Mike Barbee
Chairman

Brandon King
Vice Chairman

Patty Crump
Commissioner

Scott Efird
Commissioner

STANLY COUNTY
NORTH CAROLINA
Water. Air. Land. Success.

Trent Hatley
Commissioner

Bill Lawhon
Commissioner

Billy Mills
Commissioner

STANLY COUNTY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
MONDAY, APRIL 21, 2025 – 6:00 PM

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

CALL TO ORDER & WELCOME

The Stanly County Board of Commissioners (the "Board") met in regular session on Monday, April 21, 2025 in the Gene McIntyre Meeting Room, Stanly Commons. Chair Barbee called the meeting to order at 6:00 p.m. with Commissioner Efird giving the invocation and leading the Pledge of Allegiance.

RECUSAL OF COMMISSIONER LAWHON & EXCUSAL OF COMMISSIONER CRUMP

Based on his employment with Uwharrie Bank, Commissioner Lawhon requested to be recused from agenda item #7 concerning the 911/EOC/EM Facility Financing. Also, due to Commissioner Crump's absence, there was a request to excuse her from the meeting.

Commissioner Lawhon made the motion to approve both requests, seconded by Commissioner Hatley and passed by a vote of 6-0.

APPROVAL / ADJUSTMENTS TO THE AGENDA

Commissioner Lawhon moved to approve the agenda as presented, seconded by Commissioner Efird and passed by unanimous vote.

SCHEDULED AGENDA ITEMS

1. Sonya H. Efird Service of Excellence Award

Presenter: Kyle Griffin, Emergency Communications Director

Director Kyle Griffin recognized Telecommunicator Hayley W. Franklin as the recipient of the first annual Sonya Efird Service of Excellence award. This award was created to honor Telecommunicators who embody the traits, characteristics and legacy of the late Sonya Efird.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brandon King, Vice Chairman
SECONDER:	Scott Efird, Commissioner
AYES:	Barbee, King, Efird, Hatley, Lawhon, Mills
EXCUSED:	Crump

2. PUBLIC COMMENT

David Holton, President and Jen Caldwell, Vice President, of Restore Badin Lake, Inc. provided an update on their progress since the initial presentation in January 2024.

Key achievements include obtaining their designation as a non-profit 501(c)3 and exploring various treatment methods to control Lyngbya algae. This algae is a naturally occurring bacteria present in most freshwater bodies in North Carolina with blooms most common during summer months when bright sunlight, warm temperatures and increased nutrient availability promotes growth. Some blooms produce toxins called cyanotoxins which pose health risks to humans and animals upon contact.

Based on studies conducted by NC State University Labs and the NC Department of Environmental Quality, the chemical Captain XTR + AMP has shown the best results in killing the algae and protecting the environment, particularly with six treatments during the spring and summer months. This solution is highly effective and fast-acting in controlling algae growth and has been deemed safe for humans, animals, and plant life. The results of these studies suggest that similar chemical control programs could be implemented at Badin Lake and Tuckertown Reservoir to reduce Lyngbya levels as well.

Mr. Holton outlined the initial phase of the water surface treatment plan, which will cover up to 11 acres. This phase includes six treatments annually, scheduled between April and September, starting in the spring of 2025.

To initiate the treatments, funding will come from local residents and companies this year. This is because grants or government funding will not be available until the project receives official approval.

To help offset the treatment costs, it was requested that the County consider a donation of $10,000 or more from the 2025-26 budget year. Mr. Holton noted that if the necessary licenses are not granted, a disbursement request for the County funds will not be submitted.

After the presentation, Mr. Holton and Ms. Caldwell responded to Board questions including whether the Captain XTR + AMP treatment is all-natural, causes of Lyngbya development, concerns about the long-term effects of adding the treatment chemicals to the water, specific locations of the 11 acres of water scheduled for treatment, and whether the state and other counties have been contacted to request funding for the project.

The presentation was for information only with no further action being taken.

3. Restore Badin Lake Project Update

Presenter: David Holton, President, Restore Badin Lake, Inc.

David Holton and Jen Caldwell of Restore Badin Lake spoke during the public comment period rather than waiting for their specific agenda item.

4. Senior Services-Nutrition Caterer Bid

Presenter: Andy Lucas, County Manager

Bids were recently opened for the catering contract for the Nutrition Program, which includes Congregate, Grab & Go, and Home Delivered meals.

To solicit as many bids as possible, an Advertisement for Bids notice was placed in the Stanly News and Press, and invitation letters were sent to five food service vendors. Of these, two vendors requested bid packets and subsequently submitted bids.

Below is a summary of the bids received, detailing the price per meal for both one-year and two-year contract options:

1. Golden Corral, Asheboro: \$5.25/meal (one-year or two-year rate)
2. Trio Community Meals: \$5.30/meal (one-year) or \$5.51/meal (two-year)

Both bids were evaluated and took into account experience, service quality, and client satisfaction. Currently, our Senior Nutrition program provides approximately 400 meals daily, totaling around 100,000 meals annually.

Based on this evaluation, it is recommended that Golden Corral of Asheboro, NC, be selected as the caterer for the Nutrition Program for a two-year contract period, running from July 1, 2025, to June 30, 2027, at a rate of \$5.25/meal.

County Manager Lucas addressed questions regarding the number of meals served annually, the number of years that Golden Corral has had the contract overall, and if there have been any complaints received about the meals. Commissioner Mills added that he has eaten the meals at the Senior Services Advisory Board meetings and found them to be good.

By motion, Vice Chair King moved to approve Golden Corral of Asheboro, NC as the caterer for the Nutrition Program, and that the bid be approved for a two-year contract effective July 1, 2025- June 30, 2027 at the cost of $5.25 per meal. Commissioner Efird seconded the motion which passed by a 6 - 0 vote.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brandon King, Vice Chairman
SECONDER:	Scott Efird, Commissioner
AYES:	Barbee, King, Efird, Hatley, Lawhon, Mills
EXCUSED:	Crump

5. CR 25-01- Conditional Rezoning Request by Kyle Speight

Presenter: Bailey Emrich, Planning Director

Kyle Speight has requested the rezoning of a 3 acre tract located on Quail Ridge Road, Albemarle, NC 28001 from County, RA (Residential Agricultural) to a Conditional Zoning District in order to operate a Wild Game Processing Facility.

The property is currently vacant and wooded, with clearing limited to the area needed for the facility. Adjacent parcels are also zoned County RA, with two larger tracts nearby zoned County M1 (Light Industrial). The site is situated in the Rural Preservation Area, with the Secondary Growth Area located across US 52.

The proposed Conditional Rezoning would restrict the property's allowed uses specifically to a Wild Game Processing & Taxidermy Facility.

Planning staff advised Mr. Speight to consult with the Technical Review Committee to address requirements from other departments, which he has done. The facility will utilize county water and will comply with all environmental health regulations for the septic system, as agreed upon by Mr. Speight.

Mr. Speight and his partners presented their business plan and daily operations to the Planning Board at their meeting on March 10, 2025. They indicated that a drop-off area for hunters to leave game outside of business hours will be available. They also expressed their future hopes to grow their business and be an asset to the community. All property owners within 100 feet were notified of the rezoning request, and a sign was posted on the property; no calls or complaints were received.

The Planning Board discussed the cleaning and maintenance procedures, as well as measures to prevent diseases. With the proposed conditions for CR 25-01 and the inclusion of "Taxidermy" in the permitted uses, the Planning Board unanimously recommended approval of the request.

Commissioner Mills expressed his strong support, stating that such a facility is greatly needed in the county.

Chair Barbee then opened the public hearing. Both Kyle Speight and Keith Speight spoke in favor of the request and addressed questions regarding health department inspections, the number of employees needed to operate the facility and the types of animals to be processed.

Chair Barbee also voiced his support for the rezoning, noting the value of such a business, particularly in relation to monitoring deer diseases.

With no further comments from the public, the hearing was closed.

Commissioner Mills moved that the Board approve CR 25-01, the conditional rezoning request by Kyle Speight for the Conditional Rezoning of a 3 acre tract in order to operate a Wild Game Processing Facility because the applicant has agreed to meet all of the required conditions and it is consistent with the 2040 Stanly County Land Use Plan. Commissioner Hatley seconded the motion, which passed with a 6-0 vote.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Billy Mills, Commissioner
SECONDER:	Trent Hatley, Commissioner
AYES:	Barbee, King, Efird, Hatley, Lawhon, Mills
EXCUSED:	Crump

6. Resolution Opposing House Bill 765

Presenter: Commissioner Trent Hatley

Commissioner Hatley introduced the resolution, expressing his support in response to his concern that the state is continuing to take away local government's authority to enact land use regulations for their respective counties.

Commissioner Lawhon mentioned that he has been in contact with Representative Cody Huneycutt, who also does not support HB 765.

Following this, Commissioner Lawhon moved to approve the resolution as presented. Commissioner Efird seconded the motion, and it passed by a unanimous vote.

See Exhibit A

A Resolution Opposing House Bill 765 (An Act to Reform Local Government Development Regulations in This State)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Bill Lawhon, Commissioner
SECONDER:	Scott Efird, Commissioner
AYES:	Barbee, King, Efird, Hatley, Lawhon, Mills
EXCUSED:	Crump

7. 911/EOC/EM Facility Financing

Presenter: Andy Lucas, County Manager

Stanly County is preparing to finance the construction of a 16,500 square foot 911/EOC/EM facility on the campus of the North Carolina Emergency Training Center in Albemarle, NC.

The total cost of the project, to include engineering and construction, is estimated to be $13 million. However, the County has utilized a pay-as-you-go approach to cover the engineering and soft costs as well as the grading and civil work associated with the project. Further, the County secured $3.5 million in grants from the State of North Carolina and the NC 911 Board to offset the cost of construction. As such, the loan amount for construction and contingency is $8.5 million.

To secure financing, a Request for Proposals (RFP) was sent to seven (7) different financial institutions, and five (5) financing bids were received from First Bank, Pinnacle Bank, PNC Bank, Uwharrie Bank and Webster Bank.

Staff recommended the 20 year loan term from Uwharrie Bank given it provides a more favorable interest rate (4.25%) and amortization period for budget purposes. The projected debt service impact to the FY 25-26 budget is $635,000.

Following the presentation, it was requested the Board take the following actions:
- Hold a public hearing to receive public comment on the proposed financing.
- Approve the selection of a financial institution to finance the project.
- Approve the bank financing resolution.
- Approve the resolution to authorize the Local Government Commission (LGC) financing application, including the relevant bank bid information.
- Approve the reimbursement resolution for project-related items already procured, allowing for the General Fund Balance to be reimbursed with the loan proceeds.

With no questions from the Board, Chair Barbee declared the public hearing open. With no one coming forward to speak, the hearing was closed.

Commissioner Efird moved to approve Uwharrie Bank as financial institution for the 911/EOC/EM Facility project, approve the bank financing resolution with Uwharrie Bank, approve the resolution to authorize the LGC financing application with Uwharrie Bank's bid information and the reimbursement resolution as requested, seconded by Commissioner Hatley and passed by a 5- 0 vote. (Commissioner Lawhon recused.)

See Exhibit B
Resolution Approving a Proposal From Uwharrie Bank to Provide Financing Through an Installment Financing Contract in the Amount of $8,500,000 to Finance the Construction of a New 911/EOC/Emergency Services Facility and Authorizing the Execution and Delivery of Related Instruments

See Exhibit C
Resolution Authorizing the Filing of an Application for Approval of a Financing Agreement Authorized by North Carolina General Statute 160A-20

See Exhibit D

Resolution of the County of Stanly, North Carolina Declaring the Intent of the County of Stanly, North Carolina to Reimburse Itself for Capital Expenditures Incurred in Connection with the Construction of a New 911/EOC/Emergency Services Facility from the Proceeds of Certain Tax-Exempt Obligations to be Executed and Delivered in Calendar Year 2025

RESULT:	**APPROVED [5 TO 0]**
MOVER:	Scott Efird, Commissioner
SECONDER:	Trent Hatley, Commissioner
AYES:	Barbee, King, Efird, Hatley, Mills
EXCUSED:	Crump
RECUSED:	Lawhon

8. Centralina Region F Aging Advisory Committee (RFAAC) Vacancies

Presenter: Andy Lucas, County Manager

Stanly County is currently seeking candidates to fill several positions on the Centralina Council of Governments RFAAC (Region Food Aging Advisory Committee). The committee is comprised of four representatives: three delegates serving two-year terms and one alternate serving a one-year term.

There are two delegate seats and one alternate seat are currently vacant.

With no volunteer applications on file for this committee, this information was shared to make the Board aware of these vacancies.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 11/3/2025 6:00 PM**
MOVER:	Brandon King, Vice Chairman	
SECONDER:	Scott Efird, Commissioner	
AYES:	Barbee, King, Efird, Hatley, Lawhon, Mills	
EXCUSED:	Crump	

9. CONSENT AGENDA

By motion, Commissioner Lawhon moved to approve the consent agenda, seconded by Vice Chair King and carried by unanimous vote.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Bill Lawhon, Commissioner
SECONDER:	Brandon King, Vice Chairman
AYES:	Barbee, King, Efird, Hatley, Lawhon, Mills
EXCUSED:	Crump

A. Minutes- April 7th work session and regular meeting

B. Finance - Monthly Financial Report for March 2025

C. Airport - Budget Amendment 2025-69: HVAC

D. DSS - Budget Amendment 2025-70: Foster Care

E. E-911 - Budget Amendment 2025-71: UPS Replacement

F. Dental - Budget Amendment #2025-72: Operatory Chairs

G. DSS - Budget Amendment #2025-73: Health-$50,000

BOARD COMMENTS, ANNOUNCEMENTS & COMMITTEE REPORTS

Commissioner Mills congratulated Christian Payne for being named the Stanly County Arts Council's 2025 Arts Person of the Year.

Commissioner Efird informed the board that the Norwood Library is temporarily closed due to ongoing sidewalk project with the reopening date currently unknown. Additionally, Commissioner Efird invited everyone to the 26th Annual Keri D. Efird Memorial Scholarship Bike Run, which will take place on Saturday, April 26th at 10:00 a.m. at West Stanly High School. The proceeds from the event will support scholarships for West Stanly High School seniors. He also shared that over $137,000 in scholarship funds have been awarded to date.

Commissioner Lawhon asked about the construction underway at the former Denny's restaurant on Highway 24/27 and the future plans for the property. County Manager Lucas responded that he would look into this and provide an update.

Chair Barbee congratulated Hayley Franklin on receiving the first annual Sonya H. Efird Service of Excellence Award.

RECESS

At 6:57 p.m., Chair Barbee declared the meeting recessed until Thursday, April 24th at 5:00 PM for a Joint Meeting with the Stanly Community College Board of Trustees in the Dennis Community Room at Stanly Community College.

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Paul M. Barbee, Chair	**Tyler Brummitt, Clerk**