Cleveland County Board of Commissioners
August 5, 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
Doug Bridges, Commissioner
Johnny Hutchins, Commissioner
Tony Berry, Commissioner
Jonathan Sink, County Attorney
David Cotton, County Manager
Phyllis Nowlen, Clerk to the Board
Kerri Melton, County Manager's Office
Logan Roberts, Staff Attorney
Chris Martin, Planning Director
Rebecca Johnson, Social Services Director
Philip Steffen, Finance Director
Betsy Harnage, Register of Deeds
Jamies Bridges, Soil and Water Director
Sherry Lavender, Tax Assessor
Francesco Rodriguez, Human Resources Director

CALL TO ORDER

Chairman Gordon called the meeting to order, and Veteran Randy Cumberlander led the audience in the Pledge of Allegiance and provided the invocation.

AGENDA ADOPTION

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

Remove item N. Legal Department: Public Records Policy from the consent agenda.

PUBLIC COMMENT

Danny Blanton, 1827-1 Creek Ridge Road, Shelby – spoke about the county's tax rate for the 2025–2026 fiscal year, expressing his concerns for fixed-income citizens who cannot afford to pay any extra taxes or fees. He asked the Commissioners to lower the tax rates.

Ernest McCluney, 1138 E. Marion St, Shelby – is the Commander for the Disabled American Veterans (DAV), Shelby Chapter. He asked the Commissioners for their consideration and assistance with a new roof for the Shelby DAV building.

Peter Williams, no address given – echoed Mr. Blanton's comments regarding county taxes and asked the Commissioners to consider the citizens who are unable to pay higher taxes or fees.

CONSENT AGENDA

APPROVAL OF MINUTES

The Clerk to the Board included Minutes from the ***July 8, 2025,*** regular Commissioners' meetings in Board members' packets.

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

TAX ADMINISTRATION: ABATEMENTS AND SUPPLEMENTS JUNE 2025

The Tax Assessor provided Commissioners with a detailed written report regarding tax abatements and supplements during ***June 2025.*** The monthly grand total for tax abatements was listed as ($10,210.93), and the monthly grand total for tax supplements was listed as $50,335.45.

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

TAX ADMINISTRATION: LATE APPLICATIONS FOR EXEMPTION/EXCLUSION/DEFERRAL

Per North Carolina General Statute §105-282.1, every owner of property claiming exemption or exclusion from property taxes under the provisions of this Subchapter has the burden of establishing that the property is entitled to it. Upon a showing of good cause by the applicant for failure to make a timely application, an application for exemption or exclusion filed after the statutory deadlines may be approved by the Department of Revenue, the Board of Equalization and Review, the Board of County Commissioners, or the governing body of a municipality, as appropriate. The Tax Assessor would have approved all the applications if they had been filed on time.

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Berry, and passed unanimously by the Board ***to approve the late applications for exemption, exclusion, or deferral as submitted by the Tax Assessor.***

Cleveland County
NORTH CAROLINA

Late Applications for Exemption, Exclusion or Deferment					8/5/2025
Owner Name	**Parcel/Account**	**Physical Location**	**Type**	**Estimated Value to be Exempt/Deferred**	**Estimated Fiscal Impact (County Tax Only)**
Paul Clyde Tate III	62128	125 Mystic Lane	Disabled Veterans	$ 45,000	$ 182.25
Brenda Humphries	60797	111 Independence Court	Circuit Breaker Deferment	$ 1,474	$ 1,474.00
					$ -
					$ -
					$ -
					$ -
					$ -
Staff Recommendation:	Approve applications. All properties qualify for the exclusion or exemption requested other than the late submission of the application.				
			Total	**$ 46,474**	**$ 1,656.25**

TAX ADMINISTRATION: TAX SETTLEMENT FOR FY 2024 AND ORDER TO COLLECT FOR FY 2025

The Cleveland County Tax Office collected 98.55% of County General real property tax and 99.00% of all Cleveland County real property taxes during the FY 2024 – 2025. *(see settlement below)*

Staff recommended the adoption of the Order directing the Tax Collector to collect taxes for 2025 and prior years. This Order is set forth in accordance with North Carolina General Statute §105-321(b) and shall have the force and effect of a judgment and execution against real and personal property.

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Berry, and passed unanimously by the Board to, ***approve the Order of Collection***

CLEVELAND COUNTY, NORTH CAROLINA

Settlement for Current-Year Taxes and Delinquent Taxes

REAL AND PERSONAL PROPERTY

SCHEDULE OF AD VALOREM TAXES RECEIVABLE
YEAR ENDED JUNE 30, 2025

FISCAL YEAR	UNCOLLECTED BALANCE 06/30/24	ORIGINAL LEVY	DISCOVERIES SUPPLEMENTS	COLLECTIONS	ABATEMENTS AND OTHER CREDITS	Match UNCOLLECTED BALANCE 06/30/25
2024		$91,855,661.15	$9,588,485.42	$99,516,455.64	$429,251.83	$1,498,439.10
2023	$1,885,391.94		$316.17	$878,331.61	$9,244.18	$998,132.32
2022	$980,244.89		$299.62	$281,132.32	$9,024.89	$690,387.30
2021	$350,717.14		$296.52	$129,729.32	$6,210.14	$215,074.20
2020	$267,442.88		$882.82	$69,928.02	$2,031.62	$196,366.06
2019	$459,690.57		$1,319.11	$37,468.76	$1,012.91	$422,528.01
2018	$222,308.96		$1,310.77	$28,722.64	$1,427.53	$193,469.56
2017	$120,652.65		$1,310.77	$13,817.59	$1,342.37	$106,803.46
2016	$81,811.59		$1,242.78	$9,253.33	$1,264.27	$72,536.77
2015	$87,084.35		$1,185.53	$7,691.64	$1,185.53	$79,392.71
2014	$100,906.95		-$4,484.31	$2,152.76	$94,269.88	$0.00
2013						$0.00
Total	$4,556,251.92	$91,855,661.15	$9,592,165.20	$100,974,683.63	$556,265.15	$4,473,129.49
			Discounts	-$249,532.20		
			Interest & Penalties	$469,948.32		
			Costs	$139,107.58		
			Total	$101,334,207.33		
			2024 Deferred	$54,358.20		
	2024 UNCOLLECTABLE BANKRUPTCY FILINGS			$32,151.22		

State of North Carolina
Cleveland County

ORDER OF THE BOARD OF COUNTY COMMISSIONERS
IN ACCORDANCE WITH G.S. 105-373, G.S. 105-321 AND 105-330.3

TO: SHERRY LAVENDER, Tax Administrator

TO: DENISE JONES, Tax Collector

You are hereby authorized, empowered, and commanded to collect the taxes remaining unpaid as set forth in 2015 through 2025 tax records filed in the office of the Cleveland County Tax Collector, and in the 2025 tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. You are further authorized, empowered, and commanded to collect the 2015 through 2025 taxes charged and assessed as provided by law for adjustments, changes, and additions to the tax records and tax receipts delivered to you which are made in accordance with law. Such taxes are hereby declared to be a first lien on all real property of the respective taxpayers in Cleveland County. This order shall be a full and sufficient authority to direct, require, and enable you to levy upon and sell any real or personal property and attach wages and/or other funds of such taxpayers, for and on account thereof, in accordance with law.

You are further authorized to call upon the Sheriff to levy upon and sell personal property under execution for the payment of taxes.

Within available funds in the budget ordinance and personnel positions established, the Tax Collector may appoint employees and they have authority to perform those functions authorized by the Machinery Act of Chapter 105 of North Carolina General Statues and other applicable laws for current and previous years' taxes.

WITNESS my hand and official seal, this the 5th day of August 2025

KEVIN GORDON, CHAIRMAN, BOARD OF COMMISSIONERS OF CLEVELAND COUNTY

ATTEST:

Phyllis Nowlen

PHYLLIS NOWLEN, CLERK TO THE BOARD OF COMMISSIONERS OF CLEVELAND COUNTY

FINANCE DEPARTMENT: BUDGET TRANSFER SUMMARY

As required by North Carolina General Statute §159-15, all internal transfers shall be submitted to the Board of Commissioners. The budget transfer summary from June 28, 2025, through July 25, 2025, is included in Commissioner packets.

ACTION: Commissioner Hardin made a motion, seconded by Commissioner Berry, and passed unanimously by the Board to, ***approve the budget transfer summary as presented.***

County of Cleveland, North Carolina
Manager's Budget Summary
Presented at the August 5th, 2025 Board Meeting
Time Period Covered : 06/28/2025 to 07/25/2025
For Fiscal Year Ending June 30, 2026

BUD #	DATE SUBMITTED BY DEPT	Fund #	DEPT #	DEPT NAME	EXPLANATION	Account Description	BUDGET AMOUNT
26005	6/30/2025	010	412	County Manager/Admin	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-Reg	$ (1,950.00)
26005	6/30/2025	010	412	County Manager/Admin	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-P/T	$ 1,600.00
26005	6/30/2025	010	412	County Manager/Admin	Salary Analysis Post 06.27.2025 Check Run	Social Security Taxes	$ 350.00
26005	6/30/2025	010	413	Finance & Purchasing	Salary Analysis Post 06.27.2025 Check Run	Retirement	$ 180.00
26005	6/30/2025	010	413	Finance & Purchasing	Salary Analysis Post 06.27.2025 Check Run	Hospital Insurance	$ (180.00)
26005	6/30/2025	010	418	Elections	Salary Analysis Post 06.27.2025 Check Run	Social Security Taxes	$ (100.00)
26005	6/30/2025	010	418	Elections	Salary Analysis Post 06.27.2025 Check Run	Retirement	$ 100.00
26005	6/30/2025	010	435	Law Enforcement-Mental Hlth/Wellness Grants	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-P/T	$ (23.00)
26005	6/30/2025	010	435	Law Enforcement-Mental Hlth/Wellness Grants	Salary Analysis Post 06.27.2025 Check Run	Social Security Taxes	$ 20.00
26005	6/30/2025	010	435	Law Enforcement-Mental Hlth/Wellness Grants	Salary Analysis Post 06.27.2025 Check Run	Retirement	$ 126.00
26005	6/30/2025	010	435	Law Enforcement-Mental Hlth/Wellness Grants	Salary Analysis Post 06.27.2025 Check Run	Employer 401K	$ 56.00
26005	6/30/2025	010	435	Law Enforcement-Mental Hlth/Wellness Grants	Salary Analysis Post 06.27.2025 Check Run	Medicare Taxes	$ 5.00
26005	6/30/2025	010	440	School Resource Officers	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-Reg	$ 15,400.00
26005	6/30/2025	010	441	Sheriff'S Office	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-Reg	$ 118,000.00
26005	6/30/2025	010	441	Sheriff'S Office	Salary Analysis Post 06.27.2025 Check Run	Social Security Taxes	$ 27,100.00
26005	6/30/2025	010	441	Sheriff'S Office	Salary Analysis Post 06.27.2025 Check Run	Retirement	$ 43,000.00
26005	6/30/2025	010	441	Sheriff'S Office	Salary Analysis Post 06.27.2025 Check Run	Hospital Insurance	$ (65,004.00)
26005	6/30/2025	010	441	Sheriff'S Office	Salary Analysis Post 06.27.2025 Check Run	Employer 401K	$ 22,800.00
26005	6/30/2025	010	441	Sheriff'S Office	Salary Analysis Post 06.27.2025 Check Run	Medicare Taxes	$ 7,400.00
26005	6/30/2025	010	441	Sheriff'S Office	Salary Analysis Post 06.27.2025 Check Run	Sheriff Supplment Pension	$ 66,200.00
26005	6/30/2025	010	444	Detention Center (Jail)	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-Reg	$ (110,000.00)
26005	6/30/2025	010	444	Detention Center (Jail)	Salary Analysis Post 06.27.2025 Check Run	Social Security Taxes	$ (17,000.00)
26005	6/30/2025	010	444	Detention Center (Jail)	Salary Analysis Post 06.27.2025 Check Run	Retirement	$ (8,000.00)
26005	6/30/2025	010	444	Detention Center (Jail)	Salary Analysis Post 06.27.2025 Check Run	Hospital Insurance	$ (127,000.00)
26005	6/30/2025	010	448	E911 Communications	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-Reg	$ (23,000.00)
26005	6/30/2025	010	448	E911 Communications	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-Trng Prem	$ 63,400.00
26005	6/30/2025	010	448	E911 Communications	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-P/T	$ (50,000.00)
26005	6/30/2025	010	448	E911 Communications	Salary Analysis Post 06.27.2025 Check Run	Retirement	$ 5,300.00
26005	6/30/2025	010	448	E911 Communications	Salary Analysis Post 06.27.2025 Check Run	Hospital Insurance	$ 28,600.00
26005	6/30/2025	010	448	E911 Communications	Salary Analysis Post 06.27.2025 Check Run	Dental Insurance	$ 420.00
26005	6/30/2025	010	448	E911 Communications	Salary Analysis Post 06.27.2025 Check Run	Employer 401K	$ 2,200.00
26005	6/30/2025	010	450	Building Inspections	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-P/T	$ 1,150.00
26005	6/30/2025	010	450	Building Inspections	Salary Analysis Post 06.27.2025 Check Run	Hospital Insurance	$ (1,150.00)
26005	6/30/2025	010	470	Public Firing Range	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-Reg	$ (190.00)
26005	6/30/2025	010	470	Public Firing Range	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-P/T	$ 2,700.00
26005	6/30/2025	010	470	Public Firing Range	Salary Analysis Post 06.27.2025 Check Run	Social Security Taxes	$ 135.00
26005	6/30/2025	010	470	Public Firing Range	Salary Analysis Post 06.27.2025 Check Run	Retirement	$ (125.00)
26005	6/30/2025	010	470	Public Firing Range	Salary Analysis Post 06.27.2025 Check Run	Hospital Insurance	$ (2,200.00)
26005	6/30/2025	010	470	Public Firing Range	Salary Analysis Post 06.27.2025 Check Run	Dental Insurance	$ (180.00)
26005	6/30/2025	010	470	Public Firing Range	Salary Analysis Post 06.27.2025 Check Run	Medicare Taxes	$ 30.00
26005	6/30/2025	010	491	Planning & Zoning	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-Reg	$ (500.00)

BUD #	DATE SUBMITTED BY DEPT	Fund #	DEPT #	DEPT NAME	EXPLANATION	Account Description	BUDGET AMOUNT
26005	6/30/2025	010	491	Planning & Zoning	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-P/T	$ 500.00
26005	6/30/2025	010	491	Planning & Zoning	Salary Analysis Post 06.27.2025 Check Run	Hospital Insurance	$ (170.00)
26005	6/30/2025	010	498	Soil Conservation	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-Reg	$ (40.00)
26005	6/30/2025	010	498	Soil Conservation	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-P/T	$ 40.00
26005	6/30/2025	010	611	Library System	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-Reg	$ (135.00)
26005	6/30/2025	010	611	Library System	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-P/T	$ 135.00
26005	6/30/2025	054	474	Collections/Manned Sites	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-Reg	$ (1,200.00)
26005	6/30/2025	054	474	Collections/Manned Sites	Salary Analysis Post 06.27.2025 Check Run	Salaries/Wages-P/T	$ 1,200.00
26006	6/30/2025	010	411	Commissioners	Covering Negative Account After 06.30.2025 Posting Of	Departmental Supply	$ 75.00
26006	6/30/2025	010	411	Commissioners	Covering Negative Account After 06.30.2025 Posting Of	Automotive Supplies	$ (375.00)
26006	6/30/2025	010	411	Commissioners	Covering Negative Account After 06.30.2025 Posting Of	Telecommunications	$ 300.00
26006	6/30/2025	010	413	Finance & Purchasing	Covering Negative Account After 06.30.2025 Posting Of Cc	Travel/Training	$ 700.00
26006	6/30/2025	010	413	Finance & Purchasing	Covering Negative Account After 06.30.2025 Posting Of	Contracted Services	$ (700.00)
26006	6/30/2025	010	421	Information Technology	Covering Negative Account After 06.30.2025 Posting Of	Departmental Supply	$ 500.00
26006	6/30/2025	010	421	Information Technology	Covering Negative Account After 06.30.2025 Posting Of	Dues/Subscriptions	$ (11,600.00)
26006	6/30/2025	010	421	Information Technology	Covering Negative Account After 06.30.2025 Posting Of Cc	License/Permit/Certif cate	$ 11,100.00
26006	6/30/2025	010	423	Human Resources	Covering Negative Account After 06.30.2025 Posting Of	Maint Contracts-	$ (350.00)
26006	6/30/2025	010	423	Human Resources	Covering Negative Account After 06.30.2025 Posting Of	Awards/Appreciation	$ 350.00
26006	6/30/2025	010	426	Facilities Maintenance	Covering Negative Account After 06.30.2025 Posting Of	Contracted Services	$ (750.00)
26006	6/30/2025	010	426	Facilities Maintenance	Covering Negative Account After 06.30.2025 Posting Of	Capital Equipment	$ 750.00
26006	6/30/2025	010	445	Emergency Management	Covering Negative Account After 06.30.2025 Posting Of Cc	Automotive Supplies	$ 1,400.00
26006	6/30/2025	010	445	Emergency Management	Covering Negative Account After 06.30.2025 Posting Of	Motor Fuels/Oils	$ (1,480.00)
26006	6/30/2025	010	445	Emergency Management	Covering Negative Account After 06.30.2025 Posting Of	Uniforms/Clothing	$ 80.00
26006	6/30/2025	010	446	Emergency Medical Service	Covering Negative Account After 06.30.2025 Posting Of	Departmental Supply	$ 650.00
26006	6/30/2025	010	446	Emergency Medical Service	Covering Negative Account After 06.30.2025 Posting Of	Medicine & Supplies	$ 200.00
26006	6/30/2025	010	446	Emergency Medical Service	Covering Negative Account After 06.30.2025 Posting Of	Maint Bldg/Grounds	$ 1,000.00
26006	6/30/2025	010	446	Emergency Medical Service	Covering Negative Account After 06.30.2025 Posting Of	Contracted Services	$ (2,420.00)
26006	6/30/2025	010	446	Emergency Medical Service	Covering Negative Account After 06.30.2025 Posting Of Cc	License/Permit/Certif cate	$ 220.00
26006	6/30/2025	010	446	Emergency Medical Service	Covering Negative Account After 06.30.2025 Posting Of	Refunds	$ 350.00
26006	6/30/2025	010	449	Electronic Maintenance	Covering Negative Account After 06.30.2025 Posting Of	Departmental Supply	$ 1,200.00
26006	6/30/2025	010	449	Electronic Maintenance	Covering Negative Account After 06.30.2025 Posting Of	Motor Fuels/Oils	$ (1,200.00)
26006	6/30/2025	010	470	Public Firing Range	Covering Negative Account After 06.30.2025 Posting Of	Departmental Supply	$ 250.00
26006	6/30/2025	010	470	Public Firing Range	Covering Negative Account After 06.30.2025 Posting Of	Automotive Supplies	$ (300.00)
26006	6/30/2025	010	470	Public Firing Range	Covering Negative Account After 06.30.2025 Posting Of	Motor Fuels/Oils	$ (300.00)
26006	6/30/2025	010	470	Public Firing Range	Covering Negative Account After 06.30.2025 Posting Of	Uniforms/Clothing	$ (300.00)
26006	6/30/2025	010	470	Public Firing Range	Covering Negative Account After 06.30.2025 Posting Of Cc	Utilities	$ 1,000.00
26006	6/30/2025	010	470	Public Firing Range	Covering Negative Account After 06.30.2025 Posting Of	Maint Bldg/Grounds	$ 300.00
26006	6/30/2025	010	470	Public Firing Range	Covering Negative Account After 06.30.2025 Posting Of	Repairs On	$ (650.00)
26006	6/30/2025	010	495	Cooperative Extension	Covering Negative Account After 06.30.2025 Posting Of	Departmental Supply	$ (1,000.00)
26006	6/30/2025	010	495	Cooperative Extension	Covering Negative Account After 06.30.2025 Posting Of	Postage	$ 1,000.00
26006	6/30/2025	010	542	Animal/Rabies Control	Covering Negative Account After 06.30.2025 Posting Of	Departmental Supply	$ 8,500.00
26006	6/30/2025	010	542	Animal/Rabies Control	Covering Negative Account After 06.30.2025 Posting Of	Contracted Labor	$ (1,900.00)
26006	6/30/2025	010	542	Animal/Rabies Control	Covering Negative Account After 06.30.2025 Posting Of	Food	$ (3,000.00)
26006	6/30/2025	010	542	Animal/Rabies Control	Covering Negative Account After 06.30.2025 Posting Of	Medicine & Supplies	$ (5,000.00)
26006	6/30/2025	010	542	Animal/Rabies Control	Covering Negative Account After 06.30.2025 Posting Of	Education/Certif/Train	$ 30.00
26006	6/30/2025	010	542	Animal/Rabies Control	Covering Negative Account After 06.30.2025 Posting Of	Maint Bldg/Grounds	$ 2,800.00
26006	6/30/2025	010	542	Animal/Rabies Control	Covering Negative Account After 06.30.2025 Posting Of	Advertising/Promotio	$ 250.00
26006	6/30/2025	010	542	Animal/Rabies Control	Covering Negative Account After 06.30.2025 Posting Of	Maint Contracts-	$ (2,230.00)
26006	6/30/2025	010	542	Animal/Rabies Control	Covering Negative Account After 06.30.2025 Posting Of Cc	Garbage Expenses	$ 550.00
26006	6/30/2025	010	591	Veteran Services	Covering Negative Account After 06.30.2025 Posting Of	Departmental Supply	$ 200.00
26006	6/30/2025	010	591	Veteran Services	Covering Negative Account After 06.30.2025 Posting Of	Telecommunications	$ (200.00)
26006	6/30/2025	010	611	Library System	Covering Negative Account After 06.30.2025 Posting Of	Departmental Supply	$ 1,000.00
26006	6/30/2025	010	611	Library System	Covering Negative Account After 06.30.2025 Posting Of	Library Books	$ (350.00)
26006	6/30/2025	010	611	Library System	Covering Negative Account After 06.30.2025 Posting Of	Library Periodicals	$ (350.00)
26006	6/30/2025	010	611	Library System	Covering Negative Account After 06.30.2025 Posting Of	Library Audio/Video	$ (1,380.00)
26006	6/30/2025	010	611	Library System	Covering Negative Account After 06.30.2025 Posting Of	Departmental Supply-	$ 80.00
26006	6/30/2025	010	611	Library System	Covering Negative Account After 06.30.2025 Posting Of Cc	Departmental Supply- Outreach Prog	$ 300.00
26006	6/30/2025	010	611	Library System	Covering Negative Account After 06.30.2025 Posting Of	Telecommunications	$ 200.00
26006	6/30/2025	010	611	Library System	Covering Negative Account After 06.30.2025 Posting Of	Postage	$ 500.00
26006	6/30/2025	014	417	Court Facilities	Covering Negative Account After 06.30.2025 Posting Of	Dues/Subscriptions	$ (300.00)
26006	6/30/2025	014	417	Court Facilities	Covering Negative Account After 06.30.2025 Posting Of	Professional Services	$ 300.00
26006	6/30/2025	040	210	Capital Projects General	Covering Negative Account After 06.30.2025 Posting Of	Departmental Supply	$ (1,500.00)
26006	6/30/2025	040	210	Capital Projects General	Covering Negative Account After 06.30.2025 Posting Of	Controlled Property	$ 1,500.00
26006	6/30/2025	054	473	Disposal/Landfill	Covering Negative Account After 06.30.2025 Posting Of	Departmental Supply	$ 1,850.00
26006	6/30/2025	054	473	Disposal/Landfill	Covering Negative Account After 06.30.2025 Posting Of	Automotive Supplies	$ 550.00
26006	6/30/2025	054	473	Disposal/Landfill	Covering Negative Account After 06.30.2025 Posting Of	Off Road Vehicle	$ 750.00
26006	6/30/2025	054	473	Disposal/Landfill	Covering Negative Account After 06.30.2025 Posting Of	Repairs On	$ (3,750.00)
26006	6/30/2025	054	473	Disposal/Landfill	Covering Negative Account After 06.30.2025 Posting Of	Rental/Lease	$ 600.00
26006	6/30/2025	055	480	Legrand Center	Covering Negative Account After 06.30.2025 Posting Of Cc	Maint Bldg/Grounds	$ 600.00
26006	6/30/2025	055	480	Legrand Center	Covering Negative Account After 06.30.2025 Posting Of	Laundry/Dry Cleaning	$ 2,700.00
26006	6/30/2025	055	480	Legrand Center	Covering Negative Account After 06.30.2025 Posting Of	Maint Contracts-	$ (3,300.00)
26006	6/30/2025	060	650	Workers Compensation	Covering Negative Account After 06.30.2025 Posting Of	Insur/Legal	$ 6,800.00
26006	6/30/2025	060	651	Property/Liability	Covering Negative Account After 06.30.2025 Posting Of	Professional Serv	$ (7,200.00)
26006	6/30/2025	060	651	Property/Liability	Covering Negative Account After 06.30.2025 Posting Of	Ins Claims-General	$ 400.00
26003	6/30/2025	065	981	Fund Transfers	Btd Fy25 Transfer To Cover Dental Reimbursement	Admin Services	$ (8,000.00)
26003	6/30/2025	065	981	Fund Transfers	Btd Fy25 Transfer To Cover Dental Reimbursement	Health Savings Acct	$ (4,000.00)

BUD #	DATE SUBMITTED BY DEPT	Fund #	DEPT #	DEPT NAME	EXPLANATION	Account Description	BUDGET AMOUNT
26003	6/30/2025	065	981	Fund Transfers	Btd Fy25 Transfer To Cover Dental Reimbursement Funds Over Budget	Wellness Education	$ (4,000.00)
26003	6/30/2025	010	981	Fund Transfers	Btd Fy25 Transfer To Cover Dental Reimbursement	Administrative	$ (8,000.00)
26003	6/30/2025	010	981	Fund Transfers	Btd Fy25 Transfer To Cover Dental Reimbursement	Interfund Transfers	$ 8,000.00
26003	6/30/2025	066	661	Dental Insurance	Btd Fy25 Transfer To Cover Dental Reimbursement	Contributions From	$ 8,000.00
26003	6/30/2025	066	661	Dental Insurance	Btd Fy25 Transfer To Cover Dental Reimbursement	Dental Insurance	$ 8,000.00
26008	6/30/2025	010	542	Animal/Rabies Control	Btd For Fy25 For Animal Services Over Budget In	Controlled Property	$ (1,900.00)
26008	6/30/2025	010	542	Animal/Rabies Control	Btd For Fy25 For Animal Services Over Budget In	Uniforms/Clothing	$ 1,900.00
26008	6/30/2025	010	542	Animal/Rabies Control	Btd For Fy25 For Animal Services Over Budget In Several Accounts	Utilities	$ 1,050.00
26008	6/30/2025	010	542	Animal/Rabies Control	Btd For Fy25 For Animal Services Over Budget In	Contracted Services	$ (1,050.00)
26009	6/30/2025	010	446	Emergency Medical Service	Btd 26009 Salary Overages For Ems	Salaries/Wages-Reg	$ 5,500.00
26009	6/30/2025	010	446	Emergency Medical Service	Btd 26009 Salary Overages For Ems	Social Security Taxes	$ 100.00
26009	6/30/2025	010	446	Emergency Medical Service	Btd 26009 Salary Overages For Ems	Retirement	$ 5,000.00
26009	6/30/2025	010	446	Emergency Medical Service	Btd 26009 Salary Overages For Ems	Hospital Insurance	$ (11,600.00)
26009	6/30/2025	010	446	Emergency Medical Service	Btd 26009 Salary Overages For Ems	Employer 401K	$ 1,000.00
26011	6/30/2025	010	413	Finance & Purchasing	Additional Overages In Fy25 After Year-End Entries	Motor Fuels/Oils	$ (1,000.00)
26011	6/30/2025	010	413	Finance & Purchasing	Additional Overages In Fy25 After Year-End Entries	Telecommunications	$ (1,000.00)
26011	6/30/2025	010	413	Finance & Purchasing	Additional Overages In Fy25 After Year-End Entries	Postage	$ 2,000.00

26011	6/30/2025	010	418	Elections	Additional Overages In Fy25 After Year-End Entries	Travel/Training	$	(300.00)
26011	6/30/2025	010	418	Elections	Additional Overages In Fy25 After Year-End Entries	Postage	$	300.00
26011	6/30/2025	010	422	Travel & Tourism	Additional Overages In Fy25 After Year-End Entries	Contracted Services	$	(100.00)
26011	6/30/2025	010	422	Travel & Tourism	Additional Overages In Fy25 After Year-End Entries	Dues/Subscriptions	$	100.00
26011	6/30/2025	010	423	Human Resources	Additional Overages In Fy25 After Year-End Entries	Contracted Services	$	10.00
26011	6/30/2025	010	423	Human Resources	Additional Overages In Fy25 After Year-End Entries	Maint Contracts-	$	(510.00)
26011	6/30/2025	010	423	Human Resources	Additional Overages In Fy25 After Year-End Entries	Professional Serv	$	500.00
26011	6/30/2025	010	449	Electronic Maintenance	Additional Overages In Fy25 After Year-End Entries	Controlled Property	$	6,700.00
26011	6/30/2025	010	449	Electronic Maintenance	Additional Overages In Fy25 After Year-End Entries	Automotive Supplies	$	(500.00)
26011	6/30/2025	010	449	Electronic Maintenance	Additional Overages In Fy25 After Year-End Entries	Motor Fuels/Oils	$	(200.00)
26011	6/30/2025	010	449	Electronic Maintenance	Additional Overages In Fy25 After Year-End Entries	Utilities	$	(2,000.00)
26011	6/30/2025	010	449	Electronic Maintenance	Additional Overages In Fy25 After Year-End Entries	Maint Contracts-	$	(4,000.00)
26011	6/30/2025	010	542	Animal/Rabies Control	Additional Overages In Fy25 After Year-End Entries	Travel/Training	$	(200.00)
26011	6/30/2025	010	542	Animal/Rabies Control	Additional Overages In Fy25 After Year-End Entries	Utilities	$	200.00
26011	6/30/2025	010	611	Library System	Additional Overages In Fy25 After Year-End Entries	Travel/Training	$	500.00
26011	6/30/2025	010	611	Library System	Additional Overages In Fy25 After Year-End Entries	Utilities	$	200.00
26011	6/30/2025	010	611	Library System	Additional Overages In Fy25 After Year-End Entries	Dues/Subscriptions	$	(1,000.00)
26011	6/30/2025	010	611	Library System	Additional Overages In Fy25 After Year-End Entries	Professional Serv	$	300.00
26000	7/7/2025	010	542	Animal/Rabies Control	Btd For Fy25 Animal Services Over Budget On Uniforms	Controlled Property	$	(1,900.00)
26000	7/7/2025	010	542	Animal/Rabies Control	Btd For Fy25 Animal Services Over Budget On Uniforms	Uniforms/Clothing	$	1,900.00
26000	7/7/2025	010	542	Animal/Rabies Control	Btd For Fy25 Animal Services Over Budget On Uniforms	Utilities	$	1,050.00
26000	7/7/2025	010	542	Animal/Rabies Control	Btd For Fy25 Animal Services Over Budget On Uniforms And Utilites	Contracted Services	$	(1,050.00)
26001	7/7/2025	010	421	Information Technology	Btd County Network Infrstructure Hardware Purchase For	License/Permit/Certif	$	(7,985.00)
26001	7/7/2025	010	421	Information Technology	Btd County Network Infrstructure Hardware Purchase For	Capital Equipment	$	7,985.00
26002	7/7/2025	010	998	Contingency	Btl Transfer For The Recite Me Contract For Managers	Emerg & Contingency	$	(14,400.00)
26002	7/7/2025	010	412	County Manager/Admin	Btl Transfer For The Recite Me Contract For Managers	Contracted Services	$	14,400.00
26004	7/7/2025	010	423	Human Resources	Budgeting Funds For Incorrect Amount In Fy26 Budget Request	Automotive Supplies	$	(1,000.00)
26004	7/7/2025	010	423	Human Resources	Budgeting Funds For Incorrect Amount In Fy26 Budget Request	Contracted Services	$	1,000.00
26007	7/14/2025	010	542	Animal/Rabies Control	Correction To Btd 26000 By Reversing. Posting Date Changed On Approval Screen To Fy26 When It Should	Controlled Property Exp	$	1,900.00
26007	7/14/2025	010	542	Animal/Rabies Control	Correction To Btd 26000 By Reversing. Posting Date Changed On Approval Screen To Fy26 When It Should	Uniforms/Clothing	$	(1,900.00)
26007	7/14/2025	010	542	Animal/Rabies Control	Correction To Btd 26000 By Reversing. Posting Date Changed On Approval Screen To Fy26 When It Should	Utilities	$	(1,050.00)
26007	7/14/2025	010	542	Animal/Rabies Control	Correction To Btd 26000 By Reversing. Posting Date Changed On Approval Screen To Fy26 When It Should	Contracted Services	$	1,050.00
26010	7/17/2025	011	506	Social Services Admin	Btd 26010 Dss Transfer To Fund Contract Attorney	Salaries/Wages-Reg	$	(54,000.00)
26010	7/17/2025	011	506	Social Services Admin	Btd 26010 Dss Transfer To Fund Contract Attorney	Contracted Services	$	54,000.00
26012	7/21/2025	010	998	Contingency	Transfer Funds To Cover Detention Center Body Cams. Budget Full Amount Of Lease Not Including Sales Tax To	Emerg & Contingency	$	(251,981.00)
26012	7/21/2025	010	444	Detention Center (Jail)	Transfer Funds To Cover Detention Center Body Cams. Budget Full Amount Of Lease Not Including Sales Tax To	Lease Expense	$	251,981.00

SOCIAL SERVICES: BUDGET AMENDMENT (BNA #004)

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

Account Number	*Project Code*	*Department/Account Name*	*Increase*	*Decrease*
011.504.5.704.00		Title XX/Capital Equipment	$164,819	
011.504.4.310.00		Title XX/Federal Government Grants	$164,819	

Explanation of Revisions: Budget allocation of $164,819 in additional Adoption Promotion funds for adoptions completed June 1, 2024, and May 31, 2025.

FINANCE DEPARTMENT: BUDGET AMENDMENT (BNA #005)

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

Account Number	*Project Code*	*Department/Account Name*	*Increase*	*Decrease*
497.257.5.991.00		Cap Proj-EOC/Construction in Progress	$84,114	
497.257.4.980.41		Cap Proj-EOC/Contributions Fm Capital Resrv	$84,114	
041.209.4.991.00		Capital Reserves/Fund Balance Appropriated	$84,114	
041.209.5.890.00		Capital Reserves/Interfund Transfer	$84,114	

Explanation of Revisions: Budget allocation of $84,114 for additional budget for the E-911 Emergency Operations Center (EOC) capital project for equipment and furniture installation

BOARD OF ELECTIONS: BUDGET AMENDMENT (BNA #006)

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

Account Number	*Project Code*	*Department/Account Name*	*Increase*	*Decrease*
490.244.5.980.00		Cap Pro-BOE/C-O Building	$75,372	
490.244.4.980.41		Cap Pro-BOE/Transfer from Cap Reserve	$75,372	
041.209.4.991.00		Capital Reserve/Fund Balance Appropriated	$75,372	
041.209.5.890.00		Capital Reserve/Interfund Transfer	$75,372	

Explanation of Revisions: Budget allocation of $75,372 in budgeting for Hoke Enterprises change order for the Board of Elections capital project.

PLANNING DEPARTMENT: REQUEST TO SET A PUBLIC HEARING ON TUESDAY, SEPTEMBER 16, 2025, FOR PLANNING CASE 25-09; REQUEST TO REZONE 2218 EMERALD MINE ROAD FROM RESIDENTIAL (R) TO RURAL RESIDENTIAL (RU)

Chad Wesson of Sugar Branch Farms, LLC is requesting to re-zone Parcel 6071, located at 2218 Emerald Mine Road from Residential (R) to Rural Residential (RU). The property has approximately 85 acres and is located near the end of Emerald Mine Road, along the 1st Broad River, and is currently used for agricultural purposes. Surrounding uses consist of larger agricultural tracts, wooded tracts of land, and a neighborhood with single-family homes. The property is surrounded by Residential (R) zoning, and the Land Use Plan designates the area as Rural Preservation and Secondary Growth.

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

PLANNING DEPARTMENT: REQUEST TO SET A PUBLIC HEARING ON TUESDAY, SEPTEMBER 16, 2025, FOR PLANNING CASE 25-10; REQUEST TO REZONE 476 OAK GROVE – CLOVER HILL CHURCH ROAD FROM RESIDENTIAL (R) TO GENERAL BUSINESS – CONDITIONAL USE (GB-CU) FOR A RV PARK

Tim Simms, representing JM & AD, LLC, is requesting to re-zone 476 Oak Grove-Clover Hill Church Road, a 6-acre parcel, from Residential (R) to General Business-Conditional Use (GB-CU) for the purpose of developing the property to operate a Recreational Vehicle (RV) Campground. A site plan has been submitted with the application to show the applicant's proposed layout and design. This property lies 500 feet west of the Oak Grove-Clover Hill Church Road intersection with Delight Road and is currently owned by JN & AD, LLC, per the Cleveland County Tax Assessor. The surrounding area consists mostly of residential uses on large tracts of land. The Land Use Plan designates this area as Rural Preservation. The surrounding zoning district is traditional Residential (R).

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

PLANNING DEPARTMENT: REQUEST TO SET A PUBLIC HEARING ON TUESDAY, SEPTEMBER 16, 2025, FOR PLANNING CASE 25-11; REQUEST TO REZONE 154 RUNYAN ROAD FROM RESIDENTIAL (R) TO RURAL RESIDENTIAL (RU)

George Ellis is requesting to re-zone Parcel 5385 from Residential (R) to Rural Residential (RU). The property is located at 154 Runyan Road and is approximately 67 acres. It lies northwest of the intersection of Hopson Drive and Runyan Road and has residential uses. Surrounding uses consist of large agricultural tracts, wooded tracts of land, and large lot residential uses. Industrial uses are present just south of Hopson Drive. The property is surrounded by Residential (R) zoning, with Heavy Industrial (HI) zoning just south of Hopson Drive. The Land Use Plan designates the area as Secondary Growth.

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

PLANNING DEPARTMENT: REQUEST TO SET A PUBLIC HEARING ON TUESDAY, SEPTEMBER 16, 2025, FOR PLANNING CASE 25-12; REQUEST TO REZONE 135 DIXON DAIRY ROAD FROM HEAVY INDUSTRIAL (HI) TO RESIDENTIAL (R)

Neisler Brothers Inc. is requesting to re-zone a 15.8-acre portion of Parcel 11496 and Parcel 60018 from Heavy Industrial (HI) to Residential (R). A survey has been submitted showing the proposed residential zoning district and lot boundary. The property is located along Dixon Dairy Road in the southeastern area of the county. It is surrounded by mostly larger tracts of land containing agriculture uses and another residence. Heavy Industrial (HI) and Residential (R) zoning surround the property. The Land Use Plan designates the area as Secondary Growth.

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

PLANNING DEPARTMENT: REQUEST TO SET A PUBLIC HEARING ON TUESDAY, SEPTEMBER 16, 2025, FOR PLANNING CASE 25-13; APPLY ZONING AND FUTURE LAND USE PLAN DESIGNATIONS TO RELINQUISHED KINGS MOUNTAIN EXTRA-TERRITORIAL JURISDICATION ON PARCELS 12261 AND 62806

Parcels 12261 and 62806 have been relinquished from the City of Kings Mountain and will now fall under the planning jurisdiction of Cleveland County. The County will be responsible for providing planning services and building inspections. Review: Parcel 12261 is a 30-acre tract addressed as 130 Tack Ct off Putnam Lake Rd and owned by Jack Neal Scism Jr. It borders parcels that were previously relinquished by the city. The surrounding land consists of agricultural areas and single-family residences. Parcel 62806 is a 0.21-acre strip of land serving as access for the home on Parcel 12367, addressed as 330 Oak Grove Rd. Dale Eugene Riviere and Meghan Miller Riviere own this parcel. Staff have evaluated the parcels and surrounding areas and have created the proposed zoning map and land use map for your review. Consideration was given to the existing uses of the parcels, surrounding uses, and the zoning district Kings Mountain applied. Most of the area is primarily residential and agricultural in nature.

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

REGULAR AGENDA

CONSERVATION EASEMENT TRUST FUND PROGRAM

Chairman Gordon recognized County Manager David Cotton to present the Conservation Easement Trust Fund Program. This program would establish a dedicated funding mechanism for acquiring conservation easements within Cleveland County and would complement existing state programs, which would be reviewed first for eligibility. The program's goals include promoting and preserving agriculture, reducing land-use conflicts, and ensuring that residential neighborhoods are not developed directly adjacent to active farms. The recommendation calls for the county to create a fund supported by proceeds from properties leaving the Present Use Value program each year, with an annual cap of $50,000. It also proposes an initial $100,000 allocation to seat the fund, enabling the Agriculture Advisory Board, Cooperative Extension, and other stakeholders to identify and present qualifying properties and easements to the Board of Commissioners for consideration.

Chairman Gordon opened the floor to the Board for further questions and discussion. Commissioner Hutchins asked if a property goes into an easement, can it be sold and used for something else other than farm use? Soil and Water Director Jamie Bridges advised anytime land goes into an easement through conservation programs, it is for perpetuity. When a landowner signs an easement, there are restrictions on the property. Before entering the easement, the owner must complete long term property planning, maintaining agriculture restrictions. Chairman Gordon stated, for clarity, transferring land into the conservation easements has nothing to do with Present Use Value or taxes. This program recommendation was submitted by the Cleveland County Agriculture Advisory Board to the Board of Commissioners.

Mr. Bridges stated the Agriculture Development Farm Preservation Program funded through the state, is were most of the money comes from. During their most recent cycle of applications, the state only had capacity to fund five out of the 115 applications statewide. The money set aside in the proposed trust fund will help offset some of the costs to the state. This will help improve the ranking of the applications from Cleveland County residents to the state. Mr. Bridges advised the Board this program is owner driven, not by the county.

ACTION: Commissioner Bridges made a motion, seconded by Commissioner Hutchins and was unanimously adopted by the Board, ***to approve the Conservation Easement Trust Fund Program as presented.***

CLOSED SESSION

ACTION: Commissioner Hardin made the motion, seconded by Commissioner Bridges and unanimously adopted by the Board, ***to go into closed session per North Carolina General Statute §143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee.*** *(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. During the Closed Session, Commissioners completed the annual evaluation for County Manager David Cotton. The Board voted in Closed Session to increase the Manager's annual salary to $235,000, retroactive to July 31, 2025."*

ADJOURN

There being no further business to come before the Board at this time, Commissioner Hardin made a motion, seconded by Commissioner Berry and unanimously adopted by the Board, ***to adjourn.*** The next meeting of the Commission is scheduled for ***Tuesday, September 16, 2025, at 6:00 pm*** in the Commissioners' Chambers.

Kevin Gordon, Chairman
Cleveland County Board of Commissioners

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