T. Scott Efird
Chairman

Bill Lawhon
Vice Chairman

Mike Barbee
Commissioner

Patty Crump
Commissioner

Trent Hatley
Commissioner

Brandon King
Commissioner

Billy Mills
Commissioner

Stanly County
Board of Commissioners
Regular Meeting Minutes
Monday, June 8, 2026 – 6:00 PM

1. Call to Order & Welcome

The Stanly County Board of Commissioners (the "Board") met in regular session on Monday, June 8, 2026, in the Gene McIntyre Meeting Room, Stanly Commons. Chair Efird called the meeting to order at 6:00 PM with Commissioner King giving the invocation and leading the Pledge of Allegiance.

Present:
Chairman T. Scott Efird
Vice Chairman Bill Lawhon
Commissioner Paul Michael Barbee
County Commissioner Patty Crump
County Commissioner Trent Hatley
Commissioner Brandon King
County Commissioner Billy Mills

2. Approval / Adjustments to the Agenda

Vice Chair Lawhon moved to approve the agenda as presented, seconded by Commissioner Crump and carried by unanimous vote.

3. Public Comment

- John Owens, (1505 Riley Street, Albemarle), Chair of the Board of Directors for the West Stanly Community Center Foundation, addressed the Board regarding proposed budget changes affecting the West Stanly Senior Center. Mr. Owens expressed concerns about transitioning services provided at the center from the YMCA to the Stanly County Senior Center. He presented a letter from the foundation stating their opposition to these changes and encouraged the county to maintain the existing partnership with the YMCA, which has served local seniors well in the past.

- Leighton Pressley, (1203 Pineview Street), owner of Pressley Aviation spoke regarding several of the proposed fee increases in the recommended FY 26-27 County budget for the airport. Specifically, he noted the impact of the proposed increases in hangar rent, the county-owned building he occupies, and the rise in the AV gas purchase price. If adopted, these changes would cost his business an additional $6,000 annually. He then requested that the Board consider delaying implementation of these increases until later in the next fiscal year.

4. Scheduled Agenda Items

A. FY 2026-27 Budget Public Hearing & Workshop Dates

Pursuant to NCGS 159-12, the Board must hold a public hearing to consider comments regarding the annual recommended budget. This hearing must take place prior to the budget's adoption.

In addition to conducting the public hearing, it is requested that the Board set dates for budget workshops to discuss and review the recommended budget.

Chair Efird declared the public hearing open. With no one coming forward, the hearing was closed.

Board consensus was to hold the budget workshops in the Joshua J. Morton, Jr. Conference Room on Monday, June 15th at 4:00 p.m., Monday, June 22nd at 3:00 p.m. and Wednesday, June 24th at 9:00 a.m.

B. Stanly County Aging Funding Plan FY27

Presenter: Pamela Sullivan, Senior Services Director

Senior Center Director Pamela Sullivan presented the FY 27 Aging Funding Plan for Board approval. The Home Care Community Block Grant committee met and voted to allocate these funds to the following aging services: Adult Day Care, In-Home Services (Level I & II), Nutrition Services (Congregate & Home Delivered), Senior Center Operations and Transportation (General & Medical).

Director Sullivan noted that the funding represents a 2.39% increase over the previous year. After addressing questions concerning the increased costs of these services, Commissioner King moved to approve the FY 27 Funding Plan for the Home Community Care Block Grant as recommended; the motion was seconded by Commissioner Hatley and passed unanimously.

C. Region F Aging Advisory Board (RFAAC) Appointment

Presenter: Pamela Sullivan, Senior Services Director

Stanly County is currently seeking applications for several positions on the RFAAC, including two Delegate positions for two-year terms and one Alternate position for a one-year term.

Kimberly Blackburn of Locust, NC, recently submitted an application to this committee. Her application was vetted and recommended by the Centralina Area Agency on Aging for a two-year Delegate term, effective July 1, 2026, through June 30, 2028.

Vice Chair Lawhon expressed concerns with the Board being asked to appoint someone to represent the county when no one at the county level has spoken with Ms. Blackburn. He then requested that Director Sullivan contact her prior to the Board taking any action.

Commissioner Mills agreed with Vice Chair Lawhon's comments and moved to table the appointment until the July 6, 2026 meeting to allow time for Director Sullivan to do so. Commissioner Crump seconded the motion, which carried by a 7-0 vote.

D. CR 26-01 - Conditional Rezoning request by Sims Bark

Presenter: Bailey Cline, Planning Director

Sims Bark requested a conditional rezoning of a 100-acre portion of an approximately 187-acre tract located on Airport Road in Albemarle (Tax Record #22507; Owners Charlie and Tobi Smith). The request is to rezone the property from County M-1 (Light Manufacturing) to County M-2 (Heavy Manufacturing) to accommodate a sawmill operation involving soil, mulch, and rock bagging, as well as the production of telephone poles and wood pallets. The operation will employ 50 people.

The proposal includes an 85-foot property line setback and a 50-foot setback along all other property lines. To ensure appropriate buffering and minimal visual impact, a 4-foot berm with a vegetative buffer will be constructed along the property border. The company intends to utilize the available water and sewer services.

Director Cline noted that the property is located within a Protected Watershed Area, therefore built-upon area restrictions apply. While the standard limit is 24%, the project will be categorized as a Special Impact Allocation, allowing for 70% coverage. Approximately 30 acres at the rear of the site will remain untouched. Sims Bark is prepared to obtain the required Industrial Permit from the NC Department of Environmental Quality and construction approval from the FAA due to the site's proximity to the Stanly County Airport and the Airport Overlay District.

NC DOT reviewed the site plan. Based upon a preliminary review, Sims Bark will have to construct a right and left turn lane into the site and obtain the necessary driveway permits. The County Fire Marshal will also require at least two fire hydrants on site due to the distance from the existing hydrants in the area.

Director Cline provided several pictures of the proposed site layout for the sawmill operation and reviewed the proposed conditions for the rezoning, which Sims Bark has accepted.

The Planning Board met on May 20, 2026, and unanimously approved CR 26-01 by unanimous vote based on the conditions for approval.

Following the Planning Board meeting, the company requested an amendment to these conditions regarding operating hours. Currently, only the bagging operation is permitted to run 24/7, with all other operations restricted to Monday–Friday, 6:00 AM to 7:00 PM. Sims Bark requested that the conditions be amended to include Saturday operations from 6:00 AM to 1:00 PM prior to being presented to the county commissioners for approval.

Following brief discussion, Chair Efird declared the public hearing open. Andy Johnson of Sims Bark came forward to speak in support of the application and addressed various questions regarding plant noise levels, potential smoke or steam being produced, the distance between the sawmill and the nearest residence, the types of wood used, the company's home office location, employee compensation, and the construction timeline for the facility.

With no one else coming forward to speak, the hearing was closed.

Commissioner Mills then moved that the Board approve CR 26-01, a Conditional M2 Rezoning request for approximately 100 acres of a 187-acre tract located on Airport Road which is consistent with the 2040 Stanly County Land Use Plan. This approval is subject to the conditions previously agreed to by Sims Bark, including an amendment allowing Saturday operations from 6:00 AM to 1:00 PM. Vice Chair Lawhon seconded the motion, which passed by unanimous vote.

E. West Stanly Wastewater Treatment Plant Improvement Project — Modified Bids and Budget Approval and LGC Application Resolutions

Presenter: Clinton Hinson, Utilities Director

With bids for the expansion project coming in $20+ million over budget, Board consensus was for staff to work with Wooten Engineering and USDA to have the low-bid contractors, BRS and State Utilities, modify their bids to enhance operations at McCoy's Creek pump station and parallel force main from McCoy's Creek to the plant. The modified bids came in at slightly under $21.6 million, which is less than the authorized $26 million from USDA and $4 million remaining ARPA funds allocated for the project.

Attached please find the initial bids, modified bid explanation and revised scope from Wooten, project budget update, authorizing resolution to move forward with the improvement project, and an initial resolution to submit the financing to the LGC for approval.

Following brief discussion, Commissioner King moved to approve the authorizing resolution for the project to move forward with the USDA financing. Commissioner Hatley seconded the motion, which passed by unanimous vote.

By separate motion, Commisisoner King moved to adopt the resolution to authorize submission of the project and financing to the Local Government Commission (LGC) for review and approval. The motion was seconded by Vice Chair Lawhon and carried by a 7-0 vote.

See Exhibit A
Resolution of Tentative Award
and
Resolution Authorizing Submission of the Project and Financing to LGC

F. EDC Board Appointments

Presenter: Andy Lucas, County Manager

Five (5) EDC Board member terms expired on May 31, 2026. They are: District 1: Larry Baucom, District 2: Lynn Clodfelter, District 3: Richard Jones, District 4: Charles Brown and District 5: Dustin Poplin.
It was requested the Board appoint five (5) members, one for each district, to a two-year term expiring May 31, 2028.

Vice Chair Lawhon moved to approve the following appointments:
District 1: Roddey Dowd, Jr.
District 3: James Richard Jones

District 4: Camille Shelton Parrish
District: Dustin Poplin

No applications were received for District 2, therefore this appointment was tabled.

Commissioner Hatley seconded the motion, which carried by unanimous vote.

G. Stanly Community College Board of Trustees Appointment

Presenter: Andy Lucas, County Manager

Three (3) members of the Stanly Community College (SCC) Board of Trustees have terms expiring June 30, 2026:
Joe Brooks, appointed by the Board of Commissioners
Clif Robinson, appointed by the Board of Commissioners
Daisy Washington, appointed by the Governor

Stanly County has one (1) appointment to make to the board due to a legislative change that occurred in 2024 and differs from prior years when the County made two appointments. This appointment is for a four-year term beginning July 1, 2026, and ending June 30, 2030.

Vice Chair Lawhon moved to reappoint Joe Brooks. Commissioner Mills seconded the motion, which passed by a 7 - 0 vote.

5. Consent Agenda

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

A. Minutes

B. Budget Amendment: Emergency Telephone System Fund (ETSF)

C. April Monthly Finance Report

D. Budget Amendment 2026-77

E. Town of Richfield ETJ Board of Adjustment Appointments

F. City of Locust Fireworks Displays

G. Oakboro 4th of July Celebration Fireworks Display

H. Budget Amendment 2026-79

I. Juvenile Crime Prevention Council Appointments

J. Juvenile Crime Prevention Council (JCPC) Certification of Council Members

K. **Juvenile Crime Prevention Council (JCPC) Stanly County Plan**

L. **May 2026 DMV Refunds**

6. Board Comments, Announcements & Committee Reports

Commissioner Mills noted the success of the drone show held this past Friday at City Lake Park as part of the county-wide America's 250th anniversary celebration. He also expressed his appreciation for those who attended tonight's meeting and emphasized the importance of citizen feedback and encouraged more residents to attend and share their input in the future.

Vice Chair Lawhon echoed Commissioner Mills' comments, stating that the Board benefits and learns from citizen participation in meetings.

7. Recess

At 7:05 p.m., Chair Efird recessed the meeting until Monday, June 15th at 4:00 p.m. for a budget workshop in the Joshua J. Morton, Jr. Conference Room in the Stanly Commons.

T. Scott Efird, Chairman

Tyler Brummitt, Clerk