



Board of Commissioners Regular Meeting

September 8, 2025

MINUTES

Chair Angelena Kearney Dunlap called the meeting to order followed by a moment of silence and Pledge of Allegiance. Commissioners in attendance were Victor Hunt, Al Cooper, Tare Davis, and Bertadean Baker. Others in attendance include County Manager Crystal Smith, Assistant County Manager Matt Garner, and County Attorney Shiekel Richardson.

1. ADOPT SUGGESTED AGENDA

On motion of Commissioner Davis, seconded by Commissioner Baker, and duly carried by unanimous vote, the Suggested Agenda was adopted.

2. CITIZEN COMMENTS - REGULAR BOARD MEETING

- Dr. Charmaine McKissick Melton spoke about the Soul City Volunteer Fire Department and asked for continued support as work is done to restore it to its former glory.
- Tyrone Melton thanked the Board of Commissioners for the work they do. He stated that many changes have been made to the leadership of Soul City Volunteer Fire Department. There is a new Board that is devoted to making improvements to the department to bring it back into compliance. A full audit will be performed to ensure that finances and tax dollars are used correctly.
- Reinaldo Espinosa asked for an investigation into what happened with the Planning Board. He further stated that his group invited Horizon to speak at a recent meeting and no one from Horizon came.
- Man Leete spoke about the Solar Ordinance. He feels that it is too restrictive and does not offer the same opportunities to landowners because if one landowner has solar, then the landowner near him cannot also have solar because of the restrictions on how close solar farms can be to each other.
- Reverend Tony Perkins introduced himself and his program, Crimestoppers, to the Board of Commissioners. Rev. Perkins is working to mentor youth and asks for support. He further stated that he is looking for volunteers to help with his program.
- Dylan Stickney of Horizon Solar addressed the Unified Development Ordinance that is being developed. He stated that the 5-mile spacing and restrictions on acreage for solar farms that is currently in place should not be considered in the Unified Development Ordinance because it is too restrictive.
- Cynthia Jenkins, resident of the Town of Warrenton ETJ, stated she is 150 feet outside the city limits, but inside the ETJ and a shooting range has been established within 250 feet of her home. The shooting is a noise and safety concern, but the Town of Warrenton says it is out of their jurisdiction and the County says it is part of the Town's ETJ so they cannot assist either.
- Joe Zeno complained about signs on the side of the road specifically in the Lake Gaston area. These signs are not permitted and more and more are being placed. He asked that the Planning Director enforce the ordinance regarding such signs.
- Lauren Miller stated she has done research into the Center for Energy Education and found it is the hub for renewable energy with ties to TED Renewables and the Chairman is the owner of GenX Solar.
- Deborah Ferruccio voiced her opposition to large scale industrial size solar because it invites other high impact land use to the area. Ferruccio stated that there is an issue with the current Noise Ordinance that needs to be addressed. She also raised concerns about data centers looking to locate in the area.
- Ken Ferruccio stated that the Environmental Justice Movement was founded on moral distinction

and when public sentiment is overlooked then we get things like the PCB dump. He stated that the Board has an important choice to make - to close the door on industrial polluters and listen to the citizens, or move forward with solar and face another movement.

3. CONSENT AGENDA

A. Approval of Minutes of August 4, 2025 Regular Meeting, August 20, 2025 Joint Meeting, and August 20, 2025 Work Session

On motion of Commissioner Davis, seconded by Commissioner Baker, and duly carried by unanimous vote, the minutes of August 4, 2025 Regular Meeting, August 20, 2025 Joint Meeting, and August 20, 2025 Work Session were approved.

B. Tax Collector's Report for July 2025 Presented for Board's Information in Accordance with NCGS 105-350

On motion of Commissioner Davis, seconded by Commissioner Baker, and duly carried by unanimous vote, the Tax Collector's Report for July 2025 was approved.

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

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

D. Proclamation Declaring September 2025 as Warren County Preparedness Month

On motion of Commissioner Davis, seconded by Commissioner Baker, and duly carried by unanimous vote, the Proclamation Declaring September 2025 as Warren County Preparedness Month was approved.

4. COUNTY MANAGER'S UPDATE – Crystal Smith

A. Introduction of Assistant County Manager Matthew Garner

County Manager Crystal Smith introduced Assistant County Manager Matt Garner. Garner stated he is very excited to be here and everyone has made him feel very welcome.

B. Citizen Comments Responses

In response to Citizen Comments from August 4, 2025, County Manager Crystal Smith stated that Planning Director Mark Bloomer is aware of the situation with the signs at Lake Gaston and has spoken to the sign maker. Bloomer is moving forward with notification to the owners of the signs and removal.

C. Solar Farm Update

County Manager Crystal Smith stated that an expert on Solar Farms will do a presentation at the October 6, 2025 Board of Commissioners meeting. A Listening Session will be scheduled for later in October after the next UDO meeting and presentation on October 6th.

5. ACTION ITEMS

A. Consider Approval of Engineering On-Call Services for General Engineering Services and Public Utilities Engineering Services from Wooten Company, Rivers & Associates, KCI Associates of North Carolina, and Thomas & Hutton - Public Works Director Marshall Brothers

On motion of Commissioner Hunt, seconded by Commissioner Baker, and duly carried by unanimous vote, Engineering On-Call Services for General Engineering Service and Public Utilities Engineering Services from Wooten Company, Rivers & Associates, KCI Associates of North Carolina, and Thomas & Hutton were approved.

B. Set Date for Public Forum on Solar Farms

On motion of Commissioner Davis, seconded by Commissioner Baker, and duly carried by unanimous vote, Item 5B was tabled until October 6, 2025.

C. Consider Approval of Agreement for School Nursing Services Between Warren County Health Department and Warren County Public Schools in an Amount not to Exceed \$150,000

On motion of Commissioner Davis, seconded by Commissioner Cooper, and duly carried by unanimous vote, the Agreement for School Nursing Services Between Warren County Health Department and

Warren County Public Schools in an amount not to exceed \$150,000 was approved. Grant funds will be used to fund this agreement.

D. Consider Approval of Home and Community Care Block Grant for Older Adults Agreement for the Provision of County-Based Aging Services Between Warren County and Kerr-Tar Regional Council of Governments, Area Agency on Aging

On motion of Commissioner Baker, seconded by Commissioner Hunt, and duly carried by unanimous vote, the Home and Community Care Block Grant for Older Adults Agreement for Provision of County-Based Aging Services Between Warren County and Kerr-Tar Regional Council of Governments Area Agency on Aging was approved.

E. Consider Approval of Transportation Project Recommendations for Applications for Funding:

- **\$15,000,000 to Construct Norlina Mobility Hub**
- **\$156,660,999 to Connect CSX S Line to CSX A Line from Henderson, NC to Ridgeway, NC and on to Petersburg, VA**
- **Funding to Improve Dangerous Intersections**
- **\$23,483,400 to Construct Multi-Use Greenway Path to Connect the Town of Warrenton, Warren County Recreation Center, Town of Norlina, and Town of Macon**
- **\$26,500,000 to Pave Peete Farm Road**

On motion of Commissioner Davis, seconded by Commissioner Cooper, and duly carried by unanimous vote, transportation project recommendations for applications for funding for the following projects was approved:

\$15,000,000 to Construct Norlina Mobility Hub

\$156,660,999 to Connect CSX S Line to CSX A Line from Henderson, NC to Ridgeway, NC and on to Petersburg, VA

Funding to improve dangerous intersections

\$23,483,400 to Construct Multi-Use Greenway Path to Connect the Town of Warrenton, Warren County Recreation Center, Town of Norlina, and Town of Macon

\$26,500,000 to pave Peete Farm Road

F. Consider Approval of Farmers Market Committee Bylaws - Stacy Burns, Cooperative Extension Director

On motion of Commissioner Davis, seconded by Commissioner Baker, and duly carried by unanimous vote, the Farmers Market Committee Bylaws were approved.

G. Consider Approval of Suspension of Contract and Funding with Soul City Volunteer Fire Department Until Compliance with Inspection is Complete - Greg Henry, Fire Marshal

On motion of Commissioner Baker, seconded by Commissioner Davis, and duly carried by unanimous vote, the County Manager, County Attorney, Commissioner Davis, Commissioner Hunt, and Fire Marshal were directed to work with Soul City Volunteer Fire Department to bring them to compliance, mutual aid with other Volunteer fire departments was approved, and a 90 day timeframe was set for Soul City Volunteer Fire Department to reach full compliance.

6. BOARDS/COMMITTEES/COMMISSIONS APPOINTMENTS AND RE-APPOINTMENTS

A. Consider Appointment of Forrest Alston to a First Two-Year Term on the Planning Board (Statements of Interest were also received from Charla Duncan, Don Stith, and Eushownda Burton)

After discussion concerning the districts already represented on the Planning Board, motion was made by Commissioner Hunt, seconded by Commissioner Davis, and duly carried by unanimous vote to appoint Don Stith, representing District 3, to a first two-year term on the Planning Board beginning September 1, 2025 and ending August 31, 2027.

B. Consider Appointment of Janet Rudasill and Kirk Hazen to First Three-Year Terms on the Memorial Library Board of Trustees

On motion of Commissioner Davis, seconded by Commissioner Cooper, and duly carried by unanimous vote, the appointments of Janet Rudasil and Kirk HAZen to first three-year terms on the Memorial Library

Board of Trustees beginning September 1, 2025 and ending August 31, 2028.

7. BOARD OF COUNTY COMMISSIONERS' UPDATES

- Commissioner Baker encouraged residents to get flu shots.
- Commissioner Hunt reported that there was a lot of discussion at the NCACC Conference about workforce affordable housing.
- Commissioner Davis stated that everyone needs to be aware of proposed federal policies like medicaid expansion that will add to the workload of Department of Social Services employees.
- Commissioner Cooper reported that civility was a topic at the NCACC Conference and thanked Warren County citizens for being civil.
- Chair Kearney Dunlap reminded citizens of the next Let's Talk Warren County event on September 9, 2025 from 5:30 to 7:30 at Buck Spring. The focus of this event is Small Business.

8. ADJOURN September 8, 2025 BOARD MEETING

On motion of Commissioner Hunt, seconded by Commissioner Cooper, and duly carried by unanimous vote, the September 8, 2025 Board of Commissioners Regular Meeting was adjourned.

Paula Pulley, Clerk to the Board