Mayor
Barbara C. Pennell

Town Council
Ron Lackey
F. Eddie Pippen
Crystal Brooks
Wilford Beane
John Hall

Town of Gamewell
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Lenoir, NC 28645
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Town Attorney
Bruce Cannon

Town Administrator
Bonnie C. Caudle

Gamewell Town Council Agenda

Location: Gamewell Town Hall

Date: November 9, 2026

Time: 7:00 PM

Introduction

This meeting is conducted in accordance with the North Carolina Open Meetings Law, N.C. Gen. Stat. §§ 143-318.9 through 143-318.18, as interpreted by the UNC School of Government. All meetings of the Town Council are open to the public except as permitted by law.

1. Call to Order & Welcome

Presenter: Mayor Pennell

Notes: _____

2. Pledge of Allegiance

Presenter: Councilman Lackey

Notes: _____

3. Agenda Additions & Adjustments

Presenter: Mayor Pennell

Notes: ☐ None ☐ See notes: _____

4. Adoption of November 9, 2026, Agenda

Presenter: Mayor Pennell

Action: Motion Required

Motion by _____ **Second by** _____

Vote: ☐ **Unanimous** ☐ **Passed (**____**–**____**)** ☐ **Failed (**____**–**____**)**

5. Approval of October 12, 2026, Minutes

Presenter: Mayor Pennell

Action: Motion Required

Motion by _____ **Second by** _____

Vote: ☐ **Unanimous** ☐ **Passed (**____**–**____**)** ☐ **Failed (**____**–**____**)**

6. Citizen Comment / Public Comment Period

Presenter: Mayor Pennell

(Limited to 3 minutes per person)

_____

_____

_____

7. Departmental Reports / Public Hearing

7.1 Planning / Zoning

Presenter: Daniel Odom, Planner

- Staff Report — Exhibit 1
- Sleepy Hollow Manufactured Home Park
    a. Improvement and Replacement Plan (Exhibit 2)
    b. Improvement Proposal (Exhibit 3)

Presenter: Mayor Pennell

Action: Motion Required

Motion by _____ **Second by** _____

Vote: ☐ **Unanimous** ☐ **Passed (**____–____**)** ☐ **Failed (**____–____**)**

Notes: _____

7.2 Code Enforcement

Presenter: Curt Willis

- Staff Report — Exhibit 4

Notes: _____

7.3 Gamewell History Museum

- No Official Report

7.4 Administrative Report

Presenter: Bonnie Caudle

- Financial Reports — Exhibit 5
- Budget Amendment – Exhibit 6

Action: Motion Call

Presenter: Mayor Pennell

Motion by _____ Second by _____

Vote: ☐ Unanimous ☐ Passed (____–____) ☐ Failed (____–____)8. Old Business

8.1 Sewer Updates

Presenter: Benjie Thomas, West Consultants

- AIA grant completion and report
- Resolution for Gamewell Sewer System Viability Project (AIA-W-ARP-0016) completion

Action: Motion Call

Presenter: Mayor Pennell

Motion by _____ **Second by** _____

Vote: ☐ **Unanimous** ☐ **Passed (**____**-**____**)** ☐ **Failed (**____**-**____**)**

Notes: _____

_____

8.2 Park / Buildings / Grounds

Presenters: Councilman Beane, Councilman Hall & Bonnie Caudle

Park Updates

- Update for December 12th Christmas Event

Town Hall Building & Other Properties Updates

- Update on building progress

Grounds/Election/Sign Updates

8.3 Western Piedmont Council of Governments

Presenters: Anthony Starr, Executive Director

- PowerPoint overview of services provided
- Reconsideration of WPCOG Charter and Bylaws Updates

Action: Motion Call

Presenter: Mayor Pennell

Motion by _____ **Second by** _____

Vote: ☐ **Unanimous** ☐ **Passed (**____**-**____**)** ☐ **Failed (**____**-**____**)**

Notes: _____

9. New Business

9.1 Tuttle State Forest (Reminder)

Presenter: Councilman Beane

- Ribbon Cutting for the Education Classroom — November 20, 2026, from 2:00–4:00 PM.

9.2 _____

Action: _____

Presenter: _____

Motion by _____ **Second by** _____

10. Closed Session

10.1 Closed Session Reminders

Statutory Authority: N.C. Gen. Stat. § 143-318.11(a)

Permissible Purposes (as applicable; summarized)

- § 143-318.11(a)(1) – To prevent disclosure of information protected by state or federal law, or excluded from public records under Chapter 132.
- § 143-318.11(a)(3) – To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege.
- § 143-318.11(a)(4) – To discuss matters relating to the location or expansion of industries or other businesses in the area.
- § 143-318.11(a)(5) – To set negotiating positions or instruct staff or agents about real-property acquisition terms or compensation and other terms of an employment contract.
- § 143-318.11(a)(6) – To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee.

The motion must identify the applicable statutory purpose. For (a)(1), identify the law protecting the information; for (a)(3), identify the parties in any existing lawsuit to be discussed.

Action: Motion to Enter Closed Session

Motion by _____ **Second by** _____

Vote: ☐ **Unanimous** ☐ **Passed (____–____)** ☐ **Failed (____–____)**

10.2 Return to Open Session

Action: Motion to Return to Open Session

Motion by _____ **Second by** _____

Time: _____

11. Closing

11.1 Motion to Adjourn

Action: Motion Required

Motion by _____ **Second by** _____

Time: _____