

**MINUTES**  
**Town of Blowing Rock**  
**Town Council Meeting**  
**August 12, 2025**

The Town of Blowing Rock Town Council met for their regular monthly meeting on Tuesday, August 12, 2025, at 6:00 p.m. The meeting took place at Town Hall located at 1036 Main Street, Blowing Rock, NC. Present were Mayor Charlie Sellers, Mayor Pro-Tem Doug Matheson, Council Members Cat Perry, David Harwood, Melissa Pickett and Pete Gherini. Others in attendance were Town Manager Shane Fox, Town Attorney Joey Petrack, Town Engineer Jared Wright, Planning Director Kevin Rothrock, Police Chief Nathan Kirk, IT Director Thomas Steele, Landscape Director Cory Cathcart and Town Clerk Hilari Hubner, who recorded the minutes.

**CALL TO ORDER**

Mayor Sellers called the meeting to order at 6:00 p.m. and welcomed everyone. Mayor Sellers verified attendance via roll call.

**THE PLEDGE OF ALLEGIANCE**

**MINUTE APPROVAL**

Council Member Gherini made the motion to approve the minutes from July 8, 2025, regular session and closed session, seconded by Council Member Harwood.

Council Member Perry stated she had one small change to the minutes and she had already given that change to Town Clerk Hilari Hubner. With that change the minutes were unanimously approved.

**REGULAR AGENDA ADOPTION**

Mayor Pro-Tem Matheson made a motion to adopt the regular agenda, seconded by Council Member Pickett. Unanimously approved.

**CONSENT AGENDA**

- 1. Budget Amendment - #2025-16**
- 2. Middle Fork Greenway – Easement**

Council Member Perry made a motion to approve the consent agenda as presented, seconded by Council Member Pickett. Unanimously approved.

Mayor Sellers stated before moving on to speakers from the floor, he wanted the public to know he had done a fair amount of research and with legal advice he explained the process. On February 13, 2025 Shoppes on the Parkway held a neighborhood meeting to go over their plans. February 20, 2025 Planning Board heard the Shoppes on the Parkway proposal. On March 11, 2025 the public hearing was held during the regular

scheduled Council meeting. He further stated Council cannot allow the public to speak during this meeting due to the public hearing previously held and he was told the public hearing cannot be re-opened for that reason. Mayor Sellers noted Shoppes on the Parkway has come back with minor revisions to the plans as requested by some of the public and Town Council requested at the March meeting when the vote was to table the project. He further noted tabling the motion essentially leaves it "out there" and if the applicant so chooses to come back to the table with small revisions they can do so. Mayor Sellers stated Council has options; they can approve, approve with revisions, table again or deny the project completely. He further stated it was very important for everyone to be at the meeting, to hear what actually happens and acknowledged all of Council has received lots of feedback over the last week or so and they all appreciated hearing from the public.

### **SPEAKERS FROM THE FLOOR**

Gigi Poole – 147 Dogwood Lane spoke about the Town of Blowing Rock Academy expressing her concerns the Academy was costing Blowing Rock taxpayers too much money. Ms. Poole feels this is a lack of stewardship to the taxpayers.

Dana Petrie – 261 Shady Lane encouraged the citizens to not feed the deer in Town to help with the over population of deer. She mentioned it's not only harmful to them but also encouraging them to come into town and damage people's property. Ms. Petrie asked Council to consider an ordinance to prohibit feeding deer in the town limits.

Melissa Tausche – 1741 Sunset Drive spoke about development in general, short-term rentals and lack of affordable housing and the Town contemplating subsidized workforce housing in the future. Ms. Tausche encouraged Council to look at what other towns are doing, such as requiring developers to build a certain percentage of affordable housing when building new developments.

Mark Siljander – 140 Snow Shoe Lane stated he's lived here nine (9) years and thinks the Town is doing a great job downtown and it's a beautiful community. He urged Council to keep in mind when making decisions about new developments the town is currently saturated with various short-term rentals and how adding more could have a negative impact on this community.

### **SPECIAL RECOGNITION**

Town Clerk Hilari Hubner administered the oath of office to three (3) newly hired police officers; Mitch Edward Rattler, Micah Douglas Mast and Daniel Cody Autrey.

Mayor Sellers addressed the audience and stated that part of being a business owner is you have to spend money to make money. You have to provide benefits to your employees, and he noted the childcare which has been brought up a few times has enabled the Town to be fully staffed. He further noted we are the only community in the High Country fully staffed. Five (5) of the police officers have children at the childcare facility and without that facility they would be in Hickory, Lenoir, Boone etc. He asked everyone to keep in mind, especially those who have run businesses, you have to spend money to make money and

Council must look after our citizens because “you are our customers” and the way we do that is with good personnel and the town has the top personnel.

## **REGULAR AGENDA**

### **1. Shoppes on the Parkway**

Planning Director Kevin Rothrock stated Shoppes on the Parkway, LLC is requesting a conditional rezoning of the Shoppes on the Parkway property at 278 Shoppes on the Parkway Road from GB, General Business to Conditional Zoning – General Business (CZ-GB). The Applicant is requesting to redevelop the property from a single-level retail center to a mixed-use development with retail, restaurants, and residential units. In March 2025 the Applicant submitted plans seeking approval of Phase One (1) consisting of an additional thirty-four (34) dwelling units in a three (3) to four (4) story building on the south end of the property along the Middle Fork New River. The Applicant also shared the Master Plan for future long-term expectations but anything beyond Phase One (1) would require additional approval.

The public hearing was held at the March 11, 2025 Town Council meeting. After reviewing the conditional zoning application and project plans, hearing from the applicant, and taking public comment, Council closed the public hearing and tabled the decision requesting more information and some modifications to the Phase One (1) condominium building.

In response to requests by Town Council, the Applicant divided the condominium building into three (3) buildings, reduced the number of units from thirty-four (34) to twenty-seven (27), and modified the architectural elevations and building materials.

The Applicant also has provided a revised Master Plan with more details on the future phases of the project including renderings showing the mixed unit buildings in single-story, 2-story, and 3-story structures.

Additionally, the Applicant has provided a response to information requested by Council after the public hearing.

The highest point of the roof on the buildings has been reduced from fifty-three (53) feet to 51'7" on building number two (2) and from fifty-three (53) feet to 47'1" on buildings one (1) and three (3).

The current parking lot will be adjusted to accommodate the proposed residential buildings once the end of the retail building is removed. Parking for the residential buildings will be separated from the rest of the retail center with buffering.

As a requested condition of approval, the Applicant proposes one (1) parking space for every one (1) bedroom unit, and two (2) parking spaces for every two (2) or three (3) plus bedroom units plus one (1) space for every four (4) units in the residential building.

There are twenty-seven (27) units in the proposed condo buildings requiring sixty-one (61)

spaces as proposed by the Applicant. The site plan indicates sixty-one (61) spaces including three (3) that are ADA-accessible.

The proposed impervious areas are being reduced with Phase One (1) and the overall build out of the project. The Applicant is proposing rain gardens and bio swales to treat storm water and provide water quality benefits.

Public water and sewer currently serves the property but the Applicant will need to relocate some of the lines and related right-of-way to accommodate the proposed building location.

All electrical services will be provided underground.

A new dumpster area will be provided and screened in the redesigned parking lot between the proposed residential building and the retail building. All other dumpsters on the property currently without screening will be required to add screening that meets the Land Use Code requirements.

With the removal of the south end units of the current retail building, the parking lot in front of the proposed residential building will be reorganized. There are additional parking lot shade trees and a line of buffer to separate the residential building from the retail building.

There is a gap on the southern edge of the property adjacent to the Chetola maintenance area where a buffer screening needs to be added. This buffer will be required on the final plan review.

The stream side of the buildings has an existing vegetated stream buffer that will remain and help to screen the proposed building from Hwy 321.

With approval of the project, staff has included a section in the rezoning ordinance that addresses the correction of any site deficiencies. These may include lack of dumpster screening, inadequate or excessive site lighting, signage violations, fire access, and/or ADA parking or access issues. Any site deficiencies shall be itemized by the Town prior to issuance of any zoning or building permit, and correction is required before issuance of a Certificate of Occupancy for Phase One (1).

Applicant's proposed conditions:

1. Parking: One (1) space for one (1) bedroom units, two (2) spaces for each unit with two (2) more bedrooms, and visitor spaces to remain at one (1) space per four (4) dwelling units.
2. That the maximum building height of any condo buildings in Phase One (1) be no more than fifty-two (52) feet measured from the finished grade at the primary entrance.

Staff's proposed conditions:

1. If within two (2) years after the issuance of the final Certificate of Occupancy for the Phase One (1) condominium building the Applicant decides not to proceed with future phases of the development, then exterior modifications shall be completed on the remaining shopping center buildings. The modifications shall include painting, roofing, bark and wood siding treatments, rock treatments, timber beams and similar finishes that cause the shopping center buildings to blend and/or match the materials in the Phase One (1) condominium. If the modification work is required for failure to move forward with future phases, the work shall be completed within thirty-six (36) months of the final C.O. issuance for the Phase One (1) condominium.
2. A sidewalk shall be constructed along the access road to connect the proposed Phase One (1) condominiums to the intersection of HWY 321 (Valley Blvd) and the future Middle Fork Greenway trail head area.

Any future phases will need to address the parking demand of the entire built-out development, including Phase One (1).

A neighborhood meeting was held at Town Hall on February 13, 2025 where the Applicant shared their immediate and future phased plans for the property.

At their meeting on February 20, 2025, the Planning Board made a recommendation to approve the conditional rezoning request for Shoppes on the Parkway with the applicant-proposed conditions, additional staff conditions, and one (1) Planning Board condition.

Council Member Gherini stated he had received a lot of questions wanting to know what the “big picture” looks like. He acknowledged some things can’t be talked about, but wanted to know if some thought could be given to make local residents comfortable with what the entire project looks like.

Ms. Chelsea Garrett, Attorney for the applicant, asked if that question could be addressed once Council questions regarding re-design have been answered. She explained the purpose of this meeting is for Council to approve the concept of phase one (1) only and nothing else will be built until after it comes before Council again for approval. She further explained the only thing being asked for is taking the commercial shopping center and turning it into a mixed use development and that is the conditional rezoning being requested. Ms. Garrett noted the applicant did want people to be comfortable with the project and a huge amount of effort has been put into the project trying to make people comfortable with it. She noted the applicant is not in a position to nor are they willing to hear comments about every material used as that is not the public’s role. That is the Planning Department’s role.

Mayor Sellers stated his question from the March meeting was why this group didn’t come to Council with a Master Plan.

Council Member Harwood asked Ms. Garrett if they had a presentation and if so he felt it would be a better order to have them give their presentation and then Council could ask questions after as he felt that would be a better order.

Ms. Garrett stated they did and that is what she was trying to suggest, as what Mr. Rothrock gave was just a summary of the project and not a presentation. She felt once the presentation is given it may answer a lot of the questions.

Ms. Garrett introduced the team; applicants Jay Harrell and Chris Barefoot with Oak Hill Management, Mike Trew with Municipal Engineering, Bill Dixon and Kelly Coffey with Appalachian Architecture.

Mr. Bill Dixon gave a brief overview of the Council requested changes to the design. Three (3) main changes were made; one (1) large four hundred (400) foot building to three (3) buildings not to exceed ninety-six (96) feet in length, eliminated the exterior hallways to make the buildings look less like a hotel, and reduced the density and eliminated stucco.

Ms. Garrett explained the concept of the developers is to create a village with shops, restaurants, green space to enjoy with opportunities for music, special events, etc. to be enjoyed by locals and visitors and with options for people to live or rent. She asked what the issue was with not showing the entire plan and reminded Council that if phase one (1) were to be approved, nothing additional could be built without Council review and approval.

Mayor Sellers wanted to ask a question with regards to the project.

Council Member Harwood reminded him the point of order is the presiding officer cannot participate in debate and if he wanted to participate in debate he would need to relinquish the chair role.

Mayor Sellers responded he could ask questions.

Council Member Harwood reiterated Mayor Sellers could not participate in debate.

Mayor Sellers deferred to the Town Attorney Joey Petrack.

Mr. Petrack concurred with Council Member Harwood's point and reviewed the Town Code Section 2-8 (C).

Ms. Garrett noted if Mayor Sellers would like, he could text or email his questions to someone who could ask them for him.

Council Member Gherini mentioned this is an election year and with three (3) Council Members up for re-election he felt it was really going to "ramp up" with the public wanting to know exactly what is going on.

Ms. Garrett reiterated she felt there was a fundamental mistake of what is in front of Council and what can actually be done with this project. She explained again the only current request is putting three (3) residential units where the former Polo Outlet was and if the developer wants to do anything more down the road they have to come back before Planning Board and then Council for approval.

Ms. Garrett noted if anyone votes for a Council Member up for re-election based on not knowing what is going to happen with Shoppes on the Parkway then it's a grave misunderstanding of reality. She further noted if people want to know what happens in the future with Shoppes on the Parkway, regardless of who is on Council, the developer will comeback with a proposal for the remainder of the project at that time.

Ms. Garrett asked if anyone who has authority over what the Town Ordinance says would like to disagree with her statement about what is or isn't allowed to be approved tonight would speak to that.

Council Member Harwood asked if there was more to the presentation.

Ms. Garrett advised there was not more, but anything else Council would like to ask to please do so and the team would address those questions.

Mayor Pro-Tem Matheson asked if there was a plan for a connector road behind Shoppes connecting to Chetola.

Ms. Garrett stated the developer has no plan for that at this time.

Council Member Harwood stated he too had received a lot of questions for future plans and appreciated Ms. Garrett making that distinction about what Council is looking at tonight and what may or may not come before the Council at a future meeting. He concurred Ms. Garrett was correct in stating that anything future for consideration would have full authority to be regulated by Council. He asked Mr. Rothrock to elaborate on the difference between a Conditional Rezoning vs a Special Use Permit and the rights a applicant has under a Special Use Permit vs a Conditional Rezoning.

Mr. Rothrock explained currently the property is governed by a Special Use Permit approved back in the late 80's, and the Shoppes were constructed and completed during that time. In the late 90's the front parcel was changed to amend that Special Use Permit and the former Liz Claborne (now Doc's Rocks) and Dollar Mart (now Speedway gas station) were added. He further explained to do this project, they could amend the Special Use Permit and if they meet the standards, present that to Planning Board and Council, the process would be sworn testimony, no ex parte communication and a very restrictive process for Council, Planning Board and the public. He stated the only ones allowed to speak in a situation like that are the ones who have standing. He explained this process is more open to the public, it's legislative as a conditional rezoning request and the whole property is being considered. The applicant is asking to re-zone the whole seventeen (17) acers with its own zoning district, with its own special conditions and only doing phase one

(1) at this time, the three (3) residential buildings.

Mr. Rothrock further explained to give an idea of their future master plan ideas, the developer submitted to Council a copy of those plans at the March meeting and have responded back with more detail on how those future plans may play out. He stated that is for informational purposes only and not a part of what is being voted on during this meeting, only the three (3) residential buildings are up for vote. He further stated if the developer builds the three (3) and feels it is successful and want to come back before Council, it would have to go to Planning Board for recommendation and then onto Council with plans for approval of the entire next phase of the project.

Council Member Harwood asked if the size of phase one (1) was still the same size as the previous proposal presented at the March meeting.

Mr. Mike Trew stated it was the same size as before and what they had done since the buildings are smaller was to create more green space.

Council Member Harwood further asked about the variance height request of two (2) feet and if that was for all three (3) buildings.

Ms. Garrett explained it's only the middle building and it's due to the roof line to make it look better.

Mayor Pro-Tem Matheson asked if the applicant would be willing to go back to the sixty-four (64) required parking spaces.

Ms. Garrett stated the applicant felt fairly confident they could meet the requirements with the sixty-one (61) spaces, but if they could find the room to add the extra three (3) spaces to make it sixty-four (64) the applicant would be willing to do so.

Council Member Gherini asked if the applicant had done revenue projections and what the Town could expect in the first phase and then if the project were to move on to another phase.

The applicants advised that is something they can work on.

Council Member Perry asked what the thought was behind wanting to do condos instead of resurfacing what is already there.

Ms. Garrett stated the vision was to have part residential, part mix-use as well as some separate buildings. She further stated the obvious is it is currently an operating shopping center with businesses and restaurants and the developers don't want to shut those down completely to redevelop as that wouldn't be in the best interest for anyone. She noted this shopping center the way it's laid out doesn't allow for building structures above what is currently there, so it will have to be a teardown and rebuild approach to accomplish the plan vs what is there already.

Council Member Harwood asked what the vesting period on phase one (1) would be.

Mr. Rothrock stated automatically it's two (2) years by General Statute, but the applicant can request up to five (5) years with a site-specific plan.

Council Member Harwood asked Mr. Rothrock if he could elaborate on the "sunset date" for phase two (2) and updating on subsequent phases of the center.

Mr. Rothrock noted the condition added by staff; if within two (2) years after the issuance of the final Certificate of Occupancy for the Phase One (1) condominium building the Applicant decides not to proceed with future phases of the development, then exterior modifications shall be completed on the remaining shopping center buildings. The modifications shall include painting, roofing, bark and wood siding treatments, rock treatments, timber beams and similar finishes that cause the shopping center buildings to blend and/or match the materials in the Phase One (1) condominium. If the modification work is required for failure to move forward with future phases, the work shall be completed within thirty-six (36) months of the final C.O. issuance for the Phase One (1) condominium.

Council Member Harwood made a motion to accept the proposal for approval as presented, seconded by Council Member Pickett.

Mayor Pro-Tem Matheson clarified the motion included staff's recommended conditions as well as Planning Boards.

Council Member Harwood stated that was correct.

Council Member Pickett asked about the motion including the three (3) additional parking spaces.

Council Member Harwood amended his motion to include three (3) additional parking spaces to make a total of sixty- four (64) parking spaces.

Council Member Perry stated she was encouraged, when Council tabled the project back in March they gave the developer a very long list of things they would like to see and felt Council was very thoughtful about that list for phase one (1). She acknowledged the applicant met all those things on the list and she has been encouraged by the applicant's willingness to work with Council. She further acknowledged she like many others are concerned with the number of short-term rentals, hotel rooms etc. and she knows these problems are complicated and require a lot of thought. In her opinion Shoppes on the Parkway is changing and not what it once was, so improvement needs to be made as it's a highly visible area as you come into town. She noted previously living in an area that had mixed use she saw it really thrive and was a place for people to enjoy the retail, restaurants and green space. She further noted she was very adamant about more green space and less density and that is what she sees in this proposal. She felt this could perhaps be another focal area and take some of the pressure off the downtown area. She

concluded that change is hard, difficult and sometimes painful, but she has been encouraged by what she has seen be done to meet what Council requested of the applicant.

With no further comments the motion stood with the addition of three (3) additional parking spaces.

Town Attorney Joey Petreck mentioned the board needed to confirm the applicant agreed on that additional condition.

The applicants agreed they were in favor of the addition and would add three (3) parking spaces.

Mayor Pro-Tem Matheson and Council Members, Perry, Harwood and Pickett were in favor of the motion. Council Member Gherini was not in favor of the motion. Motion passed.

## **2. Food Truck Discussion – Possible Public Hearing Date**

Planning Director Kevin Rothrock explained food truck operators are considered itinerant merchants and the Land Use Ordinance and Town Code address them differently.

- The Land Use Code used to allow itinerant merchants for the sale of produce on vacant lots along Valley Blvd, a change was made to the Land Use Code to remove itinerant merchants as a permissible use.
- Chapter 8 of the Town Code does not allow itinerant merchants in Central Business unless part of a charity event (School, Non-profit or Church-related) or a charity organization (Boy Scouts selling hot dogs) at special events (Art in the Park, or Farmers Market).
- If food trucks are going to be permitted perhaps there should be different types of approvals for each situation. For example, if allowed through a public special event such as Art in the Park or Trout Derby, the food trucks would be approved by Council through a special event application. If the event is private such as a wedding or party, then the food truck could be permitted on the private property sponsoring the private event.

Mr. Rothrock stated if Council would like to consider a draft ordinance that would need to be sent to Planning Board for recommendation. He noted Food Trucks are tentatively scheduled for discussion on the August Planning Board agenda.

Mayor Pro-Tem Matheson noted he brought this topic up because he has heard from a lot of people, especially ones with families who have a hard time eating locally due to the long wait times. He would like this to be considered for discussion to allow during peak months and perhaps certain days of the week.

Council Member Gherini agreed with Mayor Pro-Tem Matheson and felt people would feel an hour to two hour wait time is too long and start going to other areas such as Boone, Banner Elk or West Jefferson. He felt Council needed to figure this out while there is a deficit of restaurants here in town.

Council Member Harwood disagreed that there was a deficit of restaurants in town and stated he has seen no proof of that. He further stated he has talked to various restaurants in town the last two (2) weeks and none of them have had a wait time over one (1) hour in years and it's not a lack of restaurants. He further stated if anything it's a lack of servers as they cannot keep tables open because of that, and noted that would then fall into another discussion about workforce housing. His question is what is wrong with the current policy, acknowledging he understands the others opinions, but feels it creates an unfair competition for restaurants and restaurant owners who have invested in the community. He explained the restaurant owners pay taxes and sales tax here in Blowing Rock, where a Food Truck vendor's sales tax goes somewhere else. He didn't think a Food Truck was Blowing Rock's brand nor was it part of the long term vision. He hears from people wanting to keep the town quaint and charming and doesn't think a Food Truck is quaint or charming. He acknowledged he appreciated the comments, but he hasn't seen evidence of a restaurant shortage and noted there are seventeen (17) establishments in the downtown area alone.

Mayor Pro-Tem Matheson personally felt the town was not filling the void for families. He stated he has tried to go out on the weekend before and has been told it will be over an hour wait. He reiterated it was brought to him and he said he would bring it before Council for discussion.

Council Member Perry asked if it were to be sent to Planning Board what could Council expect of them.

Mr. Rothrock explained Planning Board would study it and look at similar towns to see how they address the issue and what might fit here moving forward. He further noted Planning Board may agree with Council Member Harwood and say nothing needs to be changed.

Council Member Perry felt there needs to be some data gathered since some feel there is an issue and some don't see an issue.

Mr. Rothrock stated Planning Board can dig into this a little further and come up with some data to give a better understanding for Council.

Council Member Pickett stated she felt the data needed to be scientific and not public opinion.

Council would like staff to work with the Chamber to collect real data and compare with similar municipalities and once it's been received staff will share with Council.

### **3. 2025 Equipment Installment Financing Bid**

Town Manager Shane Fox reviewed as part of the 2025-2026 approved annual budget, the Town Council approved staff to proceed with soliciting bids for a Capital Loan to purchase vehicles and equipment requested and submitted within the annual budget. Those items for purchase total \$709,000 and included the following:

- Finance Software
- Police Vehicle
- Chipper Truck
- Dump Truck
- Snow Plows (2)
- Gator
- Mini Truck
- Backhoe
- Leak Detection System
- Water Valve

The Town publicly advertised and solicited bids on July 15<sup>th</sup> with all bids due by August 5<sup>th</sup>. The Town received a total of seven (7) qualified bids, with a low bid received from First National Bank with terms of four (4) years at 3.45% interest.

Staff's recommendation is Council approval of the low bid received from First National Bank for a term of four (4) years at 3.45%.

Mayor Pro-Tem Matheson made a motion to approve the bid from First National Bank for a 3.45% rate for four (4) years, seconded by Council Member Harwood. Unanimously approved.

#### **OFFICIAL REPORTS & COMMENTS**

- Mayor Sellers – Extended his thoughts and prayers to the Jenkins/Rogers family with the recent passing of Kim Rogers.
- Council Member Perry - None
- Council Member Harwood – Extended his condolences to the Jenkins/Rogers family as well.
- Council Member Pickett – None
- Mayor Pro-Tem Matheson – The High Country Council of Government Annual Banquet is October 10<sup>th</sup>, Congrats to the Police Department for their pinning ceremony tonight – he was glad to see that.
- Council Member Gherini – The Economic Development Committee meeting is on August 21<sup>st</sup> at 1:00 pm at Appalachian State's Beaver Nursing School – speaker will be the hospital President Nathan Nipper.
- Town Attorney Joey Petrack – None
- Town Manager Shane Fox – Gave an update on Main Street Paving, Maple Street and Green Street, Memorial Park, Valley View Rd from Helene damage and the Town Audit process is underway.

**EXECUTIVE SESSION**

At 8:05 p.m. Council Member Perry made a motion to go into closed session pursuant to NCGS 143-318.11.(a)(5) – discussion of potential property acquisition, seconded by Council Member Gherini. Unanimously approved.

**ADJOURNMENT**

At 9:00 p.m. Council returned to open session. With no further action, Council Member Perry made a motion to adjourn, seconded by Council Member Gherini. Unanimously approved.

**MAYOR** \_\_\_\_\_  
**Charlie Sellers, Mayor**

**ATTEST** \_\_\_\_\_  
**Hilari Hubner, Town Clerk**

**Attachments**

**Budget Amendment #2025-16 – Attachment A**  
**Middle Fork Greenway Easement – Attachment B**  
**Shoppes on the Parkway – Attachment C**  
**2025 Equipment Installment Financing Bid – Attachment D**