



**TOWN OF MOUNT GILEAD  
BOARD OF COMMISSIONERS  
MEETING MINUTES**

110 West Allenton Street, Mount Gilead, North Carolina, 27306  
July 1, 2025

The Mount Gilead Board of Commissioners met on Tuesday, July 1, 2025, at 7:00 p.m. at the Mount Gilead Fire Department, 106 East Allenton St, Mt Gilead, NC 27306, for the regular monthly business meeting. Mayor Sheldon P. Morley, Mayor Pro-Tem Tim McAuley, Commissioner Paula Covington, Commissioner Mary Lucas, Commissioner Vera Richardson, Interim Town Manager Michael Ferris, Police Chief Talmadge LeGrand, Public Works Director James “Wahoo” McCormick, Michael Harvey N·Focus, and Town Clerk Lessie D. Jackson.

**ITEM I. CALL TO ORDER** **(Mayor Morley)**  
*Mayor Morley called the meeting to order at 7:00 p.m. with a moment of silence and the Pledge of Allegiance.*

**ITEM II. CONSENT AGENDA** **(Action)**  
A. Adoption of the Agenda  
B. Adoption of the Board of Commissioner Meeting Minutes from the June 3 Regular Session.  
C. Staff Reports  
\*\*\*Commissioner Richardson made a motion to adapt the consent agenda. Commissioner Covington seconded the motion. The motion carried.

**ITEM III. PUBLIC COMMENT**  
A. Reading of the Rules for Public Comment **(Mayor Morley)**  
\*Tom Garner-130 Scenic Dr.-Report to the Board his concerns about all neighbors being concern about heavy equipment up and down Emerald Shores Rd. The road is a thin piece of pavement, and the concerns of the culverts under Emerald Shores Dr. not having proper drainage. Second concern is how they have no communication with the Board or Lennar in reference to the project, and the third commit is what plan for the entrance at Emerald Shores is?  
\*\*Trey Salley-114 Montview Dr.-Came before the Board with concerns, concerning how the lack of information about the responsible person post the hearing.  
\*\*\* Jones Almond-210 E. Allenton St.-Mr. Almond spoke on his continued support of not removing the cement drainage at the park.

**ITEM IV. PUBLIC HEARING**  
A. Conduct a Public Hearing and Consider Amendments to the Town’s Comprehensive Land Use Plan for The Retreat Development.  
\***Mr. Michael Harvey came before the Board to give a brief recap and status.**  
\*\*Commissioner Richardson made a motion open the public hearing and consider amendment of the town comprehensive land use plan for the retreat development. Commissioner Lucas seconded the motion. The motion carried.  
\*\*\*Mayor Pro Tem McAuley made a motion to adopt the amendment to the Town’s Comprehensive Land Use Plan for The Retreat Development. Commissioner Richardson seconded the motion. The motion carried.  
\*\*\*\*Commissioner Lucas made a motion to close the public hearing and go back into open session. Commissioner Richardson seconded the motion. The motion carried

**B. Conduct a Public Hearing and Consider the Initial Zoning Assignment for The Retreat Development.**

Commissioner Richardson made a motion to open the hearing to consider the Initial Zoning Assignment for The Retreat Development. Commissioner Covington seconded the motion. The motion carried.

--Mr. Michael Harvey explain to the Board the terms of the zoning for the Retreat Development project.

\*Mark Casper-331 Emerald Shores Rd.-Mr. Casper came before the Board with concerns about The Retreat Development, asking the Board to add additional conditions to the Retreat Development project.

\*\*Russ Bernthal-695 Emerald Shores Rd.-Came before the Board to give his opinion on making two new entrances, and about the sewer issues at Emerald Shores. Also, concern about what is the development sequence.

**ITEM V. NEW BUSINESS**

**A. Establish Filing Fees for 2025 Municipal Elections.**

After a brief discussion with the Board, the decision was made by the Board to leave the filing fees at \$5.00. Commissioner Lucas made a motion to leave the filing fees at \$5.00. Commissioner Covington seconded the motion. The motion carried.

**ITEM VI. COMMITTEE REPORTS**

**A. Community Garden**

\*\*Mary Poplin updated the Board on the past and present events of the garden.

**ITEM VII. MANAGER REPORT**

**(Michael Ferris)**

Michael Ferris interim town manager gave an update to the Board on projects that is coming up, and the projects that the employees are still working on.

**ITEM VIII. MAYOR AND COMMISSIONERS REPORT**

**(Information)**

Mayor Morley gave an update on projects he is working on and gave an update on his health.

**ITEM IX. CLOSED SESSION**

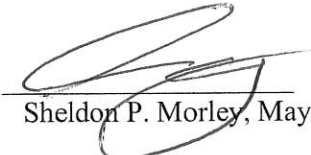
Adjourn to a Closed Session pursuant to NCGS143-318.11(a) (6) - Personnel

\*Commissioner Richardson made a motion to go into closed session in pursuant to NCGS143-318.11(a) (6) – Personnel. Commissioner Covington seconded the motion. The motion carried.

\*\*Commissioner Covington made a motion to come out of closed session and go into open session. Mayor Pro Tem McAuley seconded the motion. The motion carried.

**ITEM IX. ADJOURNMENT**

\*\*\*Mayor Pro Tem McAuley made the motion to adjourn the meeting until August 7, 2025 at 6:00 p.m. at the Fire Department. Commissioner Richardson seconded the motion. The motion carried.

  
Sheldon P. Morley, Mayor

