

Bill Lawhon
Chairman

Mike Barbee
Vice Chairman

Peter Asciutto
Commissioner

Patty Crump
Commissioner



Scott Efird
Commissioner

Trent Hatley
Commissioner

Brandon King
Commissioner

**STANLY COUNTY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
MONDAY, OCTOBER 7, 2024 – 6:00 PM**

Attendee Name	Title	Status	Arrived
Bill Lawhon	Chairman	Present	
Mike Barbee	Vice Chairman	Present	
Peter Asciutto	Commissioner	Present	
Patty Crump	Commissioner	Present	
Scott Efird	Commissioner	Present	
Trent Hatley	Commissioner	Present	
Brandon King	Commissioner	Present	

CALL TO ORDER & WELCOME

The Stanly County Board of Commissioners (the "Board") met in regular session on Monday, October 7, 2024 in the Gene McIntyre Meeting Room, Stanly Commons. Chair Lawhon called the meeting to order at 6:00 p.m., gave the invocation and led the pledge of allegiance.

APPROVAL / ADJUSTMENTS TO THE AGENDA

Due to Paul Wilkins being unable to attend the meeting, Chair Lawhon requested that item # 3 - Gateway of Hope Homeless Outreach Program Update, be pulled from the agenda. Commissioner Efird moved to approve the agenda as amended, seconded by Commissioner Hatley and carried by a 7 - 0 vote.

SCHEDULED AGENDA ITEMS

1. PUBLIC COMMENT

The following individuals addressed the Board:

- Lanny Hathcock, resident of 121 E. 6th Street, Oakboro, noted his support of the proposed law enforcement agreement with the Sheriff's Office which will allow the Town of Oakboro time to rebuild their police department and provide protection for the residents in the interim.
- Laura Scott, resident of 349 Oakleigh Lane, Oakboro, spoke against the proposed agreement stating that although time is needed to rebuild the department, it will not take the five (5) year time period noted in the agreement. She also expressed concerns with Oakboro's town

administration not doing their job and feels the Sheriff's Office is stretched too thin and will not be able to respond to calls in a timely manner.

-Tate Daniels, Mayor of New London, stated that New London has maintained an agreement with the Sheriff's Office for the past 20+ years to provide law enforcement protection for the town and have been completely satisfied with the service received. He encouraged the Board to support such an agreement with the Town of Oakboro until their police department is reestablished.

- Ian Focht, Mayor Richfield, echoed Mayor Daniels comments stating that Richfield also has an agreement with the Sheriff's Office for law enforcement protection and they have been satisfied with the service received as well.

- Chris Huneycutt, Mayor of Oakboro, noted the challenges of serving on local boards and thanked the county commissioners for the work they do for citizens in the county. He expressed his appreciation of the Sheriff's Office for protecting Oakboro's citizens over the past few months and stated his support of the proposed law enforcement agreement.

- Elaine Eschert, resident of Oakboro, expressed concerns with the Oakboro's administration and does not understand how the town has gotten to this point. She spoke against the proposed agreement and asked the Board to deny it.

2. Voluntary Ag-District (VAD) Advisory Board Appointments

Presenter: Chester Lowder, Chair of the VAD Advisory Board

VAD Advisory Board Chair Chester Lowder presented the request noting that four (4) of the current board members, Curtis Furr, Frank Lee, David Underwood and Ronnie Burleson, have terms which have expired. All but Ronnie Burleson have agreed to serve again if reappointed. An application for Jody Smith was included for Board consideration as well since he has expressed interest in serving on the board.

Per the recommendation of the VAD Board, it was requested that Curtis Furr, Frank Lee and David Underwood be reappointed and for Jody Smith to be appointed to fill the seat previously held by Ronnie Burleson. Each would serve a three (3) year term ending July 31, 2027.

With no questions from the Board, Commissioner Asciutto moved to approve the appointments as requested, seconded by Vice Chair Barbee and passed by unanimous vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Asciutto, Commissioner
SECONDER:	Mike Barbee, Vice Chairman
AYES:	Lawhon, Barbee, Asciutto, Crump, Efird, Hatley, King

3. Gateway of Hope - Homeless Outreach Program Update

Presenter: Paul Wilkins, Executive Director

This item was tabled until a later date.

RESULT:	TABLED [UNANIMOUS]	Next: 11/4/2024 6:00 PM
MOVER:	Mike Barbee, Vice Chairman	
SECONDER:	Peter Asciutto, Commissioner	
AYES:	Lawhon, Barbee, Asciutto, Crump, Efird, Hatley, King	

4. Stanly County Library - NC DIT Grant Funds & Personnel Authorization

Presenter: Sara Hahn, Library Director

Library Director Sara Hahn presented the item stating that the Stanly County Library was awarded funding of \$200,000 from the NC Department of Information Technology for the Local Government Digital Champion Grant. Board approval of budget amendment # 2025-29 and the associated project ordinance was requested in order to accept these funds into the library's budget and authorize the creation of two (2) new positions for a full-time digital navigator position and a part-time digital navigator.

Following the presentation, Director Hahn responded to questions concerning the digital navigator positions including the job description/duties and concerns with the positions being temporary and ending December 31, 2026.

By motion, Commissioner Efird moved to approve budget amendment # 2025-29 and the associated project ordinance to accept these funds and approve the creation of two (2) digital navigator positions, one (1) full-time & one (1) part-time, as requested, seconded by Commissioner Hatley and passed by unanimous vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott Efird, Commissioner
SECONDER:	Trent Hatley, Commissioner
AYES:	Lawhon, Barbee, Asciutto, Crump, Efird, Hatley, King

5. Submission of 2025 Revaluation Schedule of Values

Presenter: Clinton Swaringen, Tax Administrator & Charles Johnson, Real Property Appraisal Supervisor

Mr. Swaringen presented the two (2) Revaluation Schedules, the Schedule of Values for Market Value and the Schedule of Values for Present Use Value, which will be used during the 2025 revaluation process. He noted that a revaluation is conducted every four (4) years in Stanly County to ensure all residential and commercial land and structures such as homes, office buildings, stores, and farms are valued and taxed equitably as required by law in North Carolina. Mr. Johnson explained the process used to review all of the parcels on existing properties and new construction in preparation for the upcoming revaluation which were completed earlier this year. As information, a timeline for adoption of these schedules was included for Board review. Once adopted, these schedules will be used to evaluate all properties in the county until the next revaluation occurs in four (4) years.

Following the presentation, staff entertained questions from the Board with no action being taken.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Barbee, Vice Chairman
SECONDER:	Peter Asciutto, Commissioner
AYES:	Lawhon, Barbee, Asciutto, Crump, Efird, Hatley, King

6. Jail Expansion Project - Design & Preconstruction Contract Options

Presenter: Andy Lucas, County Manager

At the Board's September 3 work session, representatives of Bordeaux Construction and Moseley Architects presented the jail expansion options and capital costs for each option with county staff providing the associated operational costs.

Board consensus was for staff to bring back the cost options for the design of Option A, a 78 bed expansion, and Option D which includes a 78 bed expansion plus removal of the old jail, construction of offices, medical, booking, laundry and visitation area and construction of 16 additional beds on the old jail site.

Representatives with Bordeaux Construction and Moseley Architects were in attendance to present the total costs for Options A and D as requested:

-Option A: Design & preconstruction services for a 78 bed housing unit

Phase 1 Conceptual design phase & bed projection:	\$ 38,500
Phase 2 Architectural design phase & Architectural design services:	\$900,000
Civil preconstruction & retaining wall design:	\$ 38,212
Preconstruction:	<u>\$112,500</u>
Total:	\$1,089,212

-Option D: Design & preconstruction for a 78 bed housing unit, demolition of existing jail & construction of a new 2-story wing with mezzanine:

Phase 1 Conceptual design phase & bed projection:	\$ 38,500
Phase 2 Architectural design phase & Architectural design services:	\$2,150,000
Civil preconstruction & retaining wall design:	\$ 52,212
Preconstruction:	\$262,500
Total:	\$2,503,212

The construction budget is anticipated to be between \$15 million and \$35-\$37 million depending on the design selected.

Following the presentation, the Board participated in a discussion regarding this information with Bordeaux, Moseley and county staff responding to questions concerning the cost to remodel the old jail versus removing/rebuilding it and bringing it up to current building

standards, the dollar amount spent the previous year to house inmates out-of-county and the current capacity of the new jail.

Following discussion, Commissioner King moved to proceed with Option D to determine the Guaranteed Maximum Price (GMP) and design only for the cost of \$2,503,212, seconded by Commissioner Crump and carried by a 5 - 2 vote. (Chair Lawhon and Vice Chair Barbee voting against.)

RESULT:	APPROVED [5 TO 2]
MOVER:	Brandon King, Commissioner
SECONDER:	Patty Crump, Commissioner
AYES:	Asciutto, Crump, Efird, Hatley, King
NAYS:	Lawhon, Barbee

7. Sheriff's Office - Town of Oakboro Law Enforcement Agreement

Presenter: Sheriff Jeff Crisco

At the Town of Oakboro's request, the Sheriff's Office has provided law enforcement protection in recent months to allow time for the town to rebuild their police department. It was requested that the Board now approve the proposed law enforcement agreement which will replace the existing supplemental law enforcement contract until such time the police department is re-established. Sheriff Crisco was present to respond to questions or comments concerning this request.

Vice Chair Barbee stated his reluctance to approve a long-term agreement with Oakboro since he feels the citizens would rather keep their local police department in place, but understands that security is needed. He expressed concerns with the county being brought into town matters and preferred to delay a decision on the agreement.

Commissioner Asciutto noted that he has no doubt that the Sheriff's Office can provide law enforcement protection, but wants the agreement to go back before the Oakboro Town Council for their approval and to allow citizens an opportunity to provide feedback prior to the county taking any action on it.

Commissioner Crump voiced concerns with the five (5) year term of the agreement and requested that it be revised to clarify who will own the vehicles and other assets once the agreement is terminated. She also agreed that the Oakboro Town Council should take action on it prior to the county doing so.

Chair Lawhon stated that law enforcement protection is needed throughout the county and hopes that the protection provided to all towns is equal.

Commissioner Asciutto moved to table any Board action on the agreement until the Oakboro Town Council has approved it and also allowed for citizen input during an open meeting. The motion was seconded by Commissioner Crump.

For clarification, Vice Chair Barbee asked if the revisions discussed by the Board during the earlier work session will be made to the agreement prior to it being sent to the Oakboro Town Council. County Manager Lucas responded yes stating the changes to be made are as follows:

1. Revise the opening paragraph to state that the Sheriff's Office will temporarily contract for law enforcement protection while the Town works to re-establish their own police department;
2. Upon termination or non-renewal of the agreement, Oakboro will have the right of first refusal in hiring any or all of the Assigned Deputies to re-establish the Oakboro Police Department;
3. Equipment owned by the Town of Oakboro and provided to the Sheriff's Office for use during the term of the agreement will remain the property of the town.

With no further discussion, Chair Lawhon called for a vote. The motion passed by a 6 - 1 vote. (Commissioner Hatley voted against.)

**See Exhibit A
(Proposed) Law Enforcement Agreement**

RESULT:	TABLED [6 TO 1]	Next: 11/4/2024 6:00 PM
MOVER:	Peter Asciutto, Commissioner	
SECONDER:	Patty Crump, Commissioner	
AYES:	Lawhon, Barbee, Asciutto, Crump, Efird, King	
NAYS:	Hatley	

8. NCACC Legislative Goals Conference Delegate

Presenter: Andy Lucas, County Manager

Every two years, the NCACC convenes a Legislative Goals Conference for counties to come together to participate in voting sessions to finalize legislative goals which guide NCACC's advocacy efforts. The two-day conference is the final step in the process which gives each county an opportunity to shape NCACC's legislative agenda. Each Board is asked to designate one (1) voting delegate to represent their county at the conference which will be held at the Raleigh Marriott Crabtree Valley Hotel in Wake County on November 14-15, 2024.

Chair Lawhon volunteered to represent Stanly County at the conference with Board consensus for him to do so.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Barbee, Vice Chairman
SECONDER:	Peter Asciutto, Commissioner
AYES:	Lawhon, Barbee, Asciutto, Crump, Efird, Hatley, King

9. CONSENT AGENDA

Commissioner Asciutto moved to approve the consent agenda as presented, seconded by Commissioner Hatley and carried by unanimous vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Peter Asciutto, Commissioner
SECONDER:	Trent Hatley, Commissioner
AYES:	Lawhon, Barbee, Asciutto, Crump, Efird, Hatley, King

A. Minutes- September 3rd work session & regular meeting and September 13th emergency meeting

B: Monthly Financial Report for August 2024

C. Vehicle tax refunds for September 2024

D. 2023 Child Fatality Prevention Team/Community Child Protection Team Activity Summary

E. Elections - Budget Amendment # 2025-28

F. EMS - Budget Amendment # 2025-30

G. Request to sell surplus on Gov Deals

H. Livestock Arena - Budget Armendment # 2025-31

BOARD COMMENTS, ANNOUNCEMENTS & COMMITTEE REPORTS

Commissioner Crump noted the Elections budget amendment on the consent agenda to request the additional funds needed to reprint ballots in order to remove Robert Kennedy's name. Chair Lawhon and County Manager Lucas responded that based on information they have received, the state will potentially reimburse counties for this cost. Commissioner Crump expressed her appreciation to everyone who has helped those affected by Hurricane Helene in western North Carolina over the past week.

Vice Chair Barbee expressed his sympathy to those affected by the hurricane as well and will continue to pray for them.

Commissioner Efird shared that October is "Breast Cancer Awareness Month" and that he continues to pray for those affected by Hurricane Helene. He expressed his struggle with the proposed law enforcement agreement stating that he wants to provide the best protection possible for the town's citizens, but wants to ensure the agreement is correct.

October 7, 2024

Commissioner King acknowledged the Town of Oakboro council members in attendance and thanked them for the job they do. He also thanked Library Director Sara Hahn for her work to obtain the grant from NC DIT and congratulated her on the upcoming birth of her second child.

Commissioner Asciutto echoed similar comments concerning the devastating effects of Hurricane Helene and acknowledged Hurricane Milton that is now heading towards Florida as well with continued prayers for all. He also expressed his frustration with recent statements made by the school board that the county does not fund the school system properly. He then restated his support of having a new comprehensive study completed to help develop a master plan to address the school system's overall needs.

Chair Lawhon shared statistics on the number of new residential building permits issued from January - September 2024 which decreased by 53 permits overall compared to the same period last year with an average tax value of \$222,203.

ADJOURN

By motion, Commissioner Crump moved to adjourn the meeting, seconded by Vice Chair Barbee and passed by unanimous vote at 7:45 p.m.

W. D. Lawhon, Jr., Chair

Tyler Brummitt, Clerk