



Board of Commissioners Regular Meeting

July 1, 2024

MINUTES

1. SPECIAL PRESENTATION OF ADVANCED LAW ENFORCEMENT CERTIFICATE TO DEPUTY JAMES DARNELL POWELL - Sheriff John Branche

2. ADOPT SUGGESTED AGENDA

On motion of Commissioner Davis, seconded by Commissioners Powell, and duly carried by unanimous vote, the Suggest Agenda was approved.

3. PUBLIC HEARING

ESTABLISHING WARREN COUNTY TOURISM DEVELOPMENT AUTHORITY

A. Comments from Staff

Community and Economic Development Director Charla Duncan provided an overview of the proposed Tourism Development Authority. Commissioner Davis stated he would like to see representation on the TDA from all five Commissioner Districts.

B. Citizen Comments

No Citizen Comments

4. PUBLIC HEARING

REZONING REQUEST FOR PARCEL K3C 155A FROM RESIDENTIAL TO LAKESIDE BUSINESS

A. Comments from Staff

Becca Mounts of Stewart provided an overview of the request for rezoning of parcel K3C 155A from Residential to Lakeside Business.

B. Citizen Comments

1. Macon Grissom spoke in favor of the rezoning.
2. Hannah Poteat read a statement from a publication from the UNC School of Government written by David Owens concerning spot zoning. Ms. Poteat stated that if this rezoning is approved it would set a precedent for future rezoning requests.
3. Rafael Aviles, the owner of the property and applicant for rezoning, stated that he would like to have the rezoning approved so that he can build and operate his business.
4. Yvette Manuel, resident of Eatons Ferry Estates, supports the rezoning.
5. Angelena Kearney Dunlap, on behalf of the Economic Development Commission, spoke in favor of the rezoning.
6. Miguel Aviles spoke in support of the rezoning.
7. Steven Ramirez spoke in support of the rezoning.
8. Margaret Morgan, resident of Eatons Ferry Estates, spoke in opposition of the rezoning request.
9. Chris Gucwa, resident of Eatons Ferry Estates, spoke in opposition of the rezoning request.
10. Lauren Miller provided a map of the area and stated that she believes this would be spot zoning and she is strongly opposed to the rezoning.
11. Michael Baldi did not wish to make comments.

5. PUBLIC HEARING

COMMUNITY DEVELOPMENT BLOCK GRANT - NEIGHBORHOOD REVITALIZATION FUNDING

A. Comments from Staff

The Community Development Block Grant program is HUD Funding for small counties to operate

Neighborhood Revitalization programs, and funding supports low to moderate income households.

B. Citizen Comments

No Citizen Comments

6. CITIZEN COMMENTS - REGULAR BOARD MEETING

1. Barbara Espinosa yielded her time to Deborah Ferruccio
2. Deborah Ferruccio stated that if the Zoning can be changed through rezoning requests, then there is no need to have a Zoning Ordinance. She further stated that the Noise Ordinance allows for High Impact Land Use (HILU), and she feels that as the birthplace of Environmental Justice, Warren County should not allow polluters like HILU companies to locate here. Ms. Ferruccio asked that the Board of Commissioners not partner with Warren County Environmental Action Team on a Center for Environmental Excellence as previously requested by the WCEAT.
3. Reinaldo Espinosa did not wish to speak.

7. CONSENT AGENDA

A. Approve Minutes of June 3, 2024 Regular Meeting, June 3, 2024 Budget Work Session, June 10, 2024 Public Hearing and Special Meeting, and June 26, 2024 Work Session

On motion of Commissioner Davis, seconded by Commissioner Hunt, and duly carried by unanimous vote, the minutes of the June 3, 2024 Regular Meeting, June 3, 2024 Budget Work Session, June 10, 2024 Public Hearing and Special Meeting, and June 26, 2024 Work Session were approved.

B. Tax Collector's Report for May 2024 Presented for Board's Information in Accordance with NCGS 105-350 - Tax Administrator John Preston

On motion of Commissioner Davis, seconded by Commissioner Hunt, and duly carried by unanimous vote, the Tax Collector's Report for May 2024 was approved.

C. Tax Release Requests (over/under \$100) in Accordance with NCGS 105-381 "Taxpayer's Remedies" as Information Only - Tax Administrator John Preston

On motion of Commissioner Davis, seconded by Commissioner Hunt, and duly carried by unanimous vote, the Tax Release Requests (over/under \$100) was approved.

D. Consider Approval of Proclamation Declaring July 2024 as Parks & Recreation Month

On motion of Commissioner Davis, seconded by Commissioner Hunt, and duly carried by unanimous vote, Proclamation Declaring July 2024 as Parks & Recreation Month was approved.

8. COUNTY MANAGER'S UPDATE – Crystal Smith

1. Interim County Manager Crystal Smith introduced the new Animal Control Director, Courtney Lockey
2. Public Utilities online payment service is now available.
3. The Magnolia-Ernest Park pool did not pass inspection due to a phone line issue. They hope to have inspection in place and open the pool by July 9th.
4. Fun Fest Midway would like to hold a carnival again this year at 429 W. Ridgeway Street. Commissioner Hunt recommended establishing a committee to work with Fun Fest.
5. Reminder - a Joint Meeting with Municipalities will be held at 6:00 p.m. on Wednesday, August 21, 2024.
6. Broadband Update - grant funds will be split between Spectrum/Charter and Connect Holding II, LLC/Brightspeed to provide services in Warren County. Justin Delancey stated that construction is scheduled to begin the second week of July between Drewry Volunteer Fire Department and Buchannons Store.
7. AccessOn provided a second quarter update. At this time, they are on schedule.

9. FINANCE OFFICE – Nikki Dickerson

A. Consider Approval of Amended FY23 Audit Contract with Winston, Williams, Creech, Evans and Company, LLP

On motion of Commissioner Hunt, seconded by Commissioner Davis, and duly carried by unanimous vote, the Amended FY23 Audit Contract with Winston, Williams, Creech, Evans and Company, LLP was approved.

B. Consider Approval of Audit Contract with Winston, Williams, Creech, Evans and Company, LLP for FY24

On motion of Commissioner Hunt, seconded by Commissioner Davis, and duly carried by unanimous vote, the Audit Contract for FY24 with Winston, Williams, Creech, Evans and Company, LLP in an amount not to exceed \$110,000.00 was approved.

10. ACTION ITEMS

A. Consider Approval of Resolution Establishing a Warren County Tourism Development Authority - Charla Duncan, Community & Economic Development Director

On motion of Commissioner Davis, seconded by Commissioner Hunt, and duly carried by unanimous vote, Resolution Establishing a Warren County Tourism Development Authority was approved.

B. Request for Clarification and Adoption of a Consistency Statement: Rezoning Application for Parcel K3C 155A” - County Attorney Shiekell Richardson and Planning/Zoning Staff

On motion of Commissioner Davis, seconded by Commissioner Hunt, and duly carried by unanimous vote, the rezoning request for Parcel K3C 155A from Residential to Lakeside Business was found to be reasonable and consistent with the Warren County Comprehensive Plan, and it is consistent with land use and housing goals identified by Warren County, and therefore the rezoning is approved.

C. Consider Approval of the Community Center Site Feasibility and Design Work by CPL Architects & Engineers, PC in an Amount not to Exceed \$134,350 and Authorize the Interim County Manager to Execute all Documents - Charla Duncan, Community & Economic Development Director

On motion of Commissioner Hunt, seconded by Commissioner Davis, and duly carried by unanimous vote, the Community Center Site Feasibility and Design Work by CPL Architects & Engineers, PC in an amount not to exceed \$134,350 was approved and the Interim County Manager is authorized to execute all documents.

D. Consider Approval of Resolution Authorizing Execution of Kroger Opioid Settlement and Approving Supplemental Agreement for Additional Funds - County Attorney Shiekell Richardson

On motion of Commissioner Hunt, seconded by Commissioner Davis, and duly carried by unanimous vote, execution of the Kroger Opioid Settlement and Supplemental Agreement for additional funds was approved.

E. Consider Approval of Warren County Memorial Library 2024 Through 2028 High-Level Strategic Plan

On motion of Commissioner Davis, seconded by Commissioner Powell, and duly carried by unanimous vote, the Warren County Memorial Library 2024-2028 High-Level Strategic Plan was approved.

F. Consider Approval of Appointment of Courtney Lockey as Animal Control Director Effective July 1, 2024 at an Annual Salary of \$50,233

On motion of Commissioner Hunt, seconded by Commissioner Powell, and duly carried by unanimous vote, the appointment of Courtney Locke as Animal Control Director effective July 1, 2024 at an annual salary of \$50,233 was approved.

G. Consider Approval of Appointment of Mark Bloomer as Planning/Zoning Director Effective August 1, 2024 at an Annual Salary of \$74,915

On motion of Commissioner Davis, seconded by Commissioner Powell, and duly carried by unanimous vote, the appointment of Mark Bloomer as Planning/Zoning Director effective August 1, 2024 at an annual salary of \$74,915 was approved.

11. PRESENTATIONS

A. Paved Trails Feasibility Final Report

12. BOARD/COMMITTEE/COMMISSION APPOINTMENTS AND RE-APPOINTMENTS

A. Consider Re-appointment of John Skinner to the Town of Littleton Planning Board for a Three-Year Term Beginning July 1, 2024 and Ending June 30, 2027 as Requested by the Town of Littleton Planning Board

On motion of Commissioner Davis, seconded by Commissioner Hunt, and duly carried by unanimous vote, John Skinner was appointed to the Town of Littleton Planning Board for a three-year term beginning July 1, 2024 and ending June 30, 2027.

B. Consider Appointment of John Skinner to the Town of Littleton Board of Adjustments for a Three-Year Term Beginning July 1, 2024 and Ending June 30, 2027 as Requested by Town of Littleton Planning Board

On motion of Commissioner Davis, seconded by Commissioner Hunt, and duly carried by unanimous vote, John Skinner was appointed to the Town of Littleton Board of Adjustments for a three-year term beginning July 1, 2024 and ending June 30, 2027.

13. BOARD OF COUNTY COMMISSIONERS' UPDATES

14. CLOSED SESSION IN ACCORDANCE WITH NCGS 143-318.11(a)(5) FOR PROPERTY ACQUISITION AND PERSONNEL, AND NCGS 143-318.11(a)(4) FOR BUSINESS AND INDUSTRY EXPANSION

On motion of Commissioner Davis, seconded by Commissioner Hunt, and duly carried by unanimous vote, the Board entered Closed Session in accordance with NCGS 143-318.11(a)(4) for Property Acquisition and Personnel, and NCGS 143-318.11(a)(4) for Business and Industry Expansion.

On motion of Commissioner Hunt, seconded by Commissioner Davis, and duly carried by unanimous vote, the Board returned to Open Session.

15. ADJOURN July 1, 2024 BOARD MEETING

Paula Pulley, Clerk to the Board