council.

Stop 7:19pm

Start 7:19pm

Mr. William Davis – Issue with home and trespassing.

Stop 7:20pm

Start 7:21pm

Mrs. Shannon Britt – Disappointed by actions of the Town Council making hostile work environment for town workers.

Stop 7:24pm

Closed 7:24pm

PUBLIC HEARING

Zoning Text Amendment—Permit Religious Institutions in all Zoning Districts

ACTION AGENDA

2. Consideration of Text Amendment for Zoning Ordinance---Permit Religious Institutions in all Zoning Districts (Tab-2)

Background

The town's zoning administrator talked with someone who wanted to build a church on a spot that is zoned agriculture. When the administrator looked at the zoning ordinance, churches were not an approved use in agriculture and only approved in two zoning districts. The zoning administrator feels this could be a violation of the constitution and state law.

After further discussion, Council Member Roberts made a motion to move forward with Consideration of Text Amendment for Zoning Ordinance---Permit Religious Institutions in all Zoning Districts.

Motion by: Roberts

Seconded by: Faulk

Votes: 5-0

APPROVED

3 LKC Engineering---Ben Wibbens, LKC Engineering (Tab-3)

Background

LKC has three items they would like for council to consider. First is a change order for well 1A for chemical conversion and meter replacement. In addition, there is change order to account for inflationary price increases due to the delays installing the interconnect with Columbus County. Finally, a apparent low bidder has been identified for the aeration basin #1 replacement at the wastewater treatment plant, that is ELJ, Inc.

a. Water Distribution System Improvements (SRP-D-ARP-0321)

- Contract #2, Change Order #3---Well #1A Chemical Conversion & Meter Replacement

After further discussion, Council Member Faulk made a motion to move forward with the Water Distribution System Improvements (SRP-D-ARP-0321) Contract Change Order #3, Well #1A Chemical Conversion & Meter Replacement of \$29,000.

Motion by: Faulk
Seconded by: Roberts
Votes: 5-0

APPROVED

- o Contract 3, Change Order #1---Inflationary Price Increases due to delays in Contract related to installation of Columbus County Interconnect

After further discussion, Council Member Roberts made a motion to move forward with Contract Change Order #1---Inflationary Price Increases of \$21,656.36 due to delays in Contract related to installation of Columbus County Interconnect.

Motion by: Roberts
Seconded by: Clewis
Votes: 5-0

APPROVED

- b WWTP Aeration Basin #1 Replacement (SRP-W-ARP-0350)
 - o Tentative Award to ELJ, Inc.

After further discussion, Council Member Roberts made a motion to approve the tentative Award to ELJ, Inc.

Motion by: Roberts
Seconded by: Clewis
Votes: 5-0

APPROVED

4. Special Event Applications---NC Strawberry Festival---Hannah Hazel, President (Tab-4)

Background

The NC Strawberry Festival has filed the paperwork for a special event in the town.

After further discussion, Council Member Faulk made a motion to approve the NC Strawberry Festival Special Event Application.

Motion by: Faulk
Seconded by: Clewis
Votes: 5-0

APPROVED

5. ABC Board and Planning Board Appointment (Tab-5)

Background

There is a vacancy on the ABC Board to fill an unexpired term. There have been two applications for this vacancy.

Councilmember Clewis made a motion to appoint Mr. Jeremy Kennedy to the open position on the ABC Board.

Motion by: Clewis
Mayor called for second.

1. Second for Jeremy Kennedy.
2. Second for Jeremy Kennedy.
3. Second for Jeremy Kennedy.

Motion failed on the floor.

Mayor called for another nominee.

Councilmember Jordan made a motion to appoint Ms. Mae Kelly to the open position on the ABC Board.

Motion by: Jordan
Seconded by: Clewis
Votes: 4-0
Recused: Faulk
APPROVED

Councilmember Faulk made a motion to appoint Mrs. Martha Yates to the open position on the Planning and Zoning Board.

Motion by: Britt
Seconded by: Clewis
Votes: 5-0
APPROVED

6. Police Benevolent Association---Brandon McGaha, Staff Representative **(Tab-6)**

Background

The Police Benevolence Association (PBA) has requested to speak to the council about improper contact between council and the police.

Informational

7. Citizen Request **(Tab-7)**

Background

Ms. Ida Mae Kelly would like to speak to council.

I have a small business. When the town is looking for grants for small businesses, please do not forget about my business.

Informational

8. Citizen Complaint---Budget Inn **(Tab 8)**

Mr. Patel, Owner of Budget Inn

Did not show

9. Town Attorney Discussion **(Tab-9)**

Background

Update from any news about a Town Attorney.

Councilmember Clewis made a motion to have Mayor Britt to move forward with the search of a new Town Attorney.

Motion by: Clewis
Seconded by: Faulk
Votes: 5-0
APPROVED

10. Interim Town Manager Discussion and Possible Appointment **(Tab-10)**

Mayor Phillip Britt – one person has contacted him about the Interim Town Manager position, Mr. John Bauer. He is a former Town Manager who would be willing to be contracted at \$65 an hour plus milage reimbursement for two days a week. He will work on our budget and get us ready for the next fiscal year. He knows our town and he was instrumental in securing many of the grants that we have received. He has worked with many municipalities and is a very decorated Veteran.

After further discussion Councilmember Clewis made a motion to hire Mr. John Bauer as the Interim Town Manager.

Motion by: Clewis
Seconded by: Roberts
Votes: 5-0

APPROVED

11. Proclamations (Tab-11)

Background

There are three proclamations that need to be approved. Two for the NC Strawberry Festival and one for the Town Seal 50th Anniversary.

- a. Clean-up Week
- b. 93rd Strawberry Festival
- c. 50th Anniversary of the Town Seal

Councilmember Clewis made a motion to approve all three (3) motions at the same time.

Motion by: Clewis
Seconded by: Jordan
Votes: 5-0

APPROVED

12. Items from Staff (Tab-12)

- Admin/Finance/HR/Grants – RaMonda Crosby – No Report
- Police Department – Ken Elliott – Talked about Safety Day.
- Public Works – Steven Price – Shutdowns to be done through the night to get repairs done. New waterlines are being put in place, however, everyone will be notified in time. It will be a weeklong project instead of spread-out over weeks.

13. Adjournment

Council Member Faulk made a motion to adjourn the Council meeting at 8:06 pm.

Motion by: Faulk
Seconded by: Jordan
Votes: 5 – 0

APPROVED

Attest

Phillip C. Britt

Kimberly C. Vereen, Deputy Town Clerk





**Proclamation
For
Town of Chadbourn Beautification and Clean-Up Week
April 23rd – 27th, 2026**

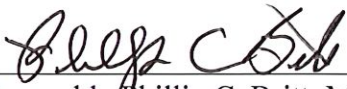
WHEREAS, the Mayor and Town Council desire to place special emphasis on a clean and beautiful town; and

WHEREAS, Traditionally in May there is a period set aside to celebrate the Annual North Carolina Strawberry Festival – Chadbourn, North Carolina; and

WHEREAS, the 93rd Annual North Carolina Strawberry Festival will be celebrated on May 2nd, 2026.

NOW, THEREFORE, Mayor and Town Council of Chadbourn hereby proclaim the week of April 23rd – 27th, 2026 Town Beautification and Spring Clean-Up Week in Chadbourn, North Carolina. All citizens are encouraged to clean-up and beautify their premises, homes and businesses and to place any trash and debris that they may have at the curb for the pickup during said Clean-Up Week.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Chadbourn to be affixed, this the 7th day of April, in the year of our Lord 2026.



Honorable Phillip C. Britt, Mayor

ATTEST:



RaMonda Crosby, Town Clerk





Proclamation For 93rd Anniversary of the North Carolina Strawberry Festival

WHEREAS, the strawberry culture began in Chadbourn in 1895 when Joseph Addison Brown, a merchant farmer and North Carolina State Senator, bought and/or developed thousands of acres of timberland in the Chadbourn area for productive farm lands. With the Wilkson Publishing Company of Chicago, Illinois, a colony was formed named "THE SUNNY SOUTH COLONY". Thus, the advertisement for this desirable climate and fertile soil brought an estimated 160 families to the Sunny South Colony after 1895. Some of the colonists were successful and many of the local farmers began the cultivation of strawberries.

WHEREAS, the first planting of strawberries failed in 1895; but the next year, six and three-quarter acres of berries were planted and J.A. Brown sold berries for a value of \$5,562. In 1907, 347,000 thirty-two-quart crates were shipped and Chadbourn became the Klondyke Strawberry Capitol of the World. In 1907, the largest one-day shipment of strawberries was made. One hundred-eighty railroad boxcar loads of strawberries, all of which had been harvested between sunrise and sunset, requiring 15,000 workers, was moved by rail from Chadbourn to points all over the country.

WHEREAS, in order to commemorate the thirtieth anniversary of the strawberry industry, the first Strawberry Festival was inaugurated on May 26, 1926. There were many exhibits and activities, including a parade over the country.

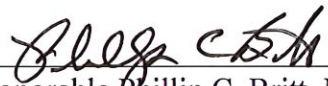
WHEREAS, the parade and dance endured over the years and were annual events. Civic clubs continue to sponsor many of the events during the festival. Big Time Bands were brought to town for the annual dance Tommy Dorsey, Guy Lombardo and many others were remembered by those who like to remember the "good ole days" with us.

WHEREAS, the Chadbourn Merchants Association sponsored the Strawberry Festival for several years. In 1970, the Strawberry Festival Association was formed. It is the oldest continuing agricultural festival in North Carolina. By charter, registered with the North Carolina Secretary of State, the Chadbourn Strawberry Festival officially became the North Carolina Strawberry Festival at Chadbourn, N.C. on January 17, 1985.

WHEREAS, the festival continues annually with the parade which is always held on the 1st Saturday in May. Much has been added over the years such as beauty contest, cooking contest, a strawberry quality contest, art exhibits, and strawberry shortcake. There are countless food and craft vendors, a car show and a free variety entertainment show has been added. This celebration honors the strawberry farmers, merchants and workers of Chadbourn and Columbus County.

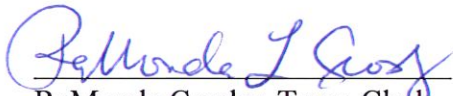
NOW, THEREFORE, I, Phillip C. Britt, Mayor of the Town of Chadbourn, do hereby proclaim May 2, 2026, as the 93rd Anniversary of the North Carolina Strawberry Festival. I encourage all citizens of the Town of Chadbourn to participate in the events and activities associated with the Strawberry Festival starting **April 18th, 2026 through May 2nd, 2026.**

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of April, 2026.



Honorable Phillip C. Britt, Mayor

ATTEST:



RaMonda Crosby, Town Clerk





Proclamation For 50th Anniversary of the Town of Chadbourn Seal

WHEREAS, During the 1975-1976 school year a competition was held to design a seal for the Town of Chadbourn at Chadbourn Elementary School; and

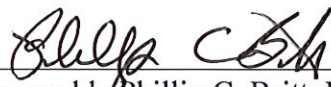
WHEREAS, Lisa Bennett was an eighth-grade student that year and won the competition for the design of the seal; and

WHEREAS, the Chadbourn Town Council officially adopted the seal of the town on April 3, 1976; and

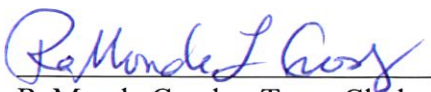
WHEREAS, the Town of Chadbourn now wishes to commemorate the 50th Anniversary of the adoption of the town seal.

NOW, THEREFORE, I, Phillip C. Britt, Mayor of the Town of Chadbourn, do hereby proclaim that April 2026 be a time of honor and remembrance for the designer of the seal, Ms. Lisa Bennett Bagley and of the seal itself. I encourage all citizens of the Town of Chadbourn to reflect upon the meaning of the seal and celebrate the 50th Anniversary of its adoption.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of April, 2026.


Honorable Phillip C. Britt, Mayor

ATTEST:


RaMonda Crosby, Town Clerk

