

Cleveland County Board of Commissioners
March 18, 2025

The Cleveland County Board of Commissioners met on this date, at the hour of 6:00 p.m. in the Commission Chambers of the Cleveland County Administrative Offices.

PRESENT: Kevin Gordon, Chairman
Deb Hardin, Vice-Chair
Johnny Hutchins, Commissioner
Doug Bridges, Commissioner
Tony Berry, Commissioner
Jonathan Sink, County Attorney
David Cotton, County Manager
Phyllis Nowlen, Clerk to the Board
Kerri Melton, County Manager's Office
Chris Martin, Planning Director
Philip Steffen, Finance Director
Sherry Lavender, Tax Assessor
Clifton Philbeck, Board of Elections Director
Tiffany Hansen, Health Department Director
Rebecca Johnson, Social Services Director
Jason Falls, Business Development Director
Colt Farrington, Inspections Director
Josh Davis, Solid Waste Director

CALL TO ORDER

Chairman Gordon called the meeting to order, and citizen Wayne King led the audience in the Pledge of Allegiance and provided the invocation.

AGENDA ADOPTION

ACTION: Commissioner Hardin made the motion, seconded by Commissioner Hutchins and unanimously adopted by the Board to, ***amend the agenda with the following:***

Move the National Public Health Week Special Presentation to after the Public Comment

PUBLIC COMMENT

Bob Hoover, 3711 Hickory Nut Road, Shelby – spoke about revaluation, asking Commissioners to consider those on fixed incomes before setting the tax rate. He also requested copies of the county's 2024 Audit Report and the FY 2024/2025 Annual Budget.

Lee Green, 506 Christopher Road, Shelby, spoke about the landfill and convenience site rules, regulations, and fees. He expressed his frustrations regarding what materials were and weren't allowed at the different locations and the fees charged. He also asked Commissioners to consider the safety of landfill employees and citizens when implementing new traffic flow patterns in the sites.

Billy Scruggs, 108 White Rock Road, Grover – also spoke about the revaluation, expressing concerns about taxes possibly increasing when the FY 2025/2026 budget is set. He echoed Mr. Green's comments regarding the landfill.

Mark Herndon, 514 Bethlehem Road, Kings Mountain – spoke about his support for Clifford’s Army Rescue Extravaganza (CARES) and one of its volunteers, Tammy Freeman. He spoke positively about the positive difference she has made in the community foster care and spay and neuter assistance.

Barb Ward, 2103 Windermere Lane, Shelby – spoke about her support for Clifford’s Army Rescue Extravaganza (CARES) and the good works they provide throughout the county, such as food distributions, adoption events, fundraising, and foster care placement. She expressed her gratitude for Deb Hardin’s work with CARES.

Terry Ward, 2103 Windermere Lane, Shelby – volunteers with CARES and echoed the previous comments about Deb Hardin and CARES. He explained the organization's positive impacts and its impacts throughout the county. He suggested a private-public non-profit relationship between Cleveland County and CARES.

Tammy Freeman, 514 Bethlehem Road, Kings Mountain – also volunteers with CARES and addressed the ongoing dog barking noise complaints the county has received from a few of her neighbors. She outlined the steps she takes to keep the barking noise at a minimum. CARES is in the process of working with the state to become a licensed facility. She expressed her frustrations with over-breeding in the county. She suggested an ordinance be put in place for spay, neutering, and licensing to help combat animal overpopulation throughout the county.

Stuart Sloan, 1920 New Prospect Church Road, Shelby – represents the neighbors impacted by the Brookcliff Solar Project civil lawsuit. He outlined the benefits of solar farms and the financial benefits of the solar project and questioned why there was a lawsuit against the project.

Mot Davis, 504 West Warren Street, Apt A-1, Shelby – spoke in support of CARES and discussed the positive differences she has witnessed CARES make with pet owners and animal care throughout the county. She also addressed the barking noise complaints, stating there was no noise on the numerous visits she made to Ms. Freeman.

Steve Padgett, 215 Eagle Cove Drive, Cherryville—Small Business Development Director, spoke about the new Small Business Center opening a second office in Boiling Springs and its benefits for citizens and small businesses. Mr. Padgett thanked the Board for its continued support of the Small Business Development Center.

Donna Wallace, 340 Eaker Road, Bessemer City – spoke about the Brookcliff Solar Project, echoing Mr. Sloan’s comments regarding tax credits, beneficial financial impacts, and sustainable energy.

SPECIAL PRESENTATION

NATIONAL PUBLIC HEALTH WEEK 2025

Chairman Gordon called Tiffany Hansen, Health Department Director, to the front to speak about National Public Health Week. This year is the 30th anniversary of celebrating National Public Health Week. Over the past

thirty years, significant strides have been made in public health, including a decrease in the use of tobacco products, a reduction in childhood mortality due to vaccines, improvements in healthcare and nutrition, and the ability to respond to pandemics and outbreaks of infectious diseases. The Cleveland County Health Department has established its mission to improve and promote the health of Cleveland County through education, service, and prevention, utilizing the expertise of its highly skilled public health workforce. Board members thanked Mrs. Hansen for the information and the continued hard work her department does for the citizens of Cleveland County. The following proclamation was presented to Mrs. Hansen.



Proclamation

03-2025

National Public Health Week 2025

Whereas, the week of April 7 – 13, 2025, is National Public Health Week with the theme of "It Starts Here," highlighting the importance of public health activities in making a difference in homes and communities in our state; and

Whereas, this year is the 30th anniversary of celebrating National Public Health Week, and in the past thirty years, significant strides have been made in public health, including a decrease in the use of tobacco products, a reduction in childhood mortality due to vaccines, better healthcare and nutrition and the ability to respond to pandemics and outbreaks of infectious diseases; and

Whereas, the Cleveland County Health Department has established its mission to improve and promote the health of Cleveland County through education, service and prevention through the work of the highly skilled public health workforce in Cleveland County; and

Whereas, the Cleveland County Health Department is dedicated to ensuring that Cleveland County is a community where good health is within the reach of everyone, using clinical, preventive, and educational programs and services to meet the needs of Cleveland County residents; and

Whereas, the Cleveland County Health Department uses the 2023 Community Health Assessment to catalyze strategic planning, create enhanced community engagement opportunities, and allocate resources toward evidence-based interventions with maximum impact on promoting the quality of life in the county; and

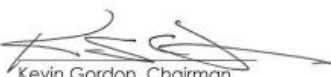
Whereas, a person's health status can differ by ZIP code due to differences in the built environment, environmental quality, community context, access to healthy food, access to education, and access to health care; and

Whereas, public health professionals help communities prevent, prepare for, withstand, and recover from the impact of a full range of health threats, from infectious disease outbreaks to natural disaster preparedness; and

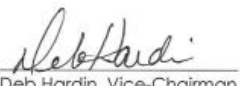
Whereas efforts to adequately support public health and the prevention of disease and injury can transform a health system focused on treating illness into a health system focused on preventing disease and injury and promoting wellness;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners for Cleveland County do hereby unanimously proclaim that April 7-13, 2025, shall be designated as National Public Health Week in Cleveland County and call upon the people of Cleveland County to observe this week by helping our families, friends, neighbors, co-workers, and leaders to recognize the contribution of public health in improving the health of the people in our county and supporting residents to adopt positive, preventive lifestyle choices as the week's theme states "It Starts Here."

Adopted on the 18th day of March 2025.



Kevin Gordon, Chairman



Deb Hardin, Vice-Chairman



Johnny Hutchins, Commissioner



Douglas Bridges, Commissioner



Tony Berry, Commissioner



CONSENT AGENDA

APPROVAL OF MINUTES

The Clerk to the Board included Minutes from the **February 4, 2025**, regular Commissioners' meeting in Board members' packets.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and passed unanimously by the Board to, ***approve the Minutes as written.***

TAX COLLECTOR'S MONTHLY REPORT: JANUARY 2025

Pursuant to North Carolina General Statute §105-350.7, the Tax Collector shall submit to the governing body, at each of its regular meetings, a report to include the amount collected on each year's taxes with which she is charged, the amount remaining uncollected, and the steps being taken to encourage payment of uncollected

taxes. The Tax Collector provided Commissioners with a detailed written report regarding taxes collected during *January 2025*.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and passed unanimously by the Board to, *approve the January 2025 monthly tax report submitted by the Tax Collector.*

TOTAL TAXES COLLECTED JANUARY 2025			
YEAR	AMOUNT-REAL	AMOUNT-GAP	COMBINED AMT
DEF REV	\$0.00	\$0.00	\$0.00
2024	\$21,031,772.18	\$12,983.37	\$21,044,755.55
2023	\$82,967.34	\$3,041.35	\$86,008.69
2022	\$27,815.69	\$2,633.24	\$30,448.93
2021	\$8,771.58	\$903.23	\$9,674.81
2020	\$6,781.51	\$137.92	\$6,919.43
2019	\$3,921.00	\$0.00	\$3,921.00
2018	\$2,495.42	\$0.00	\$2,495.42
2017	\$1,552.48	\$0.00	\$1,552.48
2016	\$1,430.31	\$0.00	\$1,430.31
2015	\$796.39	\$0.00	\$796.39
2014	\$0.00	\$0.00	\$0.00
			\$21,188,003.01
TOTALS	\$21,168,303.90	\$19,699.11	\$21,188,003.01
DISCOUNT	\$3.71		\$3.71
INTEREST	\$68,706.41	\$1,226.90	\$69,933.31
TOLERANCE	(\$10.35)	(\$1.28)	(\$11.63)
ADVERTISING	\$461.93		
GARNISHMEN	\$423.77	GAP BILL FEES	DEFERRED GAP
NSF	\$0.45	\$1,195.56	\$7,107.66
LEGAL FEES	\$9,243.34		\$0.10
TOTALS	\$21,247,133.16	\$22,120.29	\$0.00
MISC FEE	\$0.00		
TAXES COLL	\$21,247,133.16		GRAND TOTAL
DEF	\$5,670.50		\$21,269,253.45
DISC	(\$18.51)		\$5,937.00
TOL	\$0.00		\$7,107.76
INT	\$285.01		\$21,282,298.21
TOTAL TAXES UNCOLLECTED JANUARY 2025			
	AMOUNT-REAL	AMOUNT-GAP	COMBINED AMT
2024	\$6,133,109.72	\$317,471.80	\$6,450,581.52
2023	\$1,365,438.77	\$104,945.72	\$1,470,384.49
2022	\$817,869.33	\$79,965.46	\$897,834.79
2021	\$268,276.96	\$52,116.02	\$320,392.98
2020	\$216,141.42	\$30,663.92	\$246,805.34
2019	\$434,315.84	\$0.00	\$434,315.84
2018	\$201,962.65	\$0.00	\$201,962.65
2017	\$111,775.72	\$0.00	\$111,775.72
2016	\$76,449.39	\$0.00	\$76,449.39
2015	\$83,055.57	\$0.00	\$83,055.57
2014	\$0.00	\$0.00	\$0.00
	\$9,708,395.37	\$585,162.92	\$10,293,558.29

TAX ADMINISTRATION: ABATEMENTS AND SUPPLEMENTS JANUARY 2025

The Tax Assessor provided Commissioners with a detailed written report regarding tax abatements and supplements during *January 2025*. The monthly grand total for tax abatements was listed as (\$1,897.37), and the monthly grand total for tax supplements was listed as \$77,168.16.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and passed unanimously by the Board to, *approve the January 2025 tax abatements and supplements submitted by the Tax Assessor.*

TAX COLLECTOR’S MONTHLY REPORT: FEBRUARY 2025

Pursuant to North Carolina General Statute §105-350.7, the Tax Collector shall submit to the governing body, at each of its regular meetings, a report to include the amount collected on each year's taxes with which she is charged, the amount remaining uncollected, and the steps being taken to encourage payment of uncollected taxes. The Tax Collector provided Commissioners with a detailed written report regarding taxes collected during *February 2025*.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and passed unanimously by the Board to, *approve the February 2025 monthly tax report submitted by the Tax Collector.*

TOTAL TAXES COLLECTED FEBRUARY 2025			
YEAR	AMOUNT-REAL	AMOUNT-GAP	COMBINED AMT
DEF REV	\$0.00	\$0.00	\$0.00
2024	\$2,421,708.95	\$13,726.97	\$2,435,435.92
2023	\$104,742.42	\$2,032.79	\$106,775.21
2022	\$26,681.98	\$1,413.40	\$28,095.38
2021	\$9,044.97	\$429.78	\$9,474.75
2020	\$2,366.77	\$249.93	\$2,616.70
2019	\$1,806.54	\$0.00	\$1,806.54
2018	\$1,114.35	\$0.00	\$1,114.35
2017	\$951.28	\$0.00	\$951.28
2016	\$749.89	\$0.00	\$749.89
2015	\$521.18	\$0.00	\$521.18
2014	\$0.00	\$0.00	\$0.00
			\$2,587,541.20
TOTALS	\$2,569,688.33	\$17,852.87	\$2,587,541.20
DISCOUNT	(\$0.59)		(\$0.59)
INTEREST	\$92,306.59	\$1,442.37	\$93,748.96
TOLERANCE	(\$11.22)	\$0.56	(\$10.66)
ADVERTISING	\$432.00	GAP BILL FEES	DEFERRED GAP
GARNISHMENT	\$1,363.66	\$964.77	\$4,029.03
NSF	\$25.11		(\$0.02)
LEGAL FEES	\$0.00		\$0.00
TOTALS	\$2,663,803.88	\$20,260.57	
MISC FEE	\$0.00		GRAND TOTAL
TAXES COLL	\$2,663,803.88		\$2,684,064.45
DEF	\$3,777.32		\$3,925.99
DISC	(\$12.25)		\$4,029.01
TOL	\$0.00		\$2,692,019.45
INT	\$160.92		
TOTAL TAXES UNCOLLECTED FEBRUARY 2025			
	AMOUNT-REAL	AMOUNT-GAP	COMBINED AMT
2024	\$3,697,767.09	\$303,369.20	\$4,001,136.29
2023	\$1,260,009.36	\$102,912.93	\$1,362,922.29
2022	\$791,073.11	\$78,552.06	\$869,625.17
2021	\$269,158.53	\$51,686.24	\$310,844.77
2020	\$213,710.93	\$30,413.99	\$244,124.92
2019	\$432,509.30	\$0.00	\$432,509.30
2018	\$200,848.30	\$0.00	\$200,848.30
2017	\$110,824.44	\$0.00	\$110,824.44
2016	\$75,699.50	\$0.00	\$75,699.50
2015	\$82,534.39	\$0.00	\$82,534.39
2014	\$0.00	\$0.00	\$0.00
	\$7,124,134.95	\$566,934.42	\$7,691,069.37
DEF REV	\$77,466.84	\$92,280.26	\$169,747.10
TOTAL UNCOLLECTED	\$7,201,601.79	\$659,214.68	\$7,860,816.47

TAX ADMINISTRATION: ABATEMENTS AND SUPPLEMENTS FEBRUARY 2025

The Tax Assessor provided Commissioners with a detailed written report regarding tax abatements and supplements during *February 2025*. The monthly grand total for tax abatements was listed as (\$3,954.05), and the monthly grand total for tax supplements was listed as \$2,372.99.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and passed unanimously by the Board to, *approve the February 2025 tax abatements and supplements submitted by the Tax Assessor.*

TAX ADMINISTRATION: PENDING REFUNDS AND RELEASES

The Tax Administration Office requests a refund of \$219.09, pursuant to North Carolina General Statute §105-381. The petitioner, Frederick Hidle, was overcharged due to a clerical error. The County Tax Assessor has reviewed the request and advised it is in order for approval.

BUD #	DATE SUBMITTED BY DEPT	Fund #	DEPT #	DEPT NAME	EXPLANATION	Account Description	BUDGET AMOUNT
2155	1/30/2025	012	540	Women-Infants-Children	Transfer Funds To Cover Account Deficits	Repairs On Equipment-Wic Brf	\$ 1,000.00
2155	1/30/2025	012	540	Women-Infants-Children	Transfer Funds To Cover Account Deficits	Professional Serv	\$ 5,000.00
2155	1/30/2025	012	540	Women-Infants-Children	Transfer Funds To Cover Account Deficits	Emerg & Contingency-Wic Cs	\$ (10,000.00)
2155	1/30/2025	012	541	Environmental Health	Transfer Funds To Cover Account Deficits	Maint Contracts-Equip	\$ (500.00)
2155	1/30/2025	012	541	Environmental Health	Transfer Funds To Cover Account Deficits	Dues/Subscriptions	\$ 500.00
2155	1/30/2025	012	550	Primary Care	Transfer Funds To Cover Account Deficits	Postage	\$ 2,500.00
2155	1/30/2025	012	550	Primary Care	Transfer Funds To Cover Account Deficits	Advertising/Promotions	\$ (2,500.00)
2156	2/3/2025	012	533	Adult Health	Transfer Funds To Cover Pharmacy Tier 1 Thru 2 Cost	Prescription Drugs	\$ (10,000.00)
2156	2/3/2025	012	533	Adult Health	Transfer Funds To Cover Pharmacy Tier 1 Thru 2 Cost	Pharmacy Fees	\$ 10,000.00
2158	2/5/2025	010	446	Emergency Medical Serv	Move Funds To Cover Repair To Lp15	Telecommunications	\$ (720.00)
2158	2/5/2025	010	446	Emergency Medical Serv	Move Funds To Cover Repair To Lp15	Repairs On Equipment	\$ 720.00
2161	2/14/2025	010	441	Sheriff'S Office	Tfr Fds Fm Det Ctr To Sheriff'S Off To Cover 75% Pull Out Camper Top For New Csi Truck.	Capital Equipment	\$ 8,400.00
2161	2/14/2025	010	444	Detention Center (Jail)	Tfr Fds Fm Det Ctr To Sheriff'S Off To Cover 75% Pull Out Camper Top For New Csi Truck.	Capital Equipment	\$ (8,400.00)
2162	2/14/2025	010	998	Contingency	County Manager David Cotton Approved \$25K From Contingency Funds To Be Used To Cover A Portion Of The New Csi Truck Purchase	Emerg & Contingency	\$ (25,000.00)
2162	2/14/2025	010	441	Sheriff'S Office	County Manager David Cotton Approved \$25K From Contingency Funds To Be Used To Cover A Portion Of The New Csi Truck Purchase	Capital Equipment	\$ 25,000.00
2164	2/14/2025	010	422	Travel & Tourism	Move Funds From Advertising/Promotions To T&T Events For Festival Advertising Expenses	Advertising/Promotions	\$ (4,500.00)
2164	2/14/2025	010	422	Travel & Tourism	Move Funds From Advertising/Promotions To T&T Events For Festival Advertising Expenses	Travel & Tourism Events	\$ 4,500.00
2165	2/14/2025	010	981	Fund Transfers	Transfer Funds To Cover Juvenile Detention Fees	Administrative Services	\$ 85,000.00

BUD #	DATE SUBMITTED BY DEPT	Fund #	DEPT #	DEPT NAME	EXPLANATION	Account Description	BUDGET AMOUNT
2165	2/14/2025	010	998	Contingency	Transfer Funds To Cover Juvenile Detention Fees	Emerg & Contingency	\$ (85,000.00)
2165	2/14/2025	014	417	Court Facilities	Transfer Funds To Cover Juvenile Detention Fees	Admin Services Allocation	\$ 85,000.00
2165	2/14/2025	014	417	Court Facilities	Transfer Funds To Cover Juvenile Detention Fees	Detention Fees	\$ 85,000.00
2163	2/14/2025	010	439	Usdoj Cops Grant	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Salaries/Wages-Reg	\$ (252,983.00)
2163	2/14/2025	010	439	Usdoj Cops Grant	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Social Security Taxes	\$ (15,685.00)
2163	2/14/2025	010	439	Usdoj Cops Grant	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Retirement	\$ (38,200.00)
2163	2/14/2025	010	439	Usdoj Cops Grant	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Hospital Insurance	\$ (52,800.00)
2163	2/14/2025	010	439	Usdoj Cops Grant	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Dental Insurance	\$ (720.00)
2163	2/14/2025	010	439	Usdoj Cops Grant	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Employer 401K	\$ (15,179.00)
2163	2/14/2025	010	439	Usdoj Cops Grant	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Medicare Taxes	\$ (3,668.00)
2163	2/14/2025	010	440	School Resource Officer	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Salaries/Wages-Reg	\$ 252,983.00
2163	2/14/2025	010	440	School Resource Officer	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Social Security Taxes	\$ 15,685.00
2163	2/14/2025	010	440	School Resource Officer	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Retirement	\$ 38,200.00

BUD #	DATE SUBMITTED BY DEPT	Fund #	DEPT #	DEPT NAME	EXPLANATION	Account Description	BUDGET AMOUNT
2163	2/14/2025	010	440	chool Resource Office	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Hospital Insurance	\$ 52,800.00
2163	2/14/2025	010	440	chool Resource Office	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Dental Insurance	\$ 720.00
2163	2/14/2025	010	440	chool Resource Office	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Employer 401K	\$ 15,179.00
2163	2/14/2025	010	440	chool Resource Office	Tfr Funds Fm 10.439 To 10.440. Usdoj Grant Ended In Fy24. Positions And All Related Budget/Expenses Need To Be Moved To Sro Dept	Medicare Taxes	\$ 3,668.00
2170	2/27/2025	012	539	Family Planning	Transfer Funds To Cover Prescription Drugs And Interpreter Services	Prescription Drugs	\$ 5,000.00
2170	2/27/2025	012	539	Family Planning	Transfer Funds To Cover Prescription Drugs And Interpreter Services	Contracted Services	\$ 2,000.00
2170	2/27/2025	012	539	Family Planning	Transfer Funds To Cover Prescription Drugs And Interpreter Services	Hospital Insurance	\$ (7,000.00)
2166	2/27/2025	012	550	Primary Care	Transfer Funds To Cover Cost Of Cardigans And Lab Coats For Staff Will Have Logo.	Controlled Property Exp	\$ 1,875.00
2166	2/27/2025	012	550	Primary Care	Transfer Funds To Cover Cost Of Cardigans And Lab Coats For Staff Will Have Logo.	Advertising/Promotion s	\$ 5,000.00
2166	2/27/2025	012	550	Primary Care	Transfer Funds To Cover Cost Of Cardigans And Lab Coats For Staff Will Have Logo.	Lab Supplies	\$ (6,875.00)
2160	2/27/2025	497	253	apital Proj-E911 Call C	Move Budget Back To 5.991.00. Moving All 5.420.00 Exps To 5.991.00 Per Philip Steffen.	Contracted Services	\$ (57,185.00)
2160	2/27/2025	497	253	apital Proj-E911 Call C	Move Budget Back To 5.991.00. Moving All 5.420.00 Exps To 5.991.00 Per Philip Steffen.	Construction In Progress	\$ 57,185.00
2169	2/27/2025	010	418	Elections	Move Funds To Cover Postage For Remainder Of 24/25 Fiscal Year	Boe Ballots	\$ (3,100.00)
2169	2/27/2025	010	418	Elections	Move Funds To Cover Postage For Remainder Of 24/25 Fiscal Year	Postage	\$ 4,100.00
2169	2/27/2025	010	418	Elections	Move Funds To Cover Postage For Remainder Of 24/25 Fiscal Year	Professional Serv	\$ (1,000.00)

BUD #	DATE SUBMITTED BY DEPT	Fund #	DEPT #	DEPT NAME	EXPLANATION	Account Description	BUDGET AMOUNT
2168	2/27/2025	011	508	Income Maintenance	I Had A New Account 350-11 Created For Medicaid Exp, But All The Revenue And Exp Has Been Coded To 350-00. Move Budget To The 350-00 To Match Rev/ Exp That Has Been Coded.	State Grants-Medicaid	\$ (300,000.00)
2168	2/27/2025	011	508	Income Maintenance	I Had A New Account 350-11 Created For Medicaid Exp, But All The Revenue And Exp Has Been Coded To 350-00. Move Budget To The 350-00 To Match Rev/ Exp That Has Been Coded.	State Government Grants	\$ 300,000.00
2172	3/10/2025	011	507	Outside Poor	To Cover Accounts Over Budget.	Food	\$ 120.00
2172	3/10/2025	011	507	Outside Poor	To Cover Accounts Over Budget.	Medicine & Supplies	\$ (1,120.00)
2172	3/10/2025	011	507	Outside Poor	To Cover Accounts Over Budget.	Uniforms/Clothing	\$ (3,000.00)
2172	3/10/2025	011	507	Outside Poor	To Cover Accounts Over Budget.	Miscellaneous Expense	\$ (5,000.00)
2172	3/10/2025	011	507	Outside Poor	To Cover Accounts Over Budget.	Subsistance	\$ 9,000.00

SHERIFF’S OFFICE: BUDGET AMENDMENT (BNA #053)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and unanimously adopted by the Board to, ***approve the following budget amendment:***

Account Number	Project Code	Department/Account Name	Increase	Decrease
010.441.4.800.41		Sheriff’s Office/Misc Security Fees	\$20,331	
010.441.5.910.00		Sheriff’s Office/Capital Equipment	\$20,331	
<i>Explanation of Revisions: Budget allocation of \$20,331 in Miscellaneous Security Fees to cover a portion of a new CSI vehicle purchase.</i>				

HEALTH DEPARTMENT: BUDGET AMENDMENT (BNA #054)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and unanimously adopted by the Board to, ***approve the following budget amendment:***

Account Number	Project Code	Department/Account Name	Increase	Decrease
012.537.4.310.50		Child Health/Fed Govt Grants CH Fatality	\$1,754	
012.537.5.581.00		Child Health/Awards-Appreciation	\$1,754	
<i>Explanation of Revisions: Budget allocation of \$1,754 in grant funds from the State Office of Child Fatality Prevention through the NC Division of Public Health. These funds will be used to pay for meals for monthly board meetings.</i>				

SHERIFF’S OFFICE: BUDGET AMENDMENT (BNA #055)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
010.440.4.410.00		SRO/Local Grant-Fishers COP Grant	\$4,000	
010.440.5.310.00		SRO/Travel-Training	\$4,000	
<i>Explanation of Revisions: Budget allocation of \$4,000 in grant funds, National Association of School Resource Officers (NASRO) Fishers COP Grant Reimbursement for SRO training held in November 2024.</i>				

SOCIAL SERVICES: BUDGET AMENDMENT (BNA #056)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
011.519.4.350.00		Public Assistance/State Government Grants	\$25,000	
011.519.5.500.01		Public Assistance/Misc Grant Expense	\$25,000	
<i>Explanation of Revisions: Budget allocation of \$25,000 in grant funds from the NC Department of Health and Human Services reallocation of additional disaster funding to be used for rental assistance.</i>				

REGISTER OF DEEDS: BUDGET AMENDMENT (BNA #057)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
010.419.4.810.00		Register of Deeds/Donations	\$40	
010.419.5.790.00		Register of Deeds/Donations	\$40	
<i>Explanation of Revisions: Budget allocation of \$40 in donated funds from a citizen to be used for a staff luncheon.</i>				

SHERIFF’S OFFICE: BUDGET AMENDMENT (BNA #058)

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and unanimously adopted by the Board to, ***approve the following budget amendment:***

<i>Account Number</i>	<i>Project Code</i>	<i>Department/Account Name</i>	<i>Increase</i>	<i>Decrease</i>
010.410.4.991.00		General Revenues/Fund Balance Appropriated	\$648,000	
010.444.5.513.00		Detention center/Hospital-Dr Fees	\$648,000	
<i>Explanation of Revisions: Budget allocation of \$648,000 in the budget general fund – fund balance to cover the increase in inmate hospitalizations and doctor fees.</i>				

LEGAL DEPARTMENT: SALE OF COUNTY OWNED PROPERTY PARCEL 20706

Cleveland County has owned parcel 20706, containing .06 vacant acres, located at 1113 Withers Street, Shelby, approximately midway between South Morgan Street and South Washington Street, since June 30, 2017, when it acquired title as the result of a tax foreclosure sale at a cost of Nine Thousand Fifty-Three and 36/100 Dollars (\$2,610.94). Gene Metts and Helen Metts have tendered an offer of One Thousand Nine Hundred and No/100 Dollars (\$1,900.00). Mr. and Mrs. Metts own the adjoining property located at 1117 Morgan Street, Shelby. The property's tax value is Two Thousand Three Hundred FiftyTwo and No/100 Dollars (\$2,352.00). North Carolina General Statute §153A-176 authorizes the county to dispose of property according to the procedures proscribed in Chapter 160A, Article 12 of the General Statutes. One of those procedures is found in

North Carolina General Statute §160A-269. Under that statute, the county may receive an offer to purchase property and advertise it for upset bids.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges and unanimously approved by the Board to, *accept the offer to purchase parcel 20706, located at 1113 Withers Street, Shelby, and authorize county staff to begin the upset bid process.*



Resolution

06-2025

Resolution Authorizing Negotiated Offer and Upset Bid

WHEREAS, Cleveland County owns certain property, that being described as Parcel 20706 located at 1113 Withers Street in Shelby; and

WHEREAS, N.C.G.S. § 153A-176 and N.C.G.S. § 160A-269 pennit the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County has received an offer to purchase the property described above in the amount of One Thousand Nine Hundred and Noll 00 Dollars (\$1,900.00), submitted by Gene Metts and Helen Metts; and

WHEREAS, Gene Metts and Helen Metts have paid the required five percent (5%) deposit on his/her offer;

THEREFORE, THE CLEVELAND COUNTY BOARD OF COMMISSIONERS RESOLVES THAT:

The Board of Commissioners authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute §160A-269.

The County Clerk shall cause a notice of the proposed sale to be published as required by statute. The notice shall describe the property and the amount of the offer and shall state the terms under which the offer may be upset.

Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the County Clerk within ten (10) days after the notice of sale is published. At the conclusion of the ten (10) day period, the County Clerk shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

If a qualifying higher bid is received, the County Clerk shall cause a new notice of upset bid to be published and shall continue to do so until a ten (10) day period has passed without any qualifying upset bid having been received. At that time, the final high bid amount shall be reported to the Board of Commissioners.

A qualifying upset bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.

A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The County will apply the deposit of the final high bidder to the purchase price at closing, unless the County withdraws the property from sale, at which time the deposit of the final high bidder will be returned.

The terms of the final sale are that:

- The Board of Commissioners must approve the final high offer before the sale is closed, which it will do within thirty (30) days after the final upset bid period has passed,
- The buyer must pay with cash, a cashier's check, or a certified check at the time of closing, and
- The County will transfer its interest in the prope1iy via quitclaim deed.

The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.

If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate County officials are authorized to execute the instruments necessary to convey the property to Gene Metts and Helen Metts.

Adopted this the 18th day of March 2025


Kevin Gordon, Chairman
Cleveland County Board of Commissioners

ATTEST:


Phyllis Nowlen, CMC, NCCCC
Clerk to the Board
Cleveland County Board of Commissioners



SHERIFF'S OFFICE: REMOVAL OF SERVICE WEAPON FOR RETIRING DEPUTY PHILIP TODD

The Cleveland County Sheriff's Office wants to present retiring Deputy Philip Todd with his departmental service weapon after 45 years of service with the Cleveland County Sheriff's Office. Deputy Todd's service weapon requested removal from county inventory is a Glock 9mm, model 17, serial number BHGU-030, and the county asset number is 201576.

ACTION: Commissioner Hutchins made the motion, seconded by Commissioner Bridges and unanimously adopted by the Board, *to approve the request to remove the service weapon from the county inventory and issue it to Deputy Philip Todd.*

HEALTH DEPARTMENT: 2024 STATE OF THE COUNTY/SCORECARD REPORT

Included in Commissioner's packets is Cleveland County's 2024 State of the County Health (SOTCH) report, which addresses key health priorities, including reducing teen births and drug overdose deaths through educational programs, community engagement and targeted initiatives. The county continues to face high rates of heart disease, cancer, and diabetes. Efforts to improve access to primary and behavioral health care are underway,

including the deployment of mobile screening units and the expansion of pediatric dental services. New initiatives, such as the Prevent T2 diabetes prevention program and student telehealth services, aim to promote healthier lifestyles and reduce the risks of chronic diseases. The county is also addressing substance misuse through the Drug-Free Cleveland County coalition and strategic use of opioid settlement funds, including Recovery Court. A full copy of the 2024 State of the County Health report is available in the Clerk’s Office and the Health Department.

LEGAL DEPARTMENT: REQUEST TO SET A PUBLIC HEARING FOR TUESDAY, APRIL 15, 2025, FOR MINIMUM PUBLIC HEALTH AND SAFETY STANDARDS

The Legal Department requests to set a public hearing on Tuesday, April 15, 2025, for consideration of a Minimum Public Health and Safety Standards policy.

ACTION: Commissioner Hutchins made a motion, seconded by Commissioner Bridges, and unanimously adopted by the Board to, ***approve setting the public hearing as requested.***

PUBLIC HEARINGS

SMALL BUSINESS INCENTIVE GRANT FOR SRI THREE, LLC DBA BROAD RIVER CAMPGROUND

Chairman Gordon called Tax Assessor Sherry Lavender to the podium to present the Small Business Incentive Grant for SRI Three, LLC dba Broad River Campground. SRI Three, LLC has made an application for participation in the Small Business Investment Grant Program. Under the program, a qualifying net new investment of \$50,000 to \$1,000,000 would be eligible for a grant equal to 50% of taxes paid on the new taxable investment for three years. The applicant has met the listing and investment requirements. Taxes have been paid and there are no unresolved appeals. The application for the 2024 grant year was submitted on time for consideration. According to North Carolina General Statute § 158-7.1(c), any appropriation or expenditure made pursuant to this section (158-7.1) must be approved by the county following a public hearing.

CLEVELAND COUNTY							
SMALL BUSINESS INCENTIVE GRANT							
Property Owner/Business Name							
SRI Three LLC dba Broad River Campground		Application Date		3/20/2023			
		Public Hearing		3/18/2025			
ACCOUNT (BPP)	1343774						
PARCEL	64887						
BASE YEAR	2022						
Grant Year	Tax Year	Real Property Improvement Value	Eligible Personal Property Value	Total Eligible Assessed Value	Taxes Paid Timely	Listing Filed Timely	Payment Request
BASE YEAR	2022	\$ 259,177	\$ 388,275	\$ 647,452			
GRANT YEAR 1	2023	\$ 870,471	\$ 2,919,442	\$ 3,789,913	NO	NO	10/12/2023
GRANT YEAR 2	2024	\$ 979,533	\$ 3,886,617	\$ 4,866,150	YES	YES	1/2/2025
GRANT YEAR 3	2025			\$ -			
Grant Year		Assessed Value	Grant Eligible Net New Investment	County General Tax	Grant Rate	Grant Amount	To Finance
BASE YEAR	2022	\$ 647,452					
GRANT YEAR 1	2023	\$ 3,789,913	\$ 1,000,000	\$ 5,700.00	50%	\$ 2,850.00	12/3/2024
GRANT YEAR 2	2024	\$ 4,866,150	\$ 1,000,000	\$ 5,700.00	50%	\$ 2,850.00	
GRANT YEAR 3	2025	\$ -		\$ -	50%	\$ -	

Chairman Gordon opened the Public Hearing at 6:53 p.m. for anyone wanting to speak for or against the SRI Three, LLC Small Business Incentive Grant. (*Legal Notice was published in the Shelby Star on Friday, March 7, 2025, and Friday, March 14, 2025*).

Hearing no comments, Chairman Gordon closed the Public Hearing at 6:54 p.m.

ACTION: Commissioner Bridges made the motion, seconded by Commissioner Berry, and unanimously adopted by the Board, ***to approve the SRI Three, LLC, dba the Broad River Campground, Small Business Incentive Grant as presented.***

PLANNING DEPARTMENT CASE 25-02: ZONING DISTRICTS AND FUTURE LAND USE PLAN MAP DESIGNATIONS – 239 PARCELS IN THE CITY OF KINGS MOUNTAIN EXTRA TERRITORIAL JURISDICTION (ETJ)

Chairman Gordon recognized Planning Director Chris Martin to present Planning Case 25-02; Zoning Districts and Future Land Use Plan Map designations – 239 parcels in the City of Kings Mountain Extra Territorial Jurisdiction (ETJ). The City of Kings Mountain relinquished 239 parcels from their ETJ on January 24, 2025, in compliance with North Carolina House Bill 909. The county will be required to provide planning and development services, subdivision administration, building inspections, and code enforcement to these properties. The county must apply its development ordinances and future Land Use Plan (LUP) designations to these areas within sixty days of the relinquishment. Planning staff used the same methodology from the previous parts of the relinquishments from the City of Kings Mountain. A LUP is not a policy; they are required by the North Carolina General Statute, and they serve as a vision for a town or a county when adopting zoning districts.

Staff rode through the neighborhoods and thought big picture, not necessarily zoning in on individual properties but looking at neighborhoods and areas. Staff evaluated the parcels and surrounding area and created the proposed zoning map and land use map for Commissioner review. Consideration was given to the existing uses of each parcel, surrounding uses, and the zoning districts the City of Kings Mountain applied. This change would affect these property owners when they want to build or develop their property; rather than working with the city, they'll now work with the county for those projects.

Staff met General Statute advertisement and noticing requirements. Notices of all the subject parcels were mailed to the property owners and adjoining property owners. Maps were made available for public inspection, and legal ads were placed in the paper. Staff also created a website linked to the county's home page and included the website link in the letter sent to all the property owners so that they could access the site and learn about those parcels involved here.

This case was presented to the Planning Board, which recommended approval of the proposed LUP map and zoning district map. The Board noted that the proposed zoning district maps were consistent with the way the areas are being developed. The following information and proposed designations were presented to the Commissioners.

Board of Commissioners

Case 25-02: Zoning Districts and Land Use Plan
239 Parcels

March 18, 2025



Relinquishment



- 239 parcels relinquished by Kings Mountain
- HB 909 and NCGS 160D-202
- 60 Days to apply districts
- County to provide development services

2

Development Services



- Planning
- Inspections
- Minimum Housing
- Code Enforcement

3

Course of Action



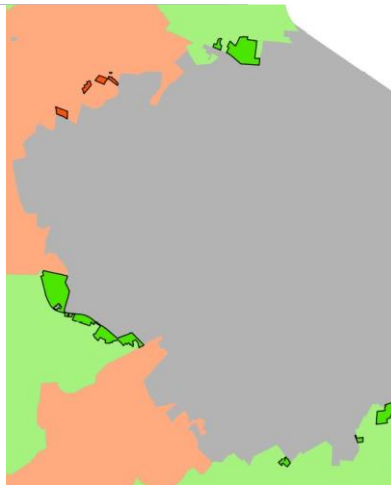
- Land Use Plan designations
- Zoning Districts

4

Future Land Use Plan Map

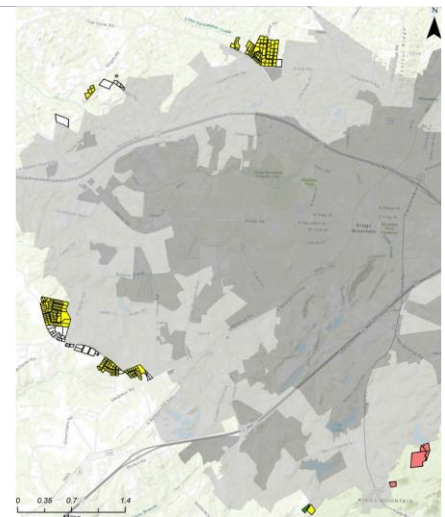
Purpose - Per NCGS, to be used as a guide when making policy decisions

Orange – Primary Growth Areas
Green – Secondary Growth Areas



5

Zoning Map



Zoning Districts



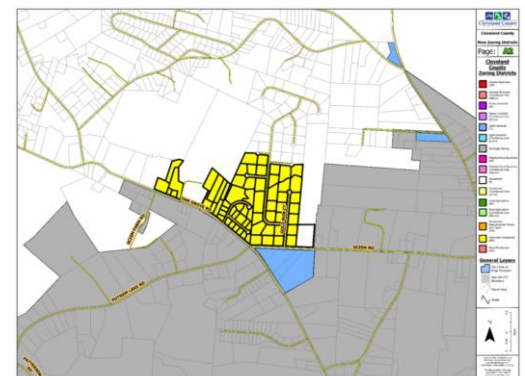
Strategy

- Visited the areas
- Evaluated character of neighborhood
- Considered current zoning districts
- Big picture

7

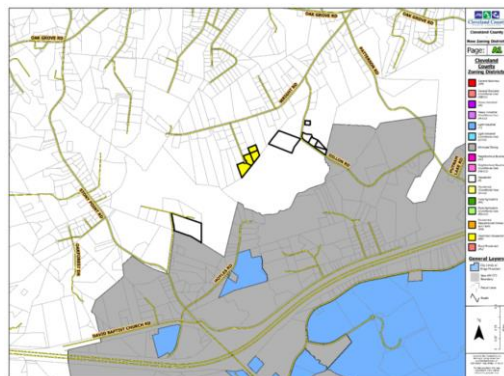
Zoning Map

- Yellow – Restricted Residential



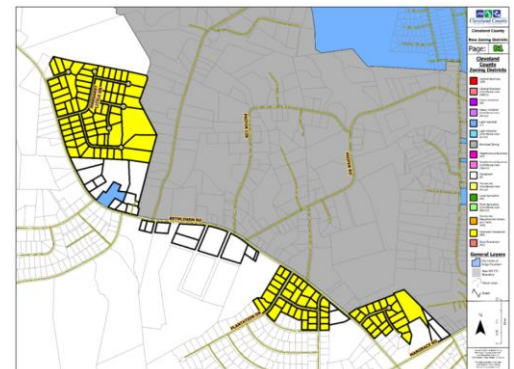
Zoning Map

- Yellow – Restricted Residential
- White - Residential



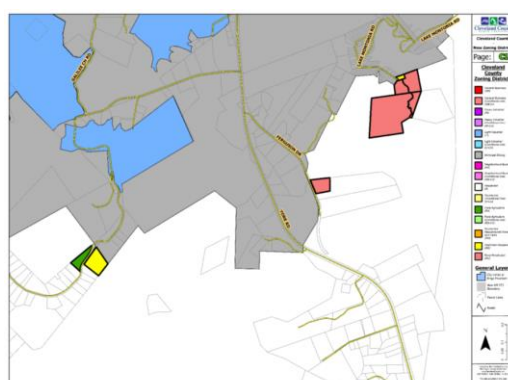
Zoning Map

- Yellow – Restricted Residential
- White - Residential



Zoning Map

- Yellow – Restricted Residential
- Green – Rural Agriculture
- Pink – Rural Residential



Information



- Mailed notice (approximately 320)
- Maps available
- Signs Posted throughout area
- Legal ad
- Website <https://arcg.is/1fiSL10>

12

Recommendation



Planning Board

- **Recommendation: Unanimously recommended Approval;**
 - Proposed Land Use designations
 - Zoning District Map

13

Requested Board Action



- **Consider Land Use Map designations and Zoning Districts**
 - Approve
 - Deny
 - Approve with modifications

14

Chairman Gordon opened the public hearing at 7:09 p.m. for anyone wanting to speak for or against Planning Case 25-02; Zoning Districts and Future Land Use Plan Map designations – 239 parcels in the City of Kings Mountain Extra Territorial Jurisdiction (ETJ). (*Legal Notice was published in the Shelby Star on Friday, March 7, 2025, and Friday, March 14, 2025*).

Hearing no comments, Chairman Gordon closed the Public Hearing at 7:10 p.m.

Chairman Gordon opened the floor to the Board for questions and discussion. Commissioners thanked Mr. Martin and his staff for their hard work and dedication to the relinquished parcel projects.

ACTION: Commissioner Hutchins made the motion, seconded by Commissioner Bridges, and unanimously adopted by the Board, ***to approve the Land Use Plan (LUP) designations and zoning districts as presented for the 239 parcels relinquished by the City of Kings Mountain on January 24, 2025.***

REGULAR AGENDA

WASHINGTON OUTREACH MINISTRY

Chairman Gordon recognized Reverend Frances Webber, Executive Director of the Washington Outreach Ministry (WOM). WOM is a grassroots 501(c)(3) emergency food pantry established thirty years ago with a small beginning. It started in the basement of a church and has since moved into an 11,000-square-foot building with expansion capacity. WOM is a community-based organization that focuses on equipping, educating, promoting health and wellness, raising prevention awareness, and providing hunger relief to at-risk and rural areas in need. They are the largest Emergency Food Pantry Ministry in Cleveland County, feeding over 15,000 clients a month. Most of the food is received from the Second Harvest Food Bank, sometimes receiving up to 10 weekly truck deliveries. Other food services include a weekly soup kitchen for the community and Meals on Wheels for seniors and the disabled. WOM aims to address food insecurity and other needs within Cleveland County, ensuring that many residents have access to essential groceries.

They provide an eight-week Summer Camp for the county’s youth, during which they can have two hot meals and an evening snack before returning home. They also provide weekly backpacks to the elementary schools and the WOM’s After-School Program. The summer feeding program provides meals and enrichment activities for children during the summer months. Other community programs include help, wellness education, and resources for the community, such as diabetes education, mental health programs, and resources for the homeless. WOM

extends its reach to support various community initiatives, including veteran's care packages, cleaning supply drives for low-income families, and student assistance. The ministry collaborates with organizations like Atrium Health to expand the scope of its services and reach more people in need. WOM does all its work with volunteers. It welcomes volunteers for various roles, including warehouse assistance and program support.

Reverend Webber thanked the Commissioners for their continued support. Board members thanked Reverend Webber for the information and programs presented, commenting on WOM's positive and powerful impact on the county and its communities.

CLOSED SESSION

ACTION: Commissioner Hardin made the motion, seconded by Commissioner Hutchins and unanimously adopted by the Board, *to go into closed session per North Carolina General Statute §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 between the attorney and the public body, which privilege is hereby acknowledged. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. (A copy of the closed session Minutes is sealed and found in the Closed Session Minute Book.)*

RECONVENE IN REGULAR SESSION

Chairman Gordon stated, *“The Board is in open session. No action was taken.”*

ADJOURN

There being no further business to come before the Board at this time, Commissioner Hardin made a motion, seconded by Commissioner Bridges and unanimously adopted by the Board, *to adjourn*. The next meeting of the Commission is scheduled for *Tuesday, April 15, 2025, at 6:00 pm* in the Commissioners' Chambers.

Kevin Gordon, Chairman
Cleveland County Board of Commissioners

Phyllis Nowlen, CMC, NCCCC
Clerk to the Board
Cleveland County Board of Commissioners