Mike Barbee
Chairman

Brandon King
Vice Chairman

Patty Crump
Commissioner

Scott Efird
Commissioner

Trent Hatley
Commissioner

Bill Lawhon
Commissioner

Billy Mills
Commissioner

STANLY COUNTY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
MONDAY, MAY 12, 2025 – 6:00 PM

Attendee Name	Title	Status	Arrived
Mike Barbee	Chairman	Present	
Brandon King	Vice Chairman	Present	
Patty Crump	Commissioner	Present	
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, May 12, 2025 in the Gene McIntyre Meeting Room, Stanly Commons. Chair Barbee called the meeting to order at 6:00 p.m. with Commissioner Lawhon giving the invocation and leading the Pledge of Allegiance.

APPROVAL / ADJUSTMENTS TO THE AGENDA

Vice Chair King moved to approve the agenda as presented, seconded by Commissioner Hatley and passed by unanimous vote.

SCHEDULED AGENDA ITEMS

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1. PUBLIC COMMENT

Paul Wilkins, Executive Director for Gateway of Hope, thanked the Board for their continued support over the years. He then acknowledged the ongoing changes to the organization due to their recent acquisition by Christian Recovery Center, Inc. (CRCI) which will allow them to continue and enhance services in Stanly County.

2. FY 24-25 Audit

Presenter: Toby Hinson, Finance Director

Finance Director Toby Hinson presented the audit contract and engagement letter from Thompson, Price, Scott, Adams & Co. (TPSA). The firm has conducted the county's audit since 2017 and is one of the two primary firms in North Carolina specializing in county audits.

The cost to complete the audit is $64,750, which includes the Medicaid portion. This represents a $1,800 (2.9%) increase compared to last year's cost.

Following the presentation, staff recommended the approval of Thompson, Price, Scott, Adams & Co. to perform the FY 2024-25 audit engagement.

Director Hinson then addressed specific questions concerning the names of the firms, if available, that are used to complete the audits for local municipalities' audits, the previous year's audit cost and if any local firms capable of performing such audits.

With no further discussion, Commissioner Lawhon made the motion to approve Thompson, Price, Scott, Adams & Co. for the FY 2024-25 audit engagement. Commissioner Mills seconded the motion which passed with a 7 - 0 vote.

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

3. Centralina Region F Aging Advisory Committee (RFAAC) Appointment

Presenter: Pamela Sullivan, Senior Services Director

Stanly County currently has several vacant positions on the RFAAC including two delegate positions with two-year terms and one alternate position with a one-year term.

For Board consideration, a volunteer application for William A. Smith was presented with a request that he be appointed as a delegate for a two-year term ending on June 30, 2027.

By motion, Commissioner Efird moved to appoint Mr. Smith as requested, seconded by Commissioner Hatley and passed by unanimous vote.

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

4. EDC Board Appointments

Presenter: Elizabeth Underwood, EDC Director

The following five (5) EDC board members have terms expiring May 31, 2025: District 1: Phillip Austin, District 2: Steve Bradley, District 3: Wes Morgan, District 4: Greg Underwood, District 5: William Huneycutt.

Additionally, Phillip Burr recently resigned his seat due to moving out of District 2. Therefore a replacement will need to be appointed to serve the remainder of his term expiring 5/31/2026.

Commissioner Mills requested to be recused from the vote for a District 3 board member due to being related to one of the applicants. Commissioner Lawhon moved to approve the request, seconded by Commissioner Hatley and passed by unanimous vote.

Chair Barbee called for nominations for District 3. Commissioner Lawhon nominated Clayton Wayne Sasser. With no other names presented, the nominations were closed. Mr. Sasser was appointed by 6-0 vote. (Commissioner Mills recused)

Chair Barbee called for nominations for the remaining seats. Commissioner Lawhon moved to appoint the following individuals:

- District 1 - Phillip Austin
- District 2 - Steve Bradley
- District 4 - Greg Underwood
- District 5 - Will Huneycutt
- District 2 - Terry Lynn Clodfelter to serve the remainder of Phillip Burr's term

Commissioner Mills seconded the motion which passed by unanimous vote.

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

5. Board of Adjustment Appointment

Presenter: Bailey Cline, Planning Director

The Stanly County Board of Adjustment has a current vacancy due to the resignation of Mr. Kevin May, who is stepping down due to work obligations.

It was requested that the Board appoint one member to fill Mr. May's unexpired term, which ends on June 30, 2028.

Commissioner Crump moved to appoint Judy Nelms, who currently serves as an alternate on the board. Commissioner Mills seconded the motion which carried by a 7 - 0 vote.

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

6. CR 25-02 - Conditional Rezoning Request for Mark Padgett

Presenter: Bailey Cline, Planning Director

The Stanly County Planning Board heard a request by Mark Padgett for a conditional rezoning for the property located at 33048 Old Salisbury Road, Albemarle, NC 28001. The request is to rezone an approximately 0.86-acre tract from County, R20 (Residential) to a Conditional Zoning District.

Currently, the property has a single-family home, which Mr. Padgett rents out, and a separate building he uses as a diesel shop. Planning staff met with Mr. Padgett in early March regarding the diesel shop since its operation in a residential zone constitutes a nonconforming use. He has been operating the shop at this location since 2020.

At the Planning Board meeting on April 14, 2025, community members had mixed reactions, with some in support and others in opposition. Mr. Padgett addressed the board about his request, and concerns were raised regarding the proper disposal of diesel fuel and runoff. He explained that a company regularly picks up waste from his storage tanks. He also explained that the trucks located on the property are either awaiting pickup or he is in the process of obtaining titles for them.

As part of the conditional rezoning, Mr. Padgett will be required to meet Building Inspections standards, which will require the installation of a bathroom and an exhaust system in the building. This will also ensure compliance with all Environmental Health standards. Director Cline read the agreed upon list of conditions for the rezoning. Mr. Padgett has agreed to all the conditions set forth by staff. He will be the sole employee of the business, which will operate weekdays between 8:00 AM and 5:00 PM, with weekend appointments as needed.

According to the 2040 Stanly County Land Use Plan, this property is situated in a secondary growth area and is approximately half a mile from the Albemarle city limits. A notification sign was posted on the property, and all neighboring property owners within 100 feet were notified by mail.

Director Cline addressed questions concerning the maximum number of trucks allowed to be at the shop at one time and the record-keeping procedures for fuel disposal.

Chair Barbee then declared the public hearing open.

-Terry Fields, who resides at 33058 Old Salisbury Road and is the neighbor of Mr. Padgett, indicated that he has no objections to Mr. Padgett operating a diesel shop on his property. Additionally, Mr. Fields acknowledged that he has no issue with waiving the condition that requires a fence to be installed between their properties.

-Tom Whitley, an adjacent property owner, expressed concerns that a maximum of five trucks will be allowed on the property simultaneously, noting that their parking location is near a power line close to the shop. Additionally, he has concerns that any spilled fuel will enter the water system. He also stated that he does not want to see any more development in the area, and feels the business does not fit into the rural character of the area.

- Pat Whitley, a resident of Fire Line Road, is worried about potential groundwater contamination from fuel leaking into the ground. He also expressed concern with the possibility of fires due to the trucks being parked under the power line.

-Jill Dry, a resident of Old Salisbury Road, noted the significant number of single-family residences in the area and pointed out that the shop is situated in an area zoned for residential development. Her primary concerns include the lack of a timeline for inspections to be completed to ensure Mr. Padgett complies with the conditions for the rezoning. She also worries that allowing the business to continue operating in its current location could establish a precedent for similar situations elsewhere in the county.

- Nathan Russell, who resides at 33064 Old Salisbury Road and is a neighbor of Mr. Padgett, has not experienced any issues with noise or the appearance of the business. Mr. Russell is also agreeable to the business's operation under the proposed conditions.

- Edward Ashmore responded to earlier comments related to groundwater contamination. He mentioned that while he had a new well installed on his property in recent years, he believes the water contamination occurred prior to the start of Mr. Padgett's business, and expressed his support for his efforts to earn a living.

- Lyndon Almond of 33231 Courtland Drive, expressed his support of the rezoning request since Mr. Padgett has agreed to all of the conditions.

- Mark Padgett of 33048 Old Salisbury Road and the diesel shop owner, acknowledged that he has agreed to meet all of the proposed conditions. He then explained his process for disposing of used fuel, including the frequency of disposal and the receipts he receives to document this. He also shared that he has recently started working with several area fire departments to service their trucks and can provide faster and more cost-effective service compared to other companies.

- Justin Carter of 32322 Nanny Drive expressed his support for Mr. Padgett to continue operating his business, provided he maintains the cleanliness of the area.

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

By motion, Vice Chair King moved to approve the conditional rezoning request submitted by Mark Padgett. This request pertains to an approximately 0.86-acre plot and will allow for a single-family dwelling along with a diesel shop. The applicant has agreed to adhere to the list of required conditions including the following additions by the County Commissioners: the construction of a handicapped-accessible bathroom as the sole additional structure related to the business, the maintenance of a fuel disposal log, the removal of the requirement for an 8-foot fence between the diesel shop and Terry Field's property, and a condition ensuring that no vehicles are parked outside of the shop's property. This rezoning aligns with the 2040 Stanly County Land Use Plan. Commissioner Crump seconded the motion which passed by unanimous vote.

Recess

Chair Barbee called for a brief recess at 7:15p.m. with the meeting reconvened at 7:22 p.m.

RESULT:	**APPROVED AS AMENDED [6 TO 0]**
MOVER:	Brandon King, Vice Chairman
SECONDER:	Patty Crump, Commissioner
AYES:	Barbee, King, Crump, Efird, Lawhon, Mills
RECUSED:	Hatley

7. CR 25-03 - Conditional Rezoning Request for Gateway of Hope

Presenter: Bailey Cline, Planning Director

Gateway of Hope requested the conditional rezoning of an approximately 3 acre tract located at 46461 Campground Road, New London, NC in order to accommodate a Group Care Facility for clinical substance abuse treatment. The property is currently zoned County, RR (Rural Recreational) which does not allow for a Group Care Facility by right. This property lies in the Rural Preservation Area and is approximately 0.68 miles from the Town of New London. Gateway of Hope also owns adjacent properties and has indicated future plans to expand the facility. Should this occur, they would be required to request the rezoning of those properties from both the Planning Board and the County Commissioners at that time.

With Christian Recovery Centers, Inc. (CRCI) in the process of acquiring Gateway of Hope, the management team of CRCI met with the Technical Review Committee to learn about the process and requirements for the project.

Following this initial meeting, the CRCI team also met with Planning Staff to discuss their immediate plan which involves only the three-acre parcel. The existing building on the property will be renovated and used to serve as an education center and for storage purposes. Additionally, they intend to build a new residence on the same parcel to house six on-site residents.

Director Cline read the agreed upon list of conditions for the rezoning of the property that includes parking, signage, fencing and buffering. No adjoiners or community members were present to speak in opposition of this request and staff indicated they did not receive any calls or concerns in regards to this request. The Planning Board unanimously recommended approval of this request and did not make any changes to the conditions.

Following the presentation, Director Cline responded to questions pertaining to the plans for the current structure on the property, the specific type of housing intended for the six residents, and whether on-site supervisors will be present. Additionally, clarification on the timeline for meeting all the conditions and completion of the subsequent inspections was discussed.

Chair Barbee opened the public hearing. Paul Wilkins, the Executive Director for Gateway of Hope, expressed his support for the rezoning request. He mentioned that the property was acquired one year ago and has since undergone major exterior renovations. Mr. Wilkins also stated that a double-wide mobile home will be placed on the site to house six residents, with a supervisor present for monitoring.

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

Commissioner Efird made the motion to approve CR 25-03, the conditional rezoning request submitted by Gateway of Hope, for an approximately 3-acre tract to accommodate a Clinical Substance Abuse Treatment facility. The applicant has agreed to meet all required conditions and the proposed rezoning aligns with the 2040 Stanly County Land Use Plan. Commissioner Hatley seconded the motion which then passed by a unanimous vote.

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

8. FY 25-26 Opioid Settlement Fund Recommendations

Presenter: Andy Lucas, County Manager

The County issued a request for grant proposals from local agencies in February 2025. The RFP for the FY 25-26 grant application process specifically focuses on the following priorities and areas:
* Recovery housing
* Recovery support services (including transportation and peer support)
* Post overdose response initiatives
* Evidence-based treatment programs
* Re-entry programs for individuals who have been incarcerated
* Addiction treatment for incarcerated persons
* Early intervention services

A $230,000 grant request cap was set for the FY 25-26 funding cycle to ensure longer-term financial sustainability for the Opioid Settlement funding. The anticipated reserve balance for the Opioid Settlement Fund as of June 30, 2025 is $1,260,000. Further, the County is anticipated to receive $700,000 in additional funds during FY 25-26.

The following ten (10) programs totaling $878,203 are recommended for funding from July 1, 2025 to June 30, 2026 as follows:
- Stanly County Health & Human Services $ 2,500
- Health Department $ 6,000
- Bridge to Recovery $ 85,000
- EMS - $230,000
- Nazareth $ 43,586

- Christian Recovery Centers, Inc.	$120,540
- SPARE -	$101,000
- Uwharrie Harm Reduction	$105,145
- Will's Place -	$ 70,000
- Daymark Recovery Services	$ 84,432
Total:	**$878,203**

Following the presentation, County Manager Lucas addressed questions on how the health department distributes Naloxone and the EMS post-overdose response protocol. Other questions asked for clarification on the funding allocations, specifically why some programs received full funding and others did not.

By motion, Commissioner Efird moved to approve the recommended programs and authorize the appropriation of funds via resolution from the County's Opioid Settlement Fund from July 1, 2025- June 30, 2026 as presented. Vice Chair King seconded the motion which passed by unanimous vote.

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

9. FY 25-26 Recommended Dependent Care Health & Dental Premium Rates for Approval

Presenter: Andy Lucas, County Manager

For Board approval, County Manager Lucas presented the recommended bi-weekly rates for health and dental dependent coverage beginning July 1, 2025 through June 30, 2026:

Dental

Employee/Children	$21.87
Employee/Spouse	$15.05
Family	$37.04

Health

Employee/Children	$217
Employee/Spouse	$324
Family	$551

Commissioner Lawhon moved to approve the biweekly health and dental rates as presented, seconded by Vice Chair King and carried by a 7-0 vote.

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

10. FY 2025-2026 Manager's Recommended Budget Presentation

Presenter: Andy Lucas, County Manager

Prior to the presentation, County Manager Lucas acknowledged the Department Heads for exercising sound fiscal judgment in preparing their departmental budget requests and thanked County staff for their time and effort in the development of the proposed budget.

County Manager Lucas presented the recommended budget for Fiscal Year 2025-26 which totals $99,191,818 and reflects a 2.4% increase from the previous year. The budget is based on a recommended tax rate of $0.51 per $100 of assessed valuation, which is a $0.10 decrease from the current rate. This decrease is possible due to the increased assessed valuation following the 2025 revaluation, which saw an average property value increase of 30% across the county.

The proposed budget allocates a significant portion, $82 million which accounts for 83%, to mandated services. The top three categories that receive the majority of local property and sales tax revenues are Education Services (35.4%), Public Safety (28.0%), and Health & Human Services (14.0%).

Mr. Lucas emphasized the Board's ongoing commitment to public safety, education, and economic development. As a result, the proposed budget is designed to align funding with these key priorities and current project commitments.

During the presentation, several specific items were highlighted, including:

-<u>Increased funding for Education</u>:

*Stanly County Schools: A $719,000 (4.4%) operational budget increase with a projected per pupil increase from $1,814 to $1,881, $4 million in capital outlay for technology or building & grounds, and $600,000 for the Endy Elementary School expansion access road project.

*Stanly Community College: A $61,247 (3.4%) increase for operations and $300,000 for capital outlay (9% increase)

* <u>Human Capital: O</u>ne new full-time position for a plant operator for the West Stanly WWTP and 5 position reclassifications within the Sheriff's Office, 911, Dental, DSS and Utilities, 3.0% COLA for employees effective July 1st, increase employee merit funding by $25,000 to $325,000, maintain the employee wellness clinic and health insurance gainsharing programs.

*<u>Outside agencies:</u> Convention & Visitors Bureau allocation of $35,000

*<u>Funding for Capital Improvements</u>: Financing for one (1) ambulance replacement, eight (8) Sheriff's Office patrol vehicle replacements and one (1) jail van, allocate $775,000 for the Webb Road convenience site construction, $444,000 to enhance the County's emergency radio system network, $398,000 for two (2) air handler replacements at the courthouse and $331,000 to replace the auditorium seating at the Agri-Civic Center

*Recommended Fee Changes: An increase in the Household Solid Waste fee from $97 to $99 as well as various other departmental fees for the Agric-Civic/Livestock Arena, EMS, Health Department, Planning & Zoning, Inspections and SCUSA

* Volunteer Fire Districts: Based on the revenue neutral rate for each fire department, it is recommended that all fire tax district rates remain the same.

- Enterprise Funds:

* Utilities: A 5% rate increase is recommended for both water and sewer rates

* Airport: $128,091 increase in the total budget over the prior year's adopted budget. The budget includes a $485,687 appropriation from the General Fund which is tied to one-time capital improvement projects for two (2) HVAC replacements, old terminal repairs and rehabilitation of the old terminal building parking lot.

*Fire/EMS/911: Total budget of $2,756,117 which represents a $1.84 million increase from the prior year's budget. The majority of this increase comes from the $2.4 million grant received from the NC 911 Board for the new 911/EOC/EM facility.

The public hearing for the recommended budget will be held at the Board's next regular meeting on Monday, June 2, 2025. Dates for the budget workshops will also be set at that time.

The presentation was for information only with no action taken.

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

11. CONSENT AGENDA

Vice Chair King moved to approve the consent agenda as presented, seconded by Commissioner Efird and passed by a 7-0 vote.

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

A. Minutes- April 21st work session & regular meeting, April 24th recessed meeting & May 1st special meeting

B. Finance - Vehicle tax refunds for April 2025

C. Health - Budget Amendment 2025-76

D. E911 - Budget Amendment 2025-74

E. Juvenile Crime Prevention Council (JCPC) Stanly County Plan

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

G. Facilities - Request to sell surplus items on Gov Deals

H. E911 - Budget Amendment 2025-75: Equipment

I. Utilities - Budget Amendment 2025-78: Transfer Developer Inspection Fees Revenue

J. Agri-Civic Center - Budget Amendment # 2025-77

BOARD COMMENTS, ANNOUNCEMENTS & COMMITTEE REPORTS

Commissioner Efird shared that this year's Annual Kerri D. Efird Memorial Bike Ride on April 26th raised over $19,000 in scholarship funds. In turn, eight scholarships will be awarded to West Stanly High School Seniors this Thursday.

Commissioner Crump expressed her appreciation to County Manager Lucas and all the department heads for their hard work in developing the recommended budget. She also congratulated all the graduating seniors in the county, one of which is her son.

RECESS

At 8:31 p.m., Chair Barbee recessed the meeting until Wednesday, May 21st at 6:00 P.M. for a joint meeting with the Stanly County Board of Education in the Gene McIntyre Meeting Room, Stanly Commons.

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